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Shui On Land Limited

瑞安房地產有限公司*

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 272)

**PROPOSED NOTES ISSUE
TO BE GUARANTEED BY THE COMPANY**

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules.

Shui On Development, a wholly-owned subsidiary of the Company, proposes to conduct an international offering of Notes to institutional investors in Asia and Europe. The Notes are expected to be issued by Shui On Development and guaranteed by the Company. In connection with the Proposed Notes Issue, the Company will provide certain qualified institutional investors with recent corporate and financial information regarding the Group, which information may not previously have been made public, including, but not limited to, risk factors, management's discussion and analysis of financial condition and results of operations, related party transactions and indebtedness information. An extract of

such information is attached hereto and will be available on the Company's website at www.shuionland.com. The completion of the Proposed Notes Issue is subject to market conditions and investor interest. BNP Paribas, Deutsche Bank, Standard Chartered Bank and UBS as the initial purchasers and joint bookrunners, are managing the Proposed Notes Issue.

If the Notes are issued, the Group intends to use the net proceeds from the Notes to fund capital expenditures related to the Group's real estate operations and/or acquire, develop, construct or improve assets, real or personal property or equipment or repay existing indebtedness, in each case, only to the extent permitted under the terms of the 6.875% Senior Notes, the 7.625% Senior Notes and the 8% Senior Notes. The Group may adjust the foregoing acquisition and development plans in response to changing market conditions and thus, reallocate the use of the proceeds. Pending application of the net proceeds of the Proposed Notes Issue, the Group intends to invest such net proceeds in temporary cash investments.

Application has been made for the listing of the Notes on the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions expressed or reports contained herein. Admission of the Notes to the official list of the SGX-ST is not to be taken as an indication of the merits of the Company, Shui On Development or the Notes. No listing of the Notes has been, or will be, sought in Hong Kong.

As no binding agreement in relation to the Proposed Notes Issue has been entered into as at the date of this announcement, the Proposed Notes Issue may or may not materialise. The completion of the Proposed Notes Issue is subject to market conditions and investors' interest. Investors and Shareholders are urged to exercise caution when dealing in the securities of the Company.

Further announcement in respect of the Proposed Notes Issue will be made by the Company should the purchase agreement in respect of the Proposed Notes Issue be signed.

PROPOSED NOTES ISSUE

Introduction

Shui On Development, a wholly-owned subsidiary of the Company, proposes to conduct an international offering of the Notes to institutional investors in Asia and Europe. The Notes are expected to be issued by Shui On Development and guaranteed by the Company. In connection with the Proposed Notes Issue, the Company will provide certain qualified institutional investors with recent corporate and financial

information regarding the Group, which information may not previously have been made public, including, but not limited to, risk factors, management's discussion and analysis of financial condition and results of operations, related party transactions and indebtedness information. An extract of such information is attached hereto and will be available on the Company's website at www.shuionland.com. The completion of the Proposed Notes Issue is subject to market conditions and investor interest. BNP Paribas, Deutsche Bank, Standard Chartered Bank and UBS as the initial purchasers and joint bookrunners, are managing the Proposed Notes Issue.

The Notes and the related guarantee by the Company have not been, and will not be, registered under the U.S. Securities Act. The Notes will be offered outside the United States in compliance with Regulation S under the U.S. Securities Act. None of the Notes will be offered to the public in Hong Kong nor will be placed to any connected persons of the Company.

Reason for the Proposed Notes Issue

The Group is one of the leading property developers in the PRC. The Group engages principally in the development, sale, leasing, management and long-term ownership of high-quality residential, office, retail, entertainment and cultural properties in the PRC. Specifically, the Group focuses on master planning and development of large-scale, mixed use city-core integrated property projects, typically in cooperation with the relevant local government authorities.

The Proposed Notes Issue is being undertaken to supplement the Group's funding of its expansion and growth plan.

Proposed use of net proceeds

If the Notes are issued, the Group intends to use the net proceeds from the Notes to fund capital expenditures related to the Group's real estate operations and/or acquire, develop, construct or improve assets, real or personal property or equipment or repay existing indebtedness, in each case, only to the extent permitted under the terms of the 6.875% Senior Notes, the 7.625% Senior Notes and the 8% Senior Notes. The Group may adjust the foregoing acquisition and development plans in response to changing market conditions and thus, reallocate the use of the proceeds. Pending application of the net proceeds of the Proposed Notes Issue, the Group intends to invest such net proceeds in temporary cash investments.

Listing

Application has been made for the listing of the Notes on the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions expressed or reports contained herein. Admission of the Notes to the official list of the SGX-ST is not to be taken as an indication of the merits of the Company, Shui On Development or the Notes. No listing of the Notes has been, or will be, sought in Hong Kong.

GENERAL

As no binding agreement in relation to the Proposed Notes Issue has been entered into as at the date of this announcement, the Proposed Notes Issue may or may not materialise. The completion of the Proposed Notes Issue is subject to market conditions and investors' interest. Investors and Shareholders are urged to exercise caution when dealing in the securities of the Company.

Further announcement in respect of the Proposed Notes Issue will be made by the Company should the purchase agreement in respect of the Proposed Notes Issue be signed.

DEFINITIONS

In this announcement, unless the context requires otherwise, the following expressions have the following meanings:

“6.875% Senior Notes”	the RMB denominated US\$ settled 6.875% Senior Notes due 2013 in an aggregate principal amount of RMB3,000 million issued by Shui On Development on 23 December 2010, guaranteed by the Company
“7.625% Senior Notes”	the RMB denominated US\$ settled 7.625% Senior Notes due 2015 in an aggregate principal amount of RMB3,500 million issued by Shui On Development on 26 January 2011, guaranteed by the Company.
“8% Senior Notes”	S\$250 million in an aggregate principal amount of 8% Senior Notes due 2015 issued by Shui On Development (Singapore) Pte. Ltd. on 26 January 2012, guaranteed by the Company and Shui On Development
“BNP Paribas”	BNP Paribas, Hong Kong Branch, one of the initial purchasers and joint bookrunners in respect of the offer and sale of the Notes

“Board”	the board of Directors
“Company”	Shui On Land Limited, a company incorporated in the Cayman Islands with limited liability, whose Shares are listed on the main board of the Stock Exchange
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Deutsche Bank”	Deutsche Bank AG, Singapore Branch, one of the initial purchasers and joint bookrunners in respect of the offer and sale of the Notes
“Director(s)”	director(s) of the Company
“Group”	the Company and its subsidiaries from time to time
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Notes”	the senior notes expected to be issued by Shui On Development
“PRC”	the People’s Republic of China, for the purpose of this announcement excluding Hong Kong, the Macao Special Administrative Region of the PRC and Taiwan
“Proposed Notes Issue”	the proposed issue of the Notes
“SGX-ST”	Singapore Exchange Securities Trading Limited
“Share(s)”	ordinary share(s) with par value of US\$0.0025 each in the share capital of the Company
“Shareholder(s)”	holder(s) of the Shares
“Shui On Development”	Shui On Development (Holding) Limited, a company incorporated in the Cayman Islands with limited liability, and a wholly-owned subsidiary of the Company
“Standard Chartered Bank”	Standard Chartered Bank, one of the initial purchasers and joint bookrunners in respect of the offer and sale of the Notes

“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“S\$”	Singapore dollars, the lawful currency of the Republic of Singapore
“UBS”	UBS AG, Hong Kong Branch, one of the initial purchasers and joint bookrunners in respect of the offer and sale of the Notes
“U.S.” or “United States”	the United States of America, its territories and possessions and all areas subject to its jurisdiction
“U.S. Securities Act”	the United States Securities Act of 1933, as amended
“US\$”	United States dollars, the lawful currency of the United States

By order of the Board
Shui On Land Limited
Vincent H. S. LO
Chairman

Hong Kong, 6 February 2012

As at the date of this announcement, the executive Directors are Mr. Vincent H. S. LO (Chairman), Mr. Freddy C. K. LEE (Chief Executive Officer) and Mr. Daniel Y. K. WAN; the non-executive Director is Mr. Frankie Y. L. WONG; and the independent non-executive Directors are Sir John R. H. BOND, Dr. William K. L. FUNG, Professor Gary C. BIDDLE, Dr. Roger L. McCARTHY and Mr. David J. SHAW.

** For identification purpose only.*

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CERTAIN DEFINITIONS, CONVENTIONS AND CURRENCY PRESENTATION

This document has been prepared using a number of conventions, which you should consider when reading the information contained herein. When we use the terms “we,” “us,” “our,” and words of similar import, we are referring to Shui On Land Limited (“**Shui On Land**”), or to Shui On Land and its consolidated subsidiaries, as the context requires. References to the “**Group**” are to Shui On Land and its subsidiaries and associated companies and, with respect to the period before Shui On Land became the holding company of such subsidiaries (or before such associated companies became associated companies of Shui On Land), the entities which carried on the business of the present Group at the relevant time.

Market data and certain industry forecast and statistics in this document have been obtained from both public and private sources, including market research, publicly available information and industry publications. Although we believe this information to be reliable, it has not been independently verified by us or our directors and advisors, nor do we or our directors and advisors make any representation as to the accuracy or completeness of that information. In addition, third-party information providers may have obtained information from market participants and such information may not have been independently verified.

The statistics set forth in this document relating to the PRC and the property industry in the PRC were taken or derived from various government and private publications. We do not make any representation as to the accuracy of such statistics, which may not be consistent with other information compiled within or outside the PRC. Due to possibly inconsistent collection methods and other problems, the statistics herein may be inaccurate and should not be unduly relied upon.

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

We record and publish our financial statements in Renminbi. Unless otherwise stated in this document, all translations from Renminbi amounts to U.S. dollars were made at the rate of RMB6.4635 to US\$1.00, the rate indicated on Bloomberg on June 30, 2011 and all translations from Singapore dollars to U.S. dollars were made at the rate of S\$1.3184 to US\$1.00. All such translations in this document are provided solely for your convenience and no representation is made that Renminbi amounts or H.K. dollar amounts referred to herein have been, could have been or could be converted into U.S. dollars, or vice versa, at any particular rate or at all. For further information relating to exchange rates, see “*Exchange Rate Information.*”

References to “PRC” and “China,” for the purposes of this document, are to the People’s Republic of China which, except where the context otherwise requires, does not include Taiwan, Hong Kong and Macau Special Administrative Regions. “PRC government” or “State” means the central government of the PRC, including all political subdivisions (including provincial, municipal and other regional or local governmental entities) and instrumentalities thereof, or, where the context requires, any of them.

Totals presented in this document may not tally correctly due to the rounding of numbers.

FORWARD-LOOKING STATEMENTS

This document contains forward-looking statements, including, without limitation, words and expressions such as “expect,” “believe,” “plan,” “intend,” “aim,” “estimate,” “project,” “anticipate,” “seek,” “predict,” “may,” “should,” “will,” “would” and “could” or similar words or statements, in particular, in the sections entitled “*Business*” and “*Management’s Discussion and Analysis of Financial Condition and Results of Operations*” in this document in relation to future events, our future financial, business or other performance and development, strategy, plans, objectives, goals and targets, the future development of our industry and the future development of the general economy of our key markets and globally.

These statements are based on numerous assumptions regarding our present and future business strategy and the environment in which we will operate in the future. These forward-looking statements reflecting our current views with respect to future events are not a guarantee of future performance and are subject to certain risks, uncertainties and assumptions, including the risk factors described in this document and with respect to the following:

- changes in laws and PRC governmental regulations, policies and approval processes in the regions where we develop or manage our projects;
- changes in economic, political and social conditions and competition in the cities we operate in, including a downturn in the property markets in China;
- our business and operating strategies;
- our capital expenditure plans;
- various business opportunities that we may pursue;
- our dividend policy;
- our operations and business prospects;
- our financial condition and results of operations;
- the industry outlook generally;
- our proposed completion and delivery dates for our projects;
- changes in competitive conditions and our ability to compete under these conditions;
- catastrophic losses from fires, floods, windstorms, earthquakes, or other adverse weather conditions, diseases or natural disasters;
- our ability to further acquire suitable sites and develop and manage our projects as planned;
- availability and changes of loans and other forms of financing;
- departure of key management personnel;
- performance of the obligations and undertakings of the independent contractors under various construction, building, interior decoration and installation contracts;

- exchange rate fluctuations;
- currency exchange restrictions; and
- other factors beyond our control.

This list of important factors is not exhaustive. Additional factors that could cause the actual results, performance or achievements to differ materially include, but are not limited to, those discussed under “*Risk Factors*.” When evaluating any statement made in this document, you should carefully consider the foregoing factors and other uncertainties and events, especially in light of the political, economic, social and legal environment in which we operate. We do not make any representation, warranty or prediction that the results anticipated by such forward-looking statements will be achieved, and such forward-looking statements represent, in each case, only one of many possible scenarios and should not be viewed as the most likely or standard scenario.

Subject to the requirements of applicable laws, rules and regulations, we do not have any obligation to update or otherwise revise the forward-looking statements in this document, whether as a result of new information, future events or otherwise. As a result of these and other risks, uncertainties and assumptions, the forward-looking events and circumstances discussed in this document might not occur in the manner we expect, or at all. Accordingly, you should not place undue reliance on any forward-looking information.

In this document, statements of or references to our intentions or those of any of our directors are made as of the date of this document. Any such intentions may change in light of future developments.

GLOSSARY

This glossary contains terms used in this document as they relate to our business. As such, these terms and their meanings may not always correspond to standard industry meaning or usage of these terms.

6.875% Senior Notes	RMB3,000 million in aggregate principal amount of US\$ settled 6.875% senior notes due 2013 issued by Shui On Development (Holding) Limited (“ Shui On Development ”) on December 23, 2010
7.625% Senior Notes	RMB3,500 million in aggregate principal amount of US\$ settled 7.625% senior notes due 2015 issued by Shui On Development on January 26, 2011
8% Senior Notes	S\$250 million in aggregate principal amount of 8% senior notes due 2015 issued by Shui On Development (Singapore) Pte. Ltd. on January 26, 2012
average rental	average rental on a gross basis, unless otherwise stated
average selling price (ASP)	average selling price on a gross basis, unless otherwise stated
CBD	Central Business District
completed property developments	completed property developments represent properties for which construction of all constituent buildings has been completed and which are available for lease or for sale
Dalian Entities	means Innovate Zone Group Limited, Richcoast Group Limited, Teamachieve Holdings Limited, Tennick Holdings Limited, Timeglobe Holdings Limited, Hopeful Zone Investments Limited, Asia Great Investment Limited, Charmful Investment Limited, Garco Investment Limited, Sinoco Investment Limited, Many Praises Dalian Limited, 大連乾通科技發展有限公司 (Dalian Qiantong Science & Technology Development Co. Ltd.), 大連瑞聖軟件發展有限公司 (Dalian Ruisheng Software Development Co. Ltd.), 大連德蘭軟件發展有限公司 (Dalian Delan Software Development Co. Ltd.), 大連嘉道科技發展有限公司 (Dalian Jiadao Science & Technology Development Co. Ltd.), 大連軟件園瑞安發展有限公司 (Dalian Software Park Shui On Fazhan Co., Ltd.), 大連軟件園瑞安開發有限公司 (Dalian Software Park Shui On Kaifa Co., Ltd.), 大連軟件園中興開發有限公司 (Dalian Software Park Zhong Xing Kaifa Co., Ltd.), 大連軟件園榮泰開發有限公司 (Dalian Software Park Rong Tai Kaifa Co., Ltd.), 大連軟件園榮源開發有限公司 (Dalian Software Park Rong Yuan Kaifa Co., Ltd.) and 大連軟件園榮達開發有限公司 (Dalian Software Park Rong Da Kaifa Co., Ltd.). The English names in parentheses for the Chinese companies are provided for identification purposes only
estimated leasable GFA	in relation to projects where our Group has obtained planning and/or construction permits for the project, the leasable GFA information with respect to these projects is estimated based on our Group’s current development plans in accordance with the planning and/or construction permits issued by the relevant authorities

	in relation to projects where our Group has not yet obtained any of the above permits, the leasable GFA information with respect to these projects is estimated based on our Group's current development plans with references to the plot ratio in the land grant contracts
estimated saleable GFA	in relation to projects where our Group has not yet obtained pre-sale permits but has obtained planning and/or construction permits for the project, the saleable GFA information with respect to these projects is estimated based on our Group's current development plans in accordance with the planning and/or construction permits issued by the relevant authorities
	in relation to projects where our Group has not yet obtained any of the above permits, the saleable GFA information with respect to these projects is estimated based on our Group's current development plans with references to the plot ratio in the land grant contracts
GFA	gross floor area
KIC	Knowledge and Innovation Community
landbank	landbank represents our completed property developments, properties under development and properties held for future development and properties to which we have the rights to develop, in each case excluding properties sold and delivered to purchasers
LAT	PRC land appreciation tax
leasable GFA	in relation to completed property projects for lease, the total GFA shown in the relevant completion and inspection certificates
mu	one mu equals approximately 666.67 sq.m.
properties under development	properties under development represent incomplete property projects that are under construction or design and are in the delivery phase
property held for future development	properties held for future development represent projects that are in the planning stage or for which the site is under relocation, and, in each case, are not expected to be completed within three years
SAFE	State Administration of Foreign Exchange
saleable GFA	in relation to completed property projects for sale, the total GFA shown in the relevant completion and inspection certificates
	in relation to projects where we have obtained pre-sale permits, the saleable GFA information refers to the saleable GFA as shown in the pre-sale permits

shopping center	usually a large complex containing a cluster of retail stores under one roof, and/or department stores selling an assortment of goods
sq.m.	square meters
Three-Year Plan	plan launched by Shui On Land in mid-2009, which aims at providing accelerated but sustainable growth and maintaining a balance between value creation for the long term and cash generation in the short-to-medium term. The Three-year Plan (2010-2012) aims to achieve a balance between standardization of product design while maintaining customization of certain high-end projects, maintaining strong cash flow and relatively low gearing ratio, decentralization of decision-making and project-based management, maintaining geographic and earnings based diversity and forging strategic partnerships, in order to expedite project development and to increase Shui On Land's project completion rate consistently and continuously
total GFA or total gross floor area	the above-ground and underground saleable and/or leasable GFA contained within the external walls of any building at each floor level and the whole thickness of the external walls, and includes GFA attributable to non-controlling interest holders, if any, of the relevant project together with other non-leasable and non-saleable GFA
WTO	World Trade Organization

SUMMARY

You should read the entire document, including the section entitled “Risk Factors” and the financial statements and related notes thereto.

OVERVIEW

We are one of the leading property developers in the PRC and the flagship property company of the Shui On Group, which consists of Shui On Company Limited (“**SOCL**”) and its subsidiaries (the “**Shui On Group**”). We engage principally in the development, sale, leasing, management and the long-term ownership of high-quality residential, office, retail, entertainment and cultural properties in the PRC, utilizing our expertise and experience in developing large-scale integrated property projects based on master plans that we have developed in conjunction with the local governments. We are actively involved in the city planning aspects of most of our projects. We believe our projects are characterized by the redevelopment and transformation of the neighborhoods and communities of the cities in which our projects are located. We strategically retain long-term ownership of certain commercial properties that we have developed, and are committed to enhancing the value of the projects on a continuing basis through comprehensive property management. Our past developments include the well-known restoration project, Shanghai Xintiandi, one of the landmarks in Shanghai.

We trace our origins to the Shui On Group, a Hong Kong-based privately-held diversified group that is primarily engaged in the real estate development, construction contracting and construction materials businesses. Under the leadership of our chairman, Mr. Vincent H. S. Lo (“**Mr. Lo**”), the Shui On Group has over 20 years of experience in property development in mainland China and over 40 years of construction and property development experience in Hong Kong.

We were incorporated in the Cayman Islands on February 12, 2004 and our shares are listed on the Main Board of the Hong Kong Stock Exchange. As of June 30, 2011, we had an authorized share capital of US\$30,000,000 divided into 12,000,000,000 ordinary shares of US\$0.0025 each and an issued and fully paid up share capital of US\$13,028,970 consisting of 5,211,587,981 ordinary shares of US\$0.0025 each.

We focus on large-scale city-core development projects, primarily strategically-located, mixed-use properties and multi-phase developments with a blend of historic restoration and modern architecture. All of our projects manifest the “Total Community” concept. Endowed with a full range of modern facilities for residential, office, retail, entertainment and leisure, our projects provide a unique environment enabling a “Live-Work-Play” lifestyle. Our aim is to make each of these projects a focal point for the entire city in which it is located.

We expect that Chinese cities will further develop and transform due to the PRC government’s plan of continuing rapid economic development. The continued redevelopment of Chinese cities is in turn expected to generate significant economic value for China, demand for high-end residential and multi-phase developments and opportunities for well capitalized and reputable property companies. As Chinese cities are built into modern commercial and service centers, we believe they will become economic hubs to their surrounding areas, which will be increasingly connected by a modern transportation infrastructure. An integral part of the transformation of these cities is efficient and innovative master planning of land utilization. We believe that our business model, built upon large-scale, city-core development projects, will position us to benefit from the expected emergence of modern cities in China.

In mid-2009, we launched our Three-Year Plan which is designed to accelerate sustainable growth and maintain a closer balance between value creation for the longer term and cash generation in the short-to-medium term. The cornerstone of our Three-Year Plan is to expedite the development completion of our landbank portfolio.

As of June 30, 2011, we have obtained land use rights certificates, or have entered into land grant contracts or legally binding master agreements with district governments for approximately 13.1 million sq.m. of landbank. These land parcels fall under our eight major multi-phase projects with an aggregate estimated leasable and saleable GFA of approximately 11.4 million sq.m. (of which approximately 8.4 million sq.m. is attributable to us) and approximately 1.7 million sq.m. of car parks and other public facilities. We have a controlling interest in all of these projects, except for the Dalian Tiandi project. In order to develop the Dalian Tiandi project, we entered into a joint venture agreement with SOCAM Development Limited (“SOCAM”) and the Yida Group Company Limited (“Yida”) and its subsidiaries (together with Yida, the “Yida Group”). This project in Dalian city is expected to have approximately 3.3 million sq.m. of aggregate GFA, of which 48.0% will be attributable to us. Among such 3.3 million sq.m. of aggregate GFA, we have obtained land use rights certificates of two plots of land with an aggregate GFA of 3.0 million sq.m. For the remaining plots of land, we plan to participate in the bidding or public auction, once they are ready for sale. We expect that the aggregate GFA on such remaining plots of land for the Dalian Tiandi project will be approximately 0.3 million sq.m.

As of June 30, 2011, we have eight major multi-phase projects in various stages of development located in the Chinese cities of Shanghai, Wuhan, Chongqing, Foshan and Dalian. Shanghai is located in the economically vibrant Yangtze River Delta, Wuhan is a major transportation hub located in central China and Chongqing is a major commercial and industrial center in southwestern China. Foshan, located in the Pearl River Delta, one of the major economic regions and manufacturing centers in China, is a major city in Guangdong Province and is close to Guangzhou city. Dalian, located on the coast of Bohai Bay, is a major city in Liaoning Province and a regional economic center in northeast China.

Current projects

- ***The Shanghai Taipingqiao project*** is a city-core development project consisting of office, residential, commercial, retail, entertainment and cultural properties in the heart of Shanghai. Upon completion, we expect this project to have a total leasable and saleable GFA of approximately 1.2 million sq.m., of which approximately 249,000 sq.m. had been sold as of June 30, 2011. This project comprises:
 - A historic restoration zone (Lot 109 and Lot 112, or Shanghai Xintiandi), which has been open since 2001 and was fully completed in 2002 and a new shopping mall (Lot 113, or Xintiandi Style), which was also completed in 2010;
 - A corporate headquarters zone (known as Corporate Avenue), of which Lot 110, or phase 1 of Corporate Avenue, consisting of retail and office properties, was completed in 2004;
 - An up-market residential zone, of which the first phase (Lot 117, or Lakeville) was completed in 2003, the second phase (Lot 114, or Lakeville Regency) was completed in 2006 and the third phase (Lot 113, or Casa Lakeville) was completed in 2010; and
 - A commercial zone, construction of which will commence following the completion of the relocation of existing residents.

The four zones referred to above are all located around a man-made lake and landscaped area which cover an area of approximately 56,000 sq.m.

- ***The Shanghai Rui Hong Xin Cheng project***, also known as Shanghai Rainbow City, has been enlarged through our successful purchase of all the equity interests in Shanghai Baili Property Development Company Limited and the obtaining of the title with respect to the land use rights of Lot 167A and Lot 167B, Xingang, Hongkou District, Shanghai in June 2010. Upon completion, we expect this entire project to have a total leasable and saleable GFA of approximately 1.7 million sq.m. according to the newly approved master plan, of which

approximately 388,000 sq.m. had been sold as of June 30, 2011. Shanghai Rui Hong Xin Cheng will redevelop the existing residential neighborhoods into a mixed-use large-scale community. Shanghai Rui Hong Xin Cheng is located within the Inner Ring Viaduct of Shanghai with public transportation links including its own dedicated metro station and major roads. Upon completion, we expect the project will comprise high rise residential buildings, commercial shopping complexes, offices and schools.

- ***The Shanghai KIC project***, also known as the Shanghai Chuangzhi Tiandi project, comprises retail, entertainment and sports facilities, office buildings and residential properties. Upon completion, we expect this project to have a total leasable and saleable GFA of approximately 0.5 million sq.m., of which approximately 132,000 sq.m. had been sold as of June 30, 2011. This project is intended to inspire innovation and entrepreneurship in a “Lifestyle of Health and Sustainability” (LOHAS), supported by retail, entertainment and sporting facilities to create a “Live-Work-Play-Learn” lifestyle. The project is located close to 14 major universities and colleges in the northeast of downtown Shanghai, including some of China’s leading universities such as Fudan University and Tongji University. The project will provide a “plaza area” comprising office buildings, learning centers, exhibition halls, conference and convention facilities, and commercial outlets. These are integrated and designed to function as facilities and spaces for recreation, leisure, education, training, culture, as well as, a “Live and Work” area and a mixed-use area comprising office buildings, retail shops and residential accommodations.
- ***THE HUB*** is an important development project comprising commercial, retail, exhibition and performance facilities leveraging on the traffic and convenience of the Hongqiao Transportation Hub. Upon completion, we expect to have a total leasable and saleable GFA of approximately 279,000 sq.m. The project is situated adjacent to Hongqiao Transportation Hub which we expect will become an important economic center of the Yangtze River Delta, and will link Shanghai to the rest of the PRC. Based on the latest proposed development plan of the Shanghai government, the Hongqiao Transportation Hub is expected to be supported by a strong transportation network of an international airport, high speed inter-city trains, maglev train, subway lines and a highway network, which extends the one hour catchment population to 75 million people.
- ***The Wuhan Tiandi project*** is a city-core development project comprising retail, food and beverage and entertainment facilities, office buildings and residential properties. Upon completion, we expect this project to have a total leasable and saleable GFA of approximately 1.4 million sq.m., of which approximately 153,000 sq.m. had been sold as of June 30, 2011. Located between Shanghai and Chongqing at the confluence of the Han River and the Yangtze River, Wuhan is a major transportation hub in inland China and is the capital of Hubei Province. The project comprises two main sites, Site A and Site B, which will include Grade A office buildings, retail facilities, hotel and residential properties.
- ***The Chongqing Tiandi project*** is a city-core development project comprising office buildings, exhibition and conference facilities, retail and entertainment outlets, hotels and residential properties. Upon completion, we expect this project to have a total leasable and saleable GFA of approximately 2.8 million sq.m., of which approximately 146,000 sq.m. had been sold as of June 30, 2011. The Chongqing Tiandi project is situated on a hillside on the south bank of the Jialing River, just upstream of the confluence of the Yangtze and Jialing Rivers. We expect this project will help support and service Chongqing’s extensive manufacturing and service industries. Chongqing Tiandi will be integrated with Chongqing’s nearby central business district via a light rail system and major roads. The main features, in addition to modern high-quality office buildings, are expected to include a commercial core comprising business facilities such as an exhibition center and luxury hotels, a large residential area, entertainment and cultural properties, as well as a man-made lake.

- ***The Foshan Lingnan Tiandi project*** is a city-core development project comprising office, retail, hotel, cultural facilities and residential properties. The project is expected to have nearly 1.5 million sq.m. of leasable and saleable GFA, of which approximately 41,000 sq.m. had been sold as of June 30, 2011. The project is planned for development in 5 phases over a period of 10 years. Besides our recent strategic partnership with Mitsui (see the section entitled “*Business - Forging strategic partnerships with developers, contractors, consultants and investors*”), we may also invite other strategic partners to co-invest in this Foshan Lingnan Tiandi project if, and when, suitable opportunities arise, but no definite plans or terms have been fixed.
- ***The Dalian Tiandi project*** is a development project consisting of software offices, residential and commercial properties, training centers, hotels and an area of a Shanghai Xintiandi type development. Upon completion, we expect this project to have an aggregate leasable and saleable GFA of approximately 3.2 million sq.m., subject to our success in acquiring the land with an expected GFA of 0.3 million sq.m. through competitive bidding process. As of June 30, 2011, approximately 17,000 sq.m. had been sold. We have a 48% interest in the Dalian Tiandi project. Our joint venture partners are the Yida Group with a 30% interest and SOCAM with a 22% interest. Dalian, located on the coast of Bohai Bay, is a major city of Liaoning Province and a regional economic center in northeast China.

The projects described above are multi-phase projects at various stages of development. While none of these projects are completed in their entirety, certain developments within these multi-phase projects have been completed. As of June 30, 2011, our completed developments included Shanghai Xintiandi, Lakeville, Corporate Avenue, Lakeville Regency, Casa Lakeville and Xintiandi Style, which form a part of the Shanghai Taipingqiao project, Phase 1, Phase 2 and Phase 3 of the Shanghai Rui Hong Xin Cheng project, KIC Village R1 and R2, and KIC Plaza Phase 1 and Phase 2 of the Shanghai KIC project, Phase 1 and a portion of Phase 2 of The Riviera and the commercial part (Chongqing Tiandi) of Chongqing Tiandi project, Phase 1 and Phase 2 of the Riverview and the commercial part (Wuhan Tiandi) of Wuhan Tiandi project, The Regency Phase 1 of the Foshan Lingnan Tiandi project and a portion of Phase 1 of the Dalian Tiandi project.

We are one of the few leading property developers with experience in managing large-scale, complex, long-term projects in China. We generally hold a portfolio of quality properties we have developed as strategic, long-term investments. To date, such portfolios comprise office, retail, entertainment and cultural properties. We have also developed and currently operate 88 Xintiandi, a boutique hotel.

In addition, we have a small development, the Hangzhou Xihu Tiandi project, located in Hangzhou. After the disposal of Phase 2 of this project in February 2011, the remaining part of this project is comprised of retail, food and beverage and entertainment facilities with a GFA of approximately 6,000 sq.m., which was completed in 2003. The project is situated adjacent to Hangzhou’s West Lake, a famous and appreciated area of natural beauty in China.

OUR COMPETITIVE STRENGTHS

We believe that our success and future prospects are underpinned by a combination of the following competitive strengths:

- Experienced management team
- Tiandi — unique business model
- Quality landbank in high growth cities
- Strong track record and pricing power
- Growing investment property portfolio

- Prudent financial management

STRATEGY

In response to the need for balancing value creation and cash flow in a volatile global business environment, together with our vision to be the premier and most innovative property developer in China, in mid-2009, we introduced and are now implementing our Three-Year Plan to maintain a closer balance between value creation for the long term and cash generation in the short-to-medium term in order to achieve sustainable growth. The cornerstone of our Three-Year Plan is to expedite the development and to increase the completion rate consistently and continuously, by which we target to stay ahead of the market and generate sufficient cash flow for our accelerated program and expansion.

Our strategies to achieve our vision are as follows:

- Standardization and customization to achieve efficiency
- Strong and steady cash flow from investment properties
- Decentralized decision-making and project-based management
- Achieving and maintaining geographic diversity and a well-diversified business mix between properties for sale and investment properties to minimize development risk
- Forging strategic partnerships with developers, contractors, consultants and investors

RECENT DEVELOPMENTS

During the seven months from July 1, 2011 to January 31, 2012, the Group has repaid a total of RMB685 million of its existing indebtedness and has incurred a total of RMB1,868 million of additional indebtedness, comprising the drawdown of RMB1,152 million of loans from facilities available as of June 30, 2011 and a total of RMB716 million under four new onshore loans to Shui On Development's subsidiaries (out of a total of RMB4,230 million granted under these new facilities offset by repayment of RMB28 million during the period).

On September 9, 2011, the Group entered into an agreement with its controlling shareholders to acquire an 80% equity interest in Shui On Plaza, a 24% equity interest in Xintiandi Plaza Business and a 66.7% equity interest in Langham Xintiandi Hotel, all situated in Shanghai. Pursuant to the agreement, the Group will pay initial consideration of HK\$2,086 million, subject to adjustment following completion of the transaction. Consideration will be settled by way of shares issued by Shui On Land to the sellers. The transactions were approved by Shui On Land's independent shareholders on October 31, 2011 and are expected to be completed in the first quarter of 2012 when all closing conditions are satisfied. Following completion of the acquisitions, the shareholdings of the controlling shareholders in the Group in aggregate are expected to increase from 50.91% to 56.08%. For further details, please refer to the circular issued by the Group on October 6, 2011, which was published and is available on the website of Hong Kong Stock Exchange.

On November 7, 2011, the Group entered into sale and purchase agreements with Industrial and Commercial Bank of China Limited, Shanghai Yangpu Branch for the sale of certain offices with an estimated leasable and saleable GFA of approximately 11,917 sq.m., retail units with estimated leasable and saleable GFA of approximately 2,428 sq.m. and car parking spaces in Lot 5-5 of the Shanghai KIC project for total cash consideration of RMB600 million. For further details, please refer to the announcement made by the Group on November 7, 2011, which was published on the website of Hong Kong Stock Exchange.

On November 29, 2011, the Group and Mitsui Fudosan Residential Co., Ltd (“**Mitsui**”) entered into a sale and purchase agreement, pursuant to which the Group agreed conditionally to sell and Mitsui agreed conditionally to purchase a 49% equity interest in the entire issued share capital of Value Land and the related shareholder’s loans, in two tranches for total cash consideration of approximately RMB391 million. Value Land holds all the class A shares of Magic Bright Investment Limited, which wholly owns Regal Victory Limited, which in turn owns 92% of Foshan Yong Rui which owns the land known as Lot 18 of the Foshan Lingnan Tiandi project with an estimated developable above-ground GFA of approximately 108,400 sq.m. Upon acquisition of a 49% equity interest in Value Land, Mitsui will therefore be entitled to hold a 45.08% attributable interests in Foshan Yong Rui. The first closing of this transaction took place on December 12, 2011. For further details, please refer to the announcement made by the Group on November 29, 2011, which was published and is available on the website of Hong Kong Stock Exchange.

On January 26, 2012, Shui On Development (Singapore) Pte. Ltd. successfully completed the issuance of unsecured 8% Senior Notes due 2015 in an aggregate principal amount of S\$250 million (equivalent to approximately US\$190 million). The 8% Senior Notes are guaranteed by Shui On Land and the Issuer. See “Description of Other Material Indebtedness — 8% Senior Notes due 2015.” We intend to use the net proceeds from the 8% Senior Notes to fund capital expenditures related to the Group’s real estate operations and/or acquire, develop, construct or improve assets, real or personal property or equipment or repay existing indebtedness, in each case to the extent permitted under the terms of both the 6.875% Senior Notes and 7.625% Senior Notes.

CURRENT TRADING AND PROSPECTS

Since December 31, 2010, the PRC government has implemented further macroeconomic controls on the real estate property market in the PRC, including imposing restrictions on the number of properties which can be owned by families, which may adversely impact on the demand for our properties. See “*Risk Factors*” and “*Regulation*” for further details. Nevertheless, we do not expect our performance will be materially adversely affected by these policies.

GENERAL INFORMATION

Shui On Land was incorporated in the Cayman Islands on February 12, 2004 as an exempted company with limited liability, with a registration number of WK-132754. Its principal place of business in the PRC is at 26/F Shui On Plaza, 333 Huai Hai Zhong Road, Shanghai, 200021, PRC. Its place of business in Hong Kong is at 34/F, Shui On Centre 6-8 Harbour Road, Wan Chai, Hong Kong. Its registered office is located at Walker House, 87 Mary Street, George Town, Grand Cayman KY1-9005, Cayman Islands.

It completed its initial public offering and listing on the Stock Exchange of Hong Kong Limited (“**Hong Kong Stock Exchange**”) on October 4, 2006. Its ordinary shares are listed under the code “272”.

Shui On Development was incorporated in the Cayman Islands on July 27, 2005 as an exempted company with limited liability, with a registration number of WK-152519. Its principal place of business in the PRC is at 26/F Shui On Plaza, 333 Huai Hai Zhong Road, Shanghai, 200021, PRC. Its principal place of business in Hong Kong is at 34/F, Shui On Centre, 6-8 Harbour Road, Wan Chai, Hong Kong. Its registered office is located at Walker House, 87 Mary Street, George Town, Grand Cayman KY 1-9005, Cayman Islands.

Our website is www.shuionland.com. Information contained on our website and the website of the HKEx does not constitute part of this document.

SUMMARY CONSOLIDATED FINANCIAL AND OTHER DATA

The following table presents our summary financial and other data. The summary financial data as of and for each of the fiscal years ended December 31, 2008, 2009 and 2010 is derived from our audited consolidated financial statements, included elsewhere in this document. The summary financial data as of and for the six months ended June 30, 2010 and 2011 is derived from our unaudited, condensed consolidated financial statements, included elsewhere in this document. Our consolidated financial statements have been audited by Deloitte Touche Tohmatsu, Certified Public Accountants. Our unaudited, condensed consolidated financial statements have been reviewed by Deloitte Touche Tohmatsu, Certified Public Accountants. The consolidated financial statements for the fiscal years ended December 31, 2008, 2009 and 2010 and for the six months ended June 30, 2010 and 2011 have been prepared and presented in accordance with International Financial Reporting Standards (“IFRS”). The summary financial data below should be read in conjunction with “*Management’s Discussion and Analysis of Financial Condition and Results of Operations*” and the consolidated financial statements and the notes to those statements included elsewhere in this document. See “*Management’s Discussion and Analysis of Financial Condition and Results of Operations — Basis of Preparation.*”

The consolidated financial statements, included elsewhere in this document, incorporate the financial statements of Shui On Land and entities controlled by Shui On Land. Control is achieved where Shui On Land has the power to govern the financial and operating policy of an entity so as to obtain benefits from its activities. The results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition and up to the effective date of disposal, as appropriate. Where necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with those used by other members of the Group. All intra-group transactions, balances, incomes and expenses are eliminated on consolidation. The financial data as of and for the six months ended June 30, 2011 are not indicative of our financial results for the fiscal year ended December 31, 2011.

SUMMARY CONSOLIDATED INCOME STATEMENTS

	Year ended December 31,				Six months ended June 30,		
	2008		2010		2010		2011
	(restated) Audited	2009 Audited	Audited	(US\$ in millions)	Unaudited	Unaudited	Unaudited
	(RMB in millions)	(RMB in millions)	(RMB in millions)	(US\$ in millions)	(RMB in millions)	(RMB in millions)	(US\$ in millions)
Turnover	2,066	6,758	4,879	755	3,121	1,788	277
Cost of sales	(1,028)	(3,229)	(2,869)	(444)	(1,849)	(961)	(149)
Gross profit	1,038	3,529	2,010	311	1,272	827	128
Other income	342	170	226	35	87	151	23
Selling and marketing expenses	(134)	(151)	(142)	(22)	(60)	(68)	(10)
General and administrative expenses	(697)	(543)	(561)	(87)	(275)	(291)	(45)
Operating profit	549	3,005	1,533	237	1,024	619	96
Increase in fair value of investment properties	382	536	2,711	419	1,461	661	102
Gain on acquisition of additional equity interests in subsidiaries	—	6	—	—	—	—	—
Gains on partial disposals of equity interests in subsidiaries	1,883	—	—	—	—	—	—
Gain on disposal of investment properties	—	—	23	4	23	—	—
Share of results of associates	44	436	58	9	68	97	15
Finance costs, net of exchange gain	(133)	(89)	42	7	(36)	(51)	(8)
Profit before taxation	2,725	3,894	4,367	676	2,540	1,326	205
Taxation	(657)	(1,301)	(1,357)	(210)	(832)	(447)	(69)
Profit for the year/period	<u>2,068</u>	<u>2,593</u>	<u>3,010</u>	<u>466</u>	<u>1,708</u>	<u>879</u>	<u>136</u>
Attributable to:							
Shareholders of the Company	1,798	2,673	2,809	435	1,557	784	121
Non-controlling interests	270	(80)	201	31	151	95	15
	<u>2,068</u>	<u>2,593</u>	<u>3,010</u>	<u>466</u>	<u>1,708</u>	<u>879</u>	<u>136</u>
OTHER FINANCIAL DATA							
EBITDA ¹	2,301	3,352	1,531	237	1,076	674	104
EBITDA margin ²	111%	50%	31%	31%	34%	38%	38%
Dividends							
- Interim dividend	257	44	270	42	270	107	17
- Final dividend	37	530	220	34	—	—	—

1 EBITDA for any period consists of profit for the period less interest income, increase in fair value of investment properties, plus interest expense, taxation, depreciation and release of prepaid lease payments. EBITDA is not a standard measure under IFRS. EBITDA is a widely used financial indicator of a company's ability to service and incur debt. EBITDA should not be considered in isolation or construed as an alternative to cash flows, net income or any other measure of performance or as an indicator of our operating performance, liquidity, profitability or cash flows generated by operating, investing or financing activities. In evaluating EBITDA, we believe that you should consider, among other things, the components of EBITDA such as sales and operating expenses and the amount by which EBITDA exceeds capital expenditures and other charges. We have included EBITDA because we believe it is a useful supplement to cash flow data as a measure of our performance and our ability to generate cash flow from operations to cover debt service and taxes. EBITDA presented herein may not be comparable to similarly titled measures presented by other companies. You should not compare our EBITDA to EBITDA presented by other companies because not all companies use the same definition. Interest expense excludes amounts capitalized.

The following table reconciles our profit for the relevant year/period under IFRS to our EBITDA for the same year/period.

	<u>Year ended December 31,</u>				<u>Six months ended June 30,</u>		
	2008	2009	2010	2010	2011		
	(restated) Audited	Audited	Audited	Unaudited	Unaudited		
	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>
Profit for the year/period	2,068	2,593	3,010	466	1,708	879	136
Interest income	(227)	(149)	(150)	(23)	(69)	(74)	(12)
Interest expense	133	89	(42)	(7)	36	51	8
Taxation	657	1,301	1,357	210	832	447	69
Depreciation and release of prepaid lease payments	52	54	67	10	30	32	5
Increase in fair value of investment properties.	(382)	(536)	(2,711)	(419)	(1,461)	(661)	(102)
EBITDA	<u>2,301</u>	<u>3,352</u>	<u>1,531</u>	<u>237</u>	<u>1,076</u>	<u>674</u>	<u>104</u>

2 EBITDA margin is calculated by dividing EBITDA by the amount of turnover for the relevant year/period.

SUMMARY CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	As of December 31,				As of June 30,		
	2008		2010		2010		2011
	(restated)	2009	Audited		Unaudited	Unaudited	
	Audited	Audited	Audited	(US\$ in millions)	(RMB in millions)	(RMB in millions)	(US\$ in millions)
	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>
Non-current assets							
Investment properties	8,466	21,206	26,893	4,161	23,676	32,622	5,047
Property, plant and equipment	343	356	540	84	335	557	86
Prepaid lease payments	6,290	43	73	11	42	73	11
Properties under development	2,411	—	—	—	—	—	—
Interests in associates	296	862	920	142	930	1,017	158
Loans to associates	1,331	1,273	1,270	196	1,281	1,379	213
Accounts receivable	329	59	64	10	33	56	9
Pledged bank deposits	694	1,222	1,569	243	1,164	2,916	451
Defined benefit assets	4	—	—	—	—	—	—
Deferred tax assets	146	139	162	25	187	164	25
	<u>20,310</u>	<u>25,160</u>	<u>31,491</u>	<u>4,872</u>	<u>27,648</u>	<u>38,784</u>	<u>6,000</u>
Current assets							
Properties under development for sale	7,786	11,532	14,308	2,214	11,815	16,944	2,621
Properties held for sale	3,090	627	627	97	769	504	78
Accounts receivable, deposits and prepayments	941	933	3,604	557	1,586	3,984	616
Loans receivable	414	378	597	92	485	147	22
Amounts due from associates	450	147	318	49	299	334	52
Amounts due from related parties	62	73	49	8	199	50	8
Amounts due from non-controlling shareholders of subsidiaries	176	17	38	6	38	50	8
Pledged bank deposits	1,015	797	316	49	850	366	57
Bank balances and cash	1,671	2,928	4,905	759	2,915	4,052	627
	<u>15,605</u>	<u>17,432</u>	<u>24,762</u>	<u>3,831</u>	<u>18,956</u>	<u>26,431</u>	<u>4,089</u>
Current liabilities							
Accounts payable, deposits received and accrued charges	4,418	4,305	4,987	773	3,181	7,300	1,129
Amounts due to related parties	33	69	95	15	118	178	28
Amounts due to associates	—	45	29	4	37	16	2
Amounts due to non-controlling shareholders of subsidiaries	758	475	462	71	214	329	51
Loan from a non-controlling shareholder of a subsidiary	199	442	300	46	300	—	—
Dividend payable	—	—	—	—	530	—	—
Tax liabilities	739	1,404	1,230	190	1,347	1,080	167
Bank borrowings — due within one year	1,953	2,098	1,644	254	1,474	5,705	883
	<u>8,100</u>	<u>8,838</u>	<u>8,747</u>	<u>1,353</u>	<u>7,201</u>	<u>14,608</u>	<u>2,260</u>
Net current assets	<u>7,505</u>	<u>8,594</u>	<u>16,015</u>	<u>2,478</u>	<u>11,755</u>	<u>11,823</u>	<u>1,829</u>
Total assets less current liabilities	<u>27,815</u>	<u>33,754</u>	<u>47,506</u>	<u>7,350</u>	<u>39,403</u>	<u>50,607</u>	<u>7,829</u>
Capital and reserves							
Share capital	84	99	102	16	99	102	16
Reserves	16,779	21,480	24,718	3,824	22,507	25,206	3,900
Equity attributable to shareholders of the Company	16,863	21,579	24,820	3,840	22,606	25,308	3,916
Non-controlling interests	1,312	995	1,208	187	1,158	1,050	162
Total equity	<u>18,175</u>	<u>22,574</u>	<u>26,028</u>	<u>4,027</u>	<u>23,764</u>	<u>26,358</u>	<u>4,078</u>
Non-current liabilities							
Bank borrowings — due after one year	6,245	8,105	11,539	1,785	10,999	10,097	1,562
Convertible bonds	—	—	2,117	328	—	2,170	336
Notes	—	—	2,945	456	—	6,503	1,006
Derivative financial instruments designated as hedging instruments	256	211	218	33	250	215	33
Loans from non-controlling shareholders of subsidiaries	670	670	1,653	256	1,669	2,018	312
Loan from a director	567	—	—	—	—	—	—
Deferred tax liabilities	1,902	2,192	3,001	464	2,719	3,241	501
Defined benefit liabilities	—	2	5	1	2	5	1
	<u>9,640</u>	<u>11,180</u>	<u>21,478</u>	<u>3,323</u>	<u>15,639</u>	<u>24,249</u>	<u>3,750</u>
Total equity and non-current liabilities	<u>27,815</u>	<u>33,754</u>	<u>47,506</u>	<u>7,350</u>	<u>39,403</u>	<u>50,607</u>	<u>7,829</u>

SUMMARY CONSOLIDATED STATEMENT OF CASH FLOWS

	Year ended December 31,				Six months ended June 30,		
	2008		2010		2010		2011
	(restated)	2009	Audited		Unaudited	Unaudited	
	Audited	Audited	(RMB in millions)	(US\$ in millions)	(RMB in millions)	(RMB in millions)	(US\$ in millions)
Operating activities							
Profit before taxation	2,725	3,894	4,367	676	2,540	1,326	205
Adjustments for:							
Depreciation of property, plant and equipment	51	53	66	10	29	32	5
Release of prepaid lease payments	1	1	1	—	1	1	—
Loss on disposal of property, plant and equipment	—	—	1	—	—	—	—
Net foreign exchange (gain) loss	(9)	22	(46)	(7)	62	(309)	(48)
Share of results of associates	(44)	(436)	(58)	(9)	(68)	(97)	(15)
Gain on disposal of investment properties	—	—	(23)	(4)	—	—	—
Gain on acquisition of additional equity interests in subsidiaries	—	(6)	—	—	—	—	—
Gain on partial disposal of equity interests in subsidiaries	(1,883)	—	—	—	—	—	—
Finance costs, net of exchange gain	133	89	(42)	(7)	90	51	8
Loss on disposal of property, plant and equipment	14	—	—	—	—	—	—
Interest income	(227)	(149)	(150)	(23)	(69)	(74)	(12)
Increase in fair value of investment properties	(382)	(536)	(2,711)	(419)	(1,460)	(661)	(102)
Decrease in defined benefit assets	2	6	3	—	—	—	—
Equity-settled share-based payment expenses	54	47	19	3	17	13	2
Release of special reserve	50	296	30	5	21	(94)	(14)
Operating cash flows before movements in working capital	485	3,281	1,457	225	1,163	188	29
Decrease (increase) in accounts receivable, deposits and prepayments	1,516	(44)	(2,672)	(414)	(623)	(372)	(58)
Increase in properties under development for sale	(4,489)	(4,148)	(4,448)	(688)	(2,031)	(2,991)	(463)
Decrease in properties held for sale	812	2,906	2,619	405	1,761	844	131
Decrease (increase) in amounts due from related companies	5	(11)	24	4	(126)	(1)	—
(Decrease) increase in amounts due to related parties	(28)	36	26	4	49	83	13
Increase (decrease) in amounts due to associates	—	45	(16)	(2)	(8)	(13)	(2)
Increase (decrease) in accounts payable, deposits received and accrued charges	1,833	(113)	675	104	(1,131)	2,315	358
Cash generated from (used in) operations	134	1,952	(2,335)	(362)	(946)	53	8
Tax paid	(780)	(339)	(745)	(115)	(410)	(359)	(55)
Net cash (used in) from operating activities	(646)	1,613	(3,080)	(477)	(1,356)	(306)	(47)

	Year ended December 31,				Six months ended June 30,		
	2008		2010		2010		2011
	(restated)	2009	Audited		Unaudited	Unaudited	
	Audited	Audited	(RMB in millions)	(US\$ in millions)	(RMB in millions)	(RMB in millions)	(US\$ in millions)
Investing activities							
Interest received	123	77	114	18	50	57	9
Purchase of property, plant and equipment	(56)	(47)	(33)	(5)	(7)	(22)	(4)
Proceeds from disposal of property, plant and equipment	3	—	—	—	—	—	—
Additions to investment properties	(8)	(2,973)	(3,426)	(530)	(1,022)	(5,100)	(789)
Proceeds from disposal of investment properties	—	—	185	29	185	36	5
Additions to prepaid lease payments	(2,105)	—	—	—	—	—	—
Increase in loans to associates	(428)	(20)	—	—	—	(120)	(19)
(Increase) decrease in amounts due from associates	(438)	303	(171)	(27)	(141)	(16)	(2)
Acquisition of a subsidiary	(100)	—	(109)	(17)	—	—	—
Acquisition of additional equity interests in subsidiaries	—	(100)	—	—	(109)	—	—
Proceeds from partial disposals of equity interests in subsidiaries	2,905	339	—	—	—	342	53
Withdrawal of pledged bank deposits	362	821	954	148	676	215	33
Placement in pledged bank deposits	(1,217)	(1,131)	(820)	(127)	(671)	(1,612)	(249)
(Increase) decrease in loans receivable	(174)	36	(219)	(34)	(107)	450	70
Net cash used in investing activities	(1,133)	(2,695)	(3,525)	(545)	(1,146)	(5,770)	(893)
Financing activities							
Net proceeds on issuance of shares	—	1,759	—	—	—	—	—
Advance from non-controlling shareholders of subsidiaries	382	174	807	125	575	(76)	(12)
Capital injected by non-controlling shareholders of subsidiaries	20	13	50	8	13	25	4
New bank and other loans raised	7,283	4,182	6,761	1,046	2,849	4,312	667
Repayment of bank loans	(3,209)	(2,168)	(3,483)	(539)	(507)	(1,486)	(230)
Increase (decrease) in loan from a director	567	(567)	—	—	—	—	—
Issue of convertible bonds	—	—	2,720	421	—	—	—
Redemption of notes	(2,562)	—	—	—	—	—	—
Expenses on issue of convertible bonds	—	—	(54)	(8)	—	—	—
Issue of notes	—	—	3,000	464	—	3,500	542
Expenses on issue of notes	—	—	(60)	(9)	—	(70)	(11)
Settlement of derivative financial instruments	(347)	—	—	—	—	—	—
Interest and bank charges paid	(833)	(766)	(827)	(128)	(440)	(692)	(107)
Payment of dividends	(630)	(81)	(245)	(38)	—	(220)	(34)
Dividend payment to non-controlling shareholders	—	(204)	(4)	(1)	(1)	(4)	(1)
Net cash from financing activities	671	2,342	8,665	1,341	2,489	5,289	818
Net (decrease) increase in cash and cash equivalents	(1,108)	1,260	2,060	319	(13)	(787)	(122)
Cash and cash equivalents at the beginning of the year/period	2,843	1,671	2,928	453	2,928	4,905	759
Effect of foreign exchange rate changes	(64)	(3)	(83)	(13)	—	(66)	(10)
Cash and cash equivalents at the end of the year/period	1,671	2,928	4,905	759	2,915	4,052	627
Analysis of the balances of cash and cash equivalents							
Bank balances and cash	1,671	2,928	4,905	759	2,915	4,052	627

RISK FACTORS

You should consider carefully the following information about the risks described below, together with the other information contained in this document. If any of the following risks actually occurs, our business, financial condition, operating results or cash flow could be materially and adversely affected. Additional risks or uncertainties not presently known to us, or that we currently deem immaterial, may also impair our business operations. There can be no assurance that any of the events discussed in the risk factors below will not occur.

RISKS RELATING TO OUR BUSINESS

We are heavily dependent on the performance of the PRC property sector, particularly in Shanghai, Chongqing, Wuhan and Foshan.

We are subject to the conditions of the real estate market in the PRC generally and Shanghai, Chongqing, Wuhan and Foshan in particular. As of June 30, 2011, approximately 9.8 million sq.m., or approximately 99.9% of the total GFA of our projects (excluding our project in Dalian city, in which we have a non-controlling interest), were located in Shanghai, Chongqing, Wuhan and Foshan. Although we are pursuing, and will continue to pursue, opportunities in other cities in the PRC, our projects in such other cities are comparatively in earlier stages of development than our projects in Shanghai, Chongqing, Wuhan and Foshan. We expect that in the short-to-medium term, our business will continue to be significantly affected by the state of the property market in the PRC, particularly in Shanghai, Chongqing, Wuhan and Foshan. Any adverse developments in the supply and demand or in property prices in the PRC, particularly in Shanghai, Chongqing, Wuhan and Foshan, would have a material adverse effect on our financial condition and results of operations. In addition, the future demand for different types of properties is uncertain. If we do not respond to changes in market conditions or customer preferences in a timely manner, our results of operations may be adversely affected. There can be no assurance that our property development and investment activities will continue at past levels or that we will be able to benefit from the future growth, if any, of the property markets in Shanghai, Chongqing, Wuhan, Foshan or other parts of the PRC.

Increasing competition in the PRC property market may adversely affect our business and financial condition.

In recent years, a large number of property developers have undertaken property development and investment projects in the PRC, especially in major cities where our projects are located (such as Shanghai). Increasing competition among property developers in the PRC may increase the costs for land, construction, financing, raw materials, skilled management and labor resources. Although we aim to differentiate ourselves and our products from our competitors through various strategic initiatives, increasing competition could result in increased costs, reduced market share and falling property prices, any of which may adversely affect our business, financial condition and results of operations.

We may not be able to achieve our Three-Year Plan.

In mid-2009, we launched our Three-Year Plan, which is aimed at providing accelerated but sustainable growth and maintaining balance between value creation for the long term and cash generation in the short-to-medium term. The Three-Year Plan, which includes balance between standardization of product design while maintaining customization of certain high-end projects, maintaining strong cash flow and relatively low gearing ratio, decentralization of decision-making and project-based management, maintaining geographic and earnings based diversity and forging strategic partnerships with other developers, is aimed at expediting project development and increasing project completion rate consistently and continuously. See “*Business — Strategy.*” However, factors that are

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beyond our control, such as economic slowdown, change in government policy or change in market dynamics in the PRC property market, may affect the implementation of the Three-Year Plan and may adversely affect our business, financial condition and results of operations. There can be no assurance that we will be able to achieve the objectives as planned or at all.

We may not be able to acquire suitable sites at reasonable prices for our future development projects.

Our core strategy is to develop city-core and integrated residential development projects. The success of our strategy and future growth depends upon, among other things, our ability to expand our land portfolio and to identify and acquire land plots in suitable locations at affordable prices. We may incur significant costs in identifying and evaluating suitable sites for development. Major Chinese cities such as Shanghai have experienced rapid land price increases in recent years and there is a limited supply of suitable plots available for development in such cities. As a result, we may not be able to acquire large plots of land in urban locations suitable for our development at affordable prices, or at all, in the future. We also face strong competition from other property developers for these sites.

Our ability to acquire sites depends upon PRC laws and regulations. In the PRC, the relevant authorities control the supply of substantially all land, and both our ability to acquire land use rights for future development projects and the acquisition costs of these land use rights will be affected by PRC government policies toward land supply. Our ability to acquire sites will depend on the receipt of required approvals from relevant authorities in the PRC. In addition, various local governments (including those in Shanghai, Chongqing and Wuhan) and the central government have introduced regulations requiring that land use rights for commercial, cultural, entertainment, residential and office property developments be sold by public tender or auction. This requirement may increase our costs of acquiring sites. The PRC central and local governments may also regulate the type of development projects that property developers, including us, may pursue. In recent years, the PRC government has promulgated policies that restrict banks from granting loans to finance the construction of luxury residential properties and limit or prohibit the supply of land available for projects such as villa-style developments, low-density housing developments and golf courses. For example, on September 21, 2010, the Ministry of Land and Resources (“MLR”) and the Ministry of Housing and Urban-Rural Development (“MOHURD”), formerly the Ministry of Construction, issued a notice that requires more than 70% of land used for construction of urban housing to be designated for low-income housing, housing for resettlement of shanty towns and small-to-medium-sized ordinary commercial housing, and the plot ratio of the planned GFA to the total site area of residential projects must be more than 1 to 1. If we are not able to acquire suitable sites at affordable prices, or at all, or if we are restricted in the types of projects we may pursue at specific sites, our business and growth prospects may be materially and adversely affected.

We require substantial capital resources to develop our existing and future projects, and we may not be able to obtain such resources.

We require substantial capital resources to acquire land and develop our existing and future projects. To date, we have relied on internally-generated funds, bank and other borrowings and the issuance of debt and equity securities. We expect that we will continue to rely on these sources of funds to finance our future projects. There can be no assurance that we will have sufficient cash flow (including through pre-sales and sales of our properties and gains on disposal of equity interest in subsidiaries) or other resources to fund land acquisitions and property developments. Furthermore, there can be no assurance that we will be able to obtain additional third-party financing on satisfactory terms or at all. As of June 30, 2011, our outstanding bank borrowings were RMB15,802 million (US\$2,445 million). If we are unable to obtain additional third-party financing, we may not be able to undertake our future development projects or develop additional projects and our business development, if any, will be curtailed until such time when we are able to obtain additional capital resources.

Our ability to arrange adequate financing for land acquisitions or property developments on terms that will allow us to earn reasonable returns depends on a number of factors, many of which are outside of our control, including general economic conditions, credit available from financial institutions and monetary policy in the PRC. For example, since 2008, the People's Bank of China ("PBOC"), in response to changing economic conditions, has increased or decreased its reserve requirement ratio for commercial banks several times, with such ratio being at 17.5% in June 2008, 15.5% in December 2008, 17% in May 2010, 17.5% from November 16, 2010, 18% from November 29, 2010, 18.5% effective from December 20, 2010, 19% effective from January 20, 2011, 21% effective from May 18, 2011, 21.5% effective from June 20, 2011 and 21% effective from December 5, 2011. The reserve requirement refers to the amount of funds that banks must hold in reserve with the PBOC against deposits made by their customers. Increases of the bank reserve requirement ratio may negatively impact the amount of funds available to lend to businesses, including ours, by commercial banks in China. On September 29, 2010, the PBOC and The China Banking Regulatory Commission ("CBRC") promulgated the Notice on Relevant Issues Relating to the Improvement of Differential Housing Loan Policy (關於完善差別化住房信貸政策有關問題的通知), which provides that all property companies with records of having idle land, changing the land use purpose and nature, delaying the project commencement or completion time and hoarding properties or other acts of non-compliance with applicable laws or regulations shall be restricted from obtaining bank loans or credit facilities for new projects.

In addition, land use policies and procedures adopted by the PRC government occasionally may limit our ability to use bank loans and other forms of debt financing to finance our property developments, which may require us to maintain a relatively high level of internally-sourced cash to meet project financing needs. In November 2009, the PRC government raised the minimum down payment of land premium to 50%. In March 2010, the PRC government further tightened this requirement by setting the minimum land premium at no less than 70% of the benchmark price of the locality where the parcel of land is granted and the bidding deposit at not less than 20% of the minimum land premium. Additionally, a land grant contract is required to be entered into within 10 working days after the land grant deal is closed, and the 50% minimum down payment of land premium is required to be paid within one month of signing the land grant contract, with the remaining amount to be paid in full within one year of the date of the land grant contract in accordance with provisions of such land grant contract, subject to limited exceptions. These tight timing requirements limit our ability to use bank loans and other debt financings, which typically require substantial lead-time before funds are obtained, to finance such land premium payment requirements. This restraint on financing, in turn, constrains the number of land acquisition and construction opportunities we may pursue with cash on hand.

There can be no assurance that we will have adequate resources to fund land acquisitions (including any unpaid land premiums for past acquisitions) or property developments, or that the PRC government will not introduce other initiatives which may limit our access to capital resources. If we do not have adequate resources to fund our land acquisitions or property developments, or if our access to capital resources are further limited, our business and financial condition may be materially and adversely affected.

We may not be able to obtain land use rights certificates for certain parcels of land in which we currently have various interests.

We are generally allowed to commence our development of a project once we have entered into a land grant contract, or registered a land use transfer agreement, as the case may be, with the relevant authorities and the land has been delivered to us. However, the land use rights with respect to a property will not be vested in us until we have paid the land grant premium, completed the process of relocating local residents from the site area, and received the corresponding land use rights certificate. As only a portion of the lots in our projects are currently under construction and as a result

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of our strategic decision on the appropriate timing in obtaining land use rights certificates, we do not currently possess land use rights certificates with respect to the substantial majority of the lots on our projects for which we have signed land contracts or transfer documents or hold other forms of interest, including the majority of the lots for the Shanghai Taipingqiao project, the Chongqing Tiandi project, Site B of the Wuhan Tiandi project and the Foshan Lingnan Tiandi project. See the section entitled “*Business — Our Property Projects.*” There can be no assurance that the land authorities will grant us the appropriate land use rights in a timely manner, or at all. If we cannot obtain land use rights certificates for our development projects, we may not be able to lease or sell the portions of the project where we do not have land use rights certificates, which could have a material adverse effect on our business, financial condition and results of operations.

We are party to various long-term agreements with regional and local PRC government entities which may not be implemented as planned.

We frequently develop properties in cooperation with regional and local PRC governments or their related entities, including pursuant to master agreements, joint venture agreements, land grant contracts and other agreements. Those agreements pose enforcement and other risks, particularly in light of the relatively long execution periods in some cases and potential changes in PRC government policies and priorities. We cannot guarantee that related regional and local PRC government policies will not be changed in the future, which in turn may result in changes to the manner of implementation of or modifications to such agreements on terms that are not favorable to us, including changes to the price for the land use rights to the land parcel concerned. In addition, there is limited precedent for the enforcement of contracts of this type against regional and local PRC government entities, and there can be no assurance that such agreements can be enforced as contemplated or at all, or that title to the land parcel subject to these master agreements, joint venture agreements, land grant contracts and other agreements can be obtained. If any of these land grant contracts, land supply contracts or master agreements are not implemented as agreed, our business, financial condition, results of operations and prospects could be materially and adversely affected.

We may not receive full compensation for assistance we provide to local governments to clear land for government land sales.

In certain cases where we are interested in acquiring land, we may assist local governments in clearing the land and relocating the original residents so that the land is ready for tender, auction and listing-for-sale. In such cases, we enter into land clearance agreements with the relevant land authorities, under which we are reimbursed for expenses we incur for land clearance and relocation and we are entitled to a portion of the profit realized by the local government on the land sale. However, such land clearance arrangements do not give us exclusive rights to acquire the land use rights for the relevant land, and we do not control the timing of the sale of the land use rights in the land that we have cleared nor do we have any influence on the price for which such land use rights are sold. Sales of the land use rights are conducted by the relevant local government land authorities, through a bidding, auction or listing-for-sale process. There can be no assurance that we will win any such bid on land that we have cleared under the land clearance agreements in a timely manner or at all nor can there be any assurance that the relevant land authority will achieve an optimal price for the sale of such land use rights. There can be no assurance that we will be reimbursed for the expenses that we incur in connection with such land clearance, or that we will receive any profit from such land use right sales. Further, the PRC State Council on January 3, 2008 issued the Notice to Enhance the Economical and Intensive Use of Land (關於促進節約集約用地的通知), which requires the use of a public bidding process in selecting companies to assist the local governments with land clearance work. The PRC State Council promulgated the Regulation on the Expropriation of Buildings on State-owned Land and Compensation (國有土地上房屋徵收與補償條例) on January 21, 2011. According to these regulations, construction units shall not participate in the relocation work in connection with the land clearance. The units responsible for the execution of expropriation and

compensation shall not benefit from the execution work, and the value of the buildings should be based on a valuation report issued by a certified valuation institution. Therefore, with the implementation of this new policy, we may not participate in such land clearance work any more. The MOHURD promulgated Valuation Rules on Expropriation of Buildings on State-owned Land (國有土地上房屋徵收評估辦法) on June 3, 2011, which sets forth rules for choosing a valuation institution and determining a valuation.

For some of our development projects, we are required to relocate existing residents and pay relocation costs, and the relocation process may not be completed as planned.

Subject to the agreement in our land grant contracts, we or the relevant land authorities are responsible for relocating existing residents and demolishing existing structures on the project sites. In cases where we are responsible for relocation, we are required to compensate the owners or residents of existing buildings on land to be developed for relocation in accordance with applicable law. Regardless of whether we or the relevant land authorities are responsible for relocating existing residents, if any resident is dissatisfied with the relocation compensation and refuses to move, we or the land authorities may seek to resolve the dispute by negotiating with the relevant resident to reach a mutually acceptable relocation compensation arrangement, or applying to the relevant land authority (where the existing buildings are located) for its determination of whether the relocation compensation and relocation timetable comply with PRC law. The relevant land authority will then make a decision as to the proper costs and timetable arrangements. Such disputes may substantially increase the relocation costs paid by us and delay the proposed construction process. We have experienced delays beyond our originally anticipated timeframes in the relocation process for, and consequently the construction of, some of our projects in Shanghai, which resulted in an increase in our development costs. If a large number of residents refuse to accept the relocation arrangements for any of our existing or future projects, or if there is similar delay beyond our expected timeframe in the relocation process of any of our existing or future projects, we may not be able or willing to proceed with the proposed development and our returns and results of operations may be adversely affected. In addition, there can be no assurance that the relevant land authorities will not further change their policies on relocation, the relocation compensation formulae or their rules and requirements on other related matters. If they do so, our construction costs could substantially increase and our relocation timetable could be further delayed, which would adversely affect our business, financial condition and results of operations.

Our financing costs are affected by changes in interest rates.

Our financing costs and our results of operations are affected by changes in interest rates. A substantial portion of our borrowings are linked to benchmark lending rates such as those published by the PBOC or the Hong Kong Interbank Offer Rate (“HIBOR”). The PBOC benchmark lending rates and HIBOR are subject to market movement. The PBOC raised the benchmark one-year lending rate several times from 5.31% in October 2004 to 7.47% in December 2007. While the PBOC, in view of the global economic downturn, has lowered such rate several times to 5.31% as of December 23, 2008, on December 26, 2010, February 9, 2011, April 6, 2011 and July 7, 2011, such rate was further raised to 5.81%, 6.06%, 6.31% and 6.56%, respectively. The PBOC may continue to raise lending rates in the future, which could adversely affect our business, financial condition and results of operations. There can be no assurance that the lending rates published by PBOC or the HIBOR rate will not be increased in the future or that our business, financial condition and results of operations will not be adversely affected as a result of these increases. As of June 30, 2011, the effective interest rate on our aggregate bank and other borrowings was 4.8% and we had consolidated bank and other liabilities of RMB15,802 million (US\$2,445 million) with maturity ranging from one to ten years. Our interest expense on bank and other borrowings (inclusive of capitalized interest) for 2008, 2009, 2010 and the six months ended June 30, 2010 and 2011 was RMB468 million, RMB507 million, RMB573 million (US\$89 million), RMB248 million and RMB378 million (US\$58 million), respectively.

We depend on key management personnel.

Our success and growth depends on our ability to identify, hire, train and retain suitably skilled and qualified employees, including key management personnel with the requisite industry expertise. In particular, we depend on the efforts of Mr. Lo, our chairman. Mr. Lo is our founder and started the Shui On Group in 1971. With over 40 years' experience in the industry, Mr. Lo has developed many relationships that are crucial to our business. If we were to lose his services, our operations could be adversely affected. Mr. Lo is also the chairman of the Shui On Group and the chairman of SOCAM. These outside business interests may restrict his ability to devote his time to our business and affairs as much as we may need.

Our other members of senior management and key employees are also important to our success. The loss of any of our senior management or key employees could have a material adverse effect on our business if we are unable to find suitable replacements in a timely manner. Competition for such personnel is intense, the pool of qualified candidates is very limited, and we may not be able to retain the services of our senior executives or key personnel, or attract and retain high-quality senior executives or key personnel in the future. In addition, if any member of our senior management team or any of our other key personnel joins a competitor or forms a competing company, we may lose customers and key professionals or staff members and our business, financial condition, results of operations and prospects could be materially and adversely affected.

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

As of December 31, 2011, Shui On Properties Limited and Shui On Investment Company Limited ("SOI") (each being a wholly owned subsidiary of SOCL) and New Rainbow Investments Limited (being a wholly owned subsidiary of SOCAM), collectively referred to as the "**Principal Shareholders**," together own approximately 50.91% of the issued share capital of Shui On Land Limited. Subject to compliance with applicable laws, by maintaining such ownership, the Principal Shareholders are able to exercise substantial influence over our corporate policies, appoint our directors and officers and vote on corporate actions requiring shareholders' approval. In addition, our chairman, Mr. Lo, is a controlling owner of the Principal Shareholders and is able to exercise substantial control over our business. The strategic goals and interests of the Principal Shareholders may not be aligned with our strategy and interests and could reduce the level of management flexibility that would otherwise exist with a more diversified shareholder base.

Our turnover and results of operations may vary significantly from period to period.

Our turnover and results of operations for each period depend primarily on the number of properties that become available for sale or pre-sale in such period. Turnover from sales of completed properties is recognized when the legally binding sales contracts are signed and exchanged and the condition precedents contained in such contracts are satisfied, while turnover from pre-sales of properties under development is recognized upon the delivery of properties to the purchasers pursuant to sale and purchase agreements. As a result of our turnover recognition policy, we recognize the majority of our turnover after a significant passage of time from the date of the pre-sale. In addition, while the pre-sale of our property generates positive cash flow for us in the period in which it takes place, we must place a portion of the proceeds in restricted bank accounts and may only use such proceeds for specified purposes until the completion of the property development. We cannot predict with certainty the time of the completion and delivery of a property, and hence the time of the turnover recognition from any pre-sale and our ability to use all the proceeds for such pre-sale, as the completion of any property development will vary according to its construction timetable and the time required to obtain the occupation permit.

Accordingly, due to the volatile nature of the turnover we generate from property development, the periods discussed in our financial statements included in this document may not be comparable to each other or other future periods. In addition, our results of operations and cash flows may fluctuate significantly from period to period, and are likely to continue to do so for the foreseeable future.

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

Construction costs comprise one of the major components of our cost of sales. Construction costs encompass all costs for the design and construction of a project, including payments to third-party contractors, costs of construction materials, foundation and substructure, fittings, facilities for utilities and related infrastructure such as roads and pipelines.

Construction costs may fluctuate as a result of the volatile price movement of construction materials such as steel and cement, which are difficult to estimate or predict. We seek to reduce our exposure to short-term price fluctuations of construction materials and limit project cost overruns by outsourcing construction work, including procurement of supplies of principal construction materials such as steel and cement of our property development projects at fixed prices. We often include construction material costs in the total construction costs paid to our contractors as part of the construction contracts with such contractors. However, in line with industry practice, if there is a significant price fluctuation (depending on the specific terms of each contract), we will be required to re-negotiate, top up or refund, depending on the price movement, existing construction contracts. Additionally, should our existing contractors fail to perform under their contracts, we might have to pay more to other contractors under replacement contracts. Our profit margin is sensitive to changes in the market prices for construction materials and our project margins will be adversely affected if we are not able to pass all of the increased costs onto our customers.

Our use of joint ventures may limit our flexibility with respect to our joint investments.

We frequently develop properties in cooperation with local district governments and third parties. Our equity interest in these joint ventures is between 49.98% and 99%. We own 99.0% and 49.98%, respectively, of the joint venture companies that develop Casa Lakeville and Lot 116 of the Shanghai Taipingqiao Project. We own a 74.3% interest in our joint venture for the development of the Shanghai Rui Hong Xin Cheng project, except we have a 75.0% interest in Phase 1, Lot 167A and Lot 167B of Shanghai Rui Hong Xin Cheng project and a 99.0% interest in the non-retail portion of Lot 6 (phase 5). We own an 86.8% interest in our joint venture for the Shanghai KIC project, except for Shanghai KIC North Parcel, in which we have a 99% interest. We own a 75% interest in our joint venture for the development of the Wuhan Tiandi project. We own a 79.4% interest in our joint venture for the development of the Chongqing Tiandi project, except for Lot B11-1/02, in which we have a 59.5% interest. We own a 48% interest in our joint venture for the development of the Dalian Tiandi project except for Lots C01, C03, B08, B09, E02A and D06 in which we have a 33.6% effective interest, and hence we do not control the management of the joint venture for the Dalian Tiandi project. If Mitsui completes its acquisition of shares in Value Land, we will own a 54.92% attributable interest in Foshan Yong Rui, our joint venture for the development of Foshan Lot 18. Although we have control over the management of the joint ventures in which we have a majority equity interest, the adoption of certain important board decisions requires the unanimous resolution of all the directors of these companies, some of whom are appointed by the relevant joint venture partner. As a result, our participation in these joint venture arrangements is subject to the risks, amongst others, that:

- we may not be able to pass certain important board resolutions requiring unanimous consent of all the directors of our PRC subsidiaries if there is a disagreement between us and our joint venture partner;

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- a disagreement with any of our joint venture partners in connection with the scope or performance of our respective obligations under the project or joint venture arrangement might affect our ability to develop or operate a property;
- our joint venture partners may have different economic or business objectives;
- our joint venture partners may be unable or unwilling to perform their obligations under the joint venture arrangements with us, including their obligation to make required capital contributions and shareholder loans, whether as a result of financial difficulties or otherwise;
- our joint venture partners may take actions contrary to our instructions or requests or contrary to our policies or objectives; and
- our joint venture partners may have financial difficulties.

A serious dispute with our joint venture partners or project development partners or the early termination of our joint venture or cooperation arrangements could adversely affect our business, financial condition and results of operations. Should a situation arise in which we cannot complete a project being jointly developed with our joint venture partners or property development partners, due to one of the above reasons or for any other reason, the rights and obligations of each party with respect to the uncompleted project will be determined by the relevant joint venture or cooperation agreements. To the extent that such agreements are silent or inconclusive with regard to such rights and obligations, the resolution of any dispute may require arbitration or, failing that, litigation, which could have an adverse effect on our business, results of operations and financial condition.

In the event that we encounter any of the foregoing problems with respect to our joint venture partners or project development partners, our business operations, profitability and prospects may be materially and adversely affected.

Our subsidiary companies may not be entitled to continue to receive the benefit of certain financial subsidies.

Certain of our subsidiary companies with respect to the Shanghai Rui Hong Xin Cheng, Wuhan Tiandi and Chongqing Tiandi projects have entered into arrangements with local governments pursuant to which the local governments have agreed to provide financial subsidies to them. The National People's Congress, the State Council and the Ministry of Finance have adopted a variety of laws and notices requiring local authorities to cease making refunds of certain local taxes. In addition, Article 84 of the Law on the Administration of Tax Collection of the PRC (as revised, with effect from May 1, 2001) provides that a taxpayer may be ordered to repay any taxes which were refunded in violation of laws and regulations. In the event these financial subsidies are considered to be tax refunds, the relevant subsidies might be exposed to challenges and may be required to be returned. There can be no assurance that the relevant tax authorities in the PRC will not deem the financial subsidies to be tax refunds and require that these subsidies be returned to the government.

Our results of operations for each of the years ended December 31, 2008, 2009 and 2010 and the six months ended June 30, 2010 and 2011 included increases in fair value of our investment properties, which were unrealized.

In 2008, 2009 and 2010 and for the six months ended June 30, 2010 and 2011, we had an increase in the fair value of our investment properties representing respectively, 14.0%, 13.8%, 62.1%, 57.5% and 49.8% of our profit before tax. Upward revaluation adjustments reflect unrealized capital gains on our investment properties at the relevant balance sheet dates and are not profit generated from sales or rentals of our investment properties, and do not generate any actual cash inflow to us for potential

dividend distribution to our shareholders until such investment properties are disposed of at similarly revalued amounts. The amount of revaluation adjustments have been, and may continue to be significantly affected by, the prevailing property markets and also may be subject to market fluctuations. There can be no assurance that we will continue to record similar levels of increase in the fair value of our investment properties in the future. Moreover, the fair value of our investment properties could decrease in the event that the market for comparable properties in the PRC experiences a downturn as a result of PRC government policies aimed at “cooling-off” the PRC property market, or otherwise. Any such decrease in the fair value of our investment properties may materially and adversely affect our profitability.

The valuations of our property interests are based on assumptions that may not materialize.

As permitted by IFRS, we value our commercial properties annually at their open market value on the basis of professional valuations. The valuations are based on certain assumptions, which, by their nature, are subjective and uncertain and may differ materially from actual results. For example, with respect to commercial properties under development and planned for future development, the valuations are based on assumptions that (a) the properties will be developed and completed in accordance with the development proposals; and (b) regulatory and governmental approvals for the proposals have been obtained. The valuations are also based on the assumptions that the site and gross floor areas of the commercial properties are correct and that the commercial properties are free from encumbrances and other restrictions that could affect their values. Accordingly, the valuations are not a prediction of the actual value we expect to achieve from these commercial properties. Unanticipated results or changes in particular property developments, or changes in general or local economic conditions or other relevant factors, including changes in government regulations, could affect such values. In addition, valuation differences are recognized in our income statement. Accordingly, a decrease in the value of our commercial properties would reduce the amount of our net income and could result in a net loss during a particular period.

We may suffer losses that are not covered by insurance.

We may not have maintained sufficient insurance coverage against potential losses or damages with respect to our properties. Our business may be adversely affected due to the occurrence of typhoons, severe storms, earthquakes, floods, fires or other natural disasters or similar events in the areas of our property developments. Although we carry insurance on our properties with respect to specified catastrophic events, of types and in amounts and with deductibles and limitations that we believe are in line with coverage customarily obtained by owners of similar properties, there are other types of losses, such as from war and acts of terrorism, for which we cannot obtain insurance at a reasonable cost, or at all. Should an uninsured loss or a loss in excess of insured limits occur, we could lose all or a portion of the capital invested in a property, as well as the anticipated future turnover from the property. Nevertheless, we might remain liable for any project construction loans, mortgage loans or other financial obligations related to the property. It is also possible that third-party insurance carriers will not be able to maintain reinsurance sufficient to cover any losses that may be incurred. Any material uninsured loss could materially and adversely affect our business, financial condition and results of operations.

In addition, we have to renew our policies every one or two years and negotiate acceptable terms for coverage, exposing us to the volatility of the insurance markets, including the possibility of rate increases. We regularly monitor the state of the insurance market, but we cannot anticipate what coverage will be available on commercially reasonable terms in future policy years. Any material increase in insurance rates or decrease in available coverage in the future could adversely affect our results of operations and financial condition.

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We face risks related to the pre-sale of properties, including the risk that property developments are not completed.

We face risks relating to the pre-sale of properties. For example, we may fail to complete a fully or partially presold property development or on time as set forth in the relevant sale and purchase agreements, in which case we would find ourselves liable to purchasers of presold units for losses suffered by them. There can be no assurance that these losses would not exceed any deposits that may have been made with respect to the presold units. If a presold property development is not completed on time, the purchaser may be entitled to compensation for late delivery. If the delay extends beyond the contractually specified period, or if the actual GFA of a completed property delivered to a purchaser deviated by more than three percent from the GFA originally indicated in the purchase contract, the purchaser would be entitled to terminate the purchase contract and claim damages.

On August 5, 2005, the PBOC issued a report entitled “2004 Real Estate Financing Report” in which it recommended that the practice of pre-selling uncompleted properties be discontinued, on the grounds that it creates significant market risks and generates transactional irregularities. At the plenary session of the National People’s Congress and that of the Chinese People’s Political Consultative Conference held in March 2006, a total of 33 delegates to the National People Congress put forward a motion to abolish the system for sale of forward delivery housing. In May 2006, Cheng Jiansheng, head of the Real Estate Finance Division of the Financial Market Department of PBOC, published an article pointing out that the way to improve the system for commodity housing pre-sale in China is to abolish the financing function of pre-sale. On April 26, 2007, an economy research group under the National Development and Reform Commission (“NDRC”) proposed to change the existing system for sale of forward delivery housing into one for sale of completed housing. These recommendations have not been adopted by any PRC governmental authority and have no mandatory effect. On March 5, 2010, a government work report delivered by Chinese Premier Wen Jiabao at the Third Session of the 11th National People’s Congress pointed out that the PRC government will improve the pre-sale system of commodity housing. For example, the Shanghai local government has adjusted the completion progress level for pre-sale of commodity residential housing projects that obtained the “Permit for Construction Work” after July 1, 2010. Those residential housing projects must have completed the main structural works and passed examination before they can be available for pre-sale, and thus raising the standard for pre-sale. There can be no assurance that the PRC governmental authority will not ban the practice of pre-selling uncompleted properties or implement further restrictions on the pre-sale of properties, such as imposing additional conditions for a pre-sale permit or further restrictions on the use of pre-sale proceeds. Proceeds from the pre-sale of our properties are an important source of financing for our property developments. Consequently, any restriction on our ability to pre-sell our properties, including any increase in the amount of up-front expenditure we must incur prior to obtaining the pre-sale permit, would extend the time period required for recovery of our capital outlay and would result in our needing to seek alternative means to finance the various stages of our property developments. This, in turn, could have an adverse effect on our business, cash flow, results of operations and financial condition.

We face various uncertainties in the process of property development before we realize any benefits from a development.

Property developments typically require substantial capital outlay during the construction period and may take months or years before positive cash flows can be generated by pre-sales or sales of completed property developments, or at all. The time and costs required in completing a property development may be subject to substantial increases due to many factors, including shortages of materials, equipment, technical skills and labor, adverse weather conditions, natural disasters, labor disputes, disputes with contractors, accidents, changes in government priorities and policies, changes in market conditions, delays in obtaining the requisite licenses, permits and approvals from the relevant authorities and other unforeseeable problems and circumstances. Any of these factors may

lead to delays in, or prevent, the completion of a property development and result in costs substantially exceeding those originally budgeted. In addition, failure to complete a property development according to its original specifications or schedule, or at all, may give rise to potential liabilities and, as a result, our returns on investments may be lower than originally expected. There can be no assurance that we will be able to complete our development projects on time or at all.

The global economic slowdown, turmoil in the global financial markets and volatility of the property prices since 2008 have negatively impacted, and may continue to negatively impact, our business and our ability to obtain necessary financing for our operations.

The global economic slowdown and turmoil in the global financial markets beginning in the second half of 2008 have resulted in a general credit crunch, an increased level of commercial and consumer delinquencies, lack of consumer confidence and increased market volatility. Although global economic conditions have exhibited signs of stabilization in 2010, economic recovery and growth have remained slow and uncertain. This global economic slowdown has had a negative impact on property markets and property prices in the PRC. For example:

- slow economic growth and tightened credit have resulted in lower demand for residential and commercial properties and declining property prices, which in turn have affected our turnover and profit margin;
- weak economic conditions have also affected the ability and speed of property developers in commencing new development projects or expanding existing ones; and
- the tightening of credit has negatively impacted the ability of property developers and potential property purchasers to obtain financings.

The outlook for financial markets and general economy around the world remains uncertain. In Europe, several countries are facing difficulties in refinancing sovereign debt. In the United States, the unemployment rate remains high and recovery in the housing market remains subdued. In Asia and other emerging markets, some countries are expecting increasing inflationary pressure as a consequence of liberal monetary policy or excessive foreign fund inflow or both. In the Middle East, political unrest in various countries has resulted in economic instability and uncertainty.

These and other issues resulting from the global economic slowdown and financial market turmoil have adversely impacted, and may continue adversely impacting, home owners and potential property purchasers, which may lead to a decline in the general demand for our products and erosion of their selling prices. In addition, any further tightening of liquidity in the global financial markets may in the future negatively affect our liquidity. Therefore, if the global economic slowdown and turmoil in the financial markets crisis continue, our business, financial condition and results of operations may be negatively impacted.

Our sales strategy in Shanghai and Wuhan may be affected by local regulations that require a launch of property sales with a minimum GFA of 30,000 sq.m.

According to the Notice to Further Strengthen the Supervision of Commodity Property Sales (關於進一步加強本市商品房銷售監管工作的通知) issued by the Shanghai Municipal Real Estate and Land Resources Administrative Bureau on August 10, 2007 and the Interim Regulations on the Administration of the Pre-Sale of Commodity Property in Wuhan (武漢市商品房預售方案管理暫行規定) issued by Wuhan Housing Security and Administration Bureau on June 30, 2010, real estate companies in Shanghai and Wuhan must, with respect to any project, launch a one-time pre-sale event for all the properties in such project, or if multiple launches are necessary, a portion of the properties with a GFA of no less than 30,000 sq.m. We generally pre-sell properties before they are completed

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and ready for delivery. See “*Business — Overview of our Principal Activities — Pre-sales, sales and marketing.*” We currently have four projects in Shanghai and one in Wuhan, and the sale of properties in Shanghai accounted for the majority of our turnover as of 2008, 2009 and 2010. Such a local requirement restricts our ability to adopt certain sales strategies such as testing the market by launching a small portion of our properties in order to determine the price for pre-sales of the remaining properties. Moreover, such a requirement for a minimum GFA to be launched each time may create an oversupply of properties in certain areas within a certain period of time, which in turn, may result in lower-than-market price for presold properties. There can be no assurance that we will be able to adopt a proper sales strategy in that situation and if we fail to do so, our business, financial condition and results of operations may be materially and adversely affected.

We are subject to legal and business risks if we fail to obtain formal qualification certificates.

Property developers in the PRC must obtain a formal qualification certificate in order to engage in a property development business in the PRC. According to the Provisions on Administration Qualification Certificates of Property Developers (房地產開發企業資質管理規定), newly established developers must first apply for a temporary qualification certificate valid for one year, which can be renewed for a maximum of two additional one-year periods. Entities engaged in property management or interior decoration should also obtain qualification certifications before commencing their business, according to the Measures on Administration of Qualification Certificates of Property Service Enterprises (物業服務企業資質管理辦法) and the Provisions on Administration of Qualification Certificates of Construction Enterprises (建築業企業資質管理規定).

In addition, property developers in the PRC, such as our individual project companies, are required to present a valid qualification certificate when they apply for a pre-sale permit. If a newly established property developer fails to commence developing property within one year of the provisional qualification certificate becoming effective, it will not be allowed to extend its provisional qualification certificate. Experienced property developers must also apply for renewal of their qualification certificates once every two to three years in most cities, subject to an annual verification by relevant governmental authorities. It is mandatory under government regulations that developers fulfill all statutory requirements before obtaining or renewing their qualification certificates. In reviewing the renewal of a qualification certificate, the local authority takes into account the property developer’s registered capital, property development investments, history of property development, quality of property construction, expertise of the developer’s management, as well as whether the property developer has any illegal or inappropriate operations. Each of our project companies is responsible for, and monitors, the annual submission of its renewal application.

Property developers in the PRC must also produce a valid qualification certificate when they apply for a pre-sale permit. If any one of our project companies is unable to meet the relevant requirements, and is therefore unable to obtain or renew its qualification certificate, that project company will typically be given a grace period to rectify any insufficiency or non-compliance issue, subject to a penalty of between RMB50,000 and RMB100,000. Failure to meet the requirements within the specified timeframe could result in the revocation of the qualification certificate and the business license of such project company. As of June 30, 2011, four of our project companies had applied for the pre-sale permit and two of our project companies are in the process of applying for the pre-sales permit. However, there can be no assurance that the qualification certificates of any of our project companies will continue to be renewed or that formal qualification certificates will be obtained in a timely manner, or at all, as and when they expire. If our project or project management companies are unable to obtain or renew their qualification certificates, they may not be permitted to continue their businesses with respect to property development and management, which could materially and adversely affect our business, results of operations and financial condition.

Any failure to protect our brand and trademarks could have a negative impact on our business.

We believe our brands and trademarks are critical to our success. Any unauthorized use of our brands, trademarks and other intellectual property rights could harm our competitive advantages and business. Historically, China has not protected intellectual property rights to the same extent as certain other countries, and infringement of intellectual property rights continues to pose a serious risk to doing business in China. The measures we take to protect our brand and trademarks may not be adequate. Furthermore, the application of laws governing intellectual property rights in China and abroad is uncertain and evolving. If we are unable to adequately protect our brand, trademarks and other intellectual property rights, we may lose these rights and this may have an adverse effect on our financial condition and results of operations.

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

We may be involved in disputes with various parties involved in the development and the sale of our properties, including contractors, suppliers, construction workers, original residents, partners, banks and purchasers. These disputes may lead to protests, legal or other proceedings and may result in damage to our reputation, substantial costs and diversion of resources and management's attention. As most of our projects are comprised of multiple phases, purchasers of our properties in earlier phases may file legal actions against us if our subsequent planning and development of the projects is perceived to be inconsistent with our representations and warranties made to such earlier purchasers. In addition, we may have disagreements with regulatory bodies in the course of our operations, which may subject us to administrative proceedings and unfavorable decrees that result in liabilities and cause delays to our property developments. See "*Business — Legal Proceedings.*"

Our results of operations may be adversely affected if we fail to obtain, or there are material delays in obtaining, requisite governmental approvals for a significant number of our property developments or if the registered capital of our PRC subsidiaries is not paid timely.

The real estate industry in the PRC is heavily regulated by the PRC government. PRC property developers must comply with various requirements mandated by national and local laws and regulations, including the policies and procedures established by local authorities designed for the implementation of such laws and regulations. In order to develop and complete a property development, a property developer must obtain various permits, licenses, certificates and other approvals from the relevant administrative authorities at various stages of the property development, including land use rights documents, planning permits, construction permits, pre-sale permits and certificates or confirmation of completion and acceptance. Each approval is dependent on the satisfaction of certain conditions. There can be no assurance that we will not encounter material delays or other impediments in fulfilling the conditions precedent to the approvals, or that we will be able to adapt ourselves to new laws, regulations or policies that may come into effect from time to time with respect to the real estate industry in general or the particular processes with respect to the granting of the approvals. There may also be delays on the part of the administrative bodies in reviewing our applications and granting approvals. If we fail to obtain, or encounter material delays in obtaining, the requisite governmental approvals, the schedule of development and sale of our developments could be substantially disrupted which would materially and adversely affect our business, results of operations and financial condition. In addition, we are required to fully pay up the registered capital of our PRC subsidiaries within a stipulated timeframe, or otherwise obtain timely extension from the relevant authorities. Certain of our PRC subsidiaries are currently seeking such extensions. Any failure to obtain timely extensions may materially and adversely affect the operations of the relevant PRC subsidiary and, in turn, our business, results of operations and financial condition.

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We may have non-compliant GFA at some of our completed property developments which may be subject to government approval and additional payments.

The local government authorities inspect our property developments after completion and issue completion certificates if the developments are in compliance with the relevant laws and regulations. If the total constructed GFA of a property development exceeds the amount of GFA authorized in the relevant land grant contracts or construction permit, or if the completed property contains built-up areas that are not in conformity with the plan authorized by the construction permit, we may be required to make additional payments or take corrective actions with respect to such non-compliant GFA before the property development may obtain a completion certificate. If we fail to obtain the completion certificate due to such non-compliance, we are not allowed to deliver the relevant properties or recognize the turnover from the relevant pre-sold properties and may also be subject to liabilities under the pre-sale contracts. There can be no assurance that the local government authorities will not find the total constructed GFA of our existing projects under development or any future property developments exceeding the relevant authorized GFA upon completion.

We may be unable to renew tenancies or re-lease space at rental rates equal to or above the current rental rates or at all for our investment properties when tenancies expire.

A portion of our turnover is derived from rental income from our office, retail, entertainment and cultural properties held as investment properties. Turnover from property investment contributed approximately 28.7%, 9.5%, 14.5% and 22.7% of our total turnover for the years ended December 31, 2008, 2009 and 2010 and the six months ended June 30, 2011, respectively. Our financial performance may be materially and adversely affected in the event of a decline in rental or occupancy levels, or difficulties in securing lease renewals or obtaining new tenants, or if existing tenants reduce the amount of space that they occupy for any reason. Currently, a majority of the tenancy agreements will expire within five years. There can be no assurance that tenants will renew their leases upon expiration or that we will be able to find replacement tenants at rental rates equal to or higher than those of the expiring tenancies. Moreover, we may be unable to obtain replacement tenants in time so as to minimize vacancy periods in between tenancies or to obtain rental rates equal to or above the current rental rates. Furthermore, if vacant space cannot be leased out for a significant period of time, the market value of our investment properties may be adversely affected. Any such situation may materially and adversely affect our business, financial condition and results of operations.

We may not be able to generate adequate returns on our properties held for long-term investment purposes.

We incur significant construction and capital expenditures for development and renovation of investment properties and certain fixed costs in relation to rental property operations. Unlike properties developed for sale which can be pre-sold to finance property developments, our investment properties require significant capital expenditures up front but generate no cash inflow until the development has been completed and the leases of investment properties commence. In addition, our existing and future investment properties will require continuing capital expenditures associated with renovations and other capital improvements, some of which are mandated by health, safety or other regulations. The cost of construction and capital improvements could have a material adverse effect on our business, financial condition and results of operations. The fixed costs associated with owning investment properties, including rental property operating and maintenance expenses, taxes, other fees and payments, may be significant. We may be unable to reduce the fixed costs in a timely manner in response to a decline in demand for our investment properties for rental, and any failure to adjust our fixed costs may adversely affect our business, financial condition and results of operations.

We may not be successful in expanding into new cities.

We may seek city-core large-scale integrated property projects development opportunities in a number of select cities in China. Some Chinese cities are developed to such an extent that further city-core large-scale integrated property projects development is not practical or economically feasible for our projects. Furthermore, the rapid expansion of many other Chinese cities may lead to a scarce supply of land suitable for our city-core investment projects either because our expansion into these cities would be cost prohibitive or there is a shortage of land in the city's CBD on which we can develop our projects. Any expansion into new cities and the need to integrate operations arising from our intended expansion into new cities will couple with limited strategic locations on which we can develop our projects may have an adverse effect on our financial condition and results of operations.

RISKS RELATING TO OUR INDUSTRY

We are subject to regulations and macro-economic control measures implemented by the PRC government, which may adopt further measures intended to curtail the overheating of property development in China.

As a property developer, we are subject to extensive governmental regulations in virtually every aspect of our operations and are highly susceptible to changes in the regulatory measures and policy initiatives implemented by the PRC government. In particular, the PRC government exerts considerable direct and indirect influence on the development of the PRC property sector by imposing industry policies and other economic measures, such as control over the supply of land for property development, control of foreign exchange, property financing, taxation and foreign investment. Through these policies and measures, the PRC government may restrict or reduce land available for property development, raise benchmark interest rates of commercial banks, place additional limitations on the ability of commercial banks to make loans to property developers and property purchasers, impose additional taxes and levies on property sales and restrict foreign investment in the PRC property sector. Policies that the PRC government has introduced to restrict development in the property sector mainly include:

- requiring that at least 70% of the land supply approved by a local government for residential property development for any given year must be used for developing low-to-medium-cost and small-to-medium-sized units and low-cost rental properties;
- the 90 sq.m. rule, requiring that at least 70% of residential projects approved or constructed on or after June 1, 2006 must consist of units with a GFA of less than 90 sq.m. per unit and that projects which have received project approvals prior to this date but have not obtained construction permits must adjust their planning in order to be in conformity with this new requirement, with the exception that municipalities under direct administration of the PRC central government and provincial capitals may deviate from such ratio under special circumstances upon approval from the Ministry of Construction (the “**90 sq.m. Rule**”);
- increasing the minimum amount of down payment from 20% to 30% of the purchase price of the underlying property if the underlying property has a GFA of 90 sq.m. or more, effective from June 1, 2006; increasing the minimum amount of down payment to 40% of the purchase price of the second or subsequent residential property and the interest rate of mortgage loans to 1.1 times the then benchmark rate promulgated by the PBOC for residential property purchasers who already have outstanding residential mortgage loans, effective from September 27, 2007; increasing the minimum amount of down payment to 50% of the purchase price for the multiple residential properties bought with a loan, effective from April 17, 2010, and increasing the minimum amount of down payment to 60% of the purchase price for the second residential property bought with a bank loan or housing provident fund, effective from January 26, 2011.

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Chinese banks are also required to significantly increase, at their discretion, the down payment and interest rate requirement for those who purchase multiple residential properties. Effective from September 29, 2010, Chinese banks are also required to stop providing mortgage loans for the third or subsequent residential property temporarily and refuse to provide mortgage loans to non-local mortgage loan applicants who cannot provide proof of one year or above of local tax payment record or social security payment record;

- restricting the grant or extension of revolving credit facilities to property developers that hold a large amount of idle land and vacant commodity properties and prohibiting the commercial banks from granting new project loans to property developers that hold idle land or that have participated in speculative land dealing; prohibiting commercial banks from taking commodity properties that have been vacant for more than three years as security for mortgage loans; and prohibiting commercial banks from making additional loans based on the increased value of the underlying property prior to the full repayment of an existing loan;
- requiring that at least 50% of the total project investment must be in the form of registered capital for newly established foreign-invested property development companies with total investments of US\$10 million or more, effective July 11, 2006;
- prohibiting foreign-invested property development companies that obtained approval certificates from and registered with the PRC Ministry of Commerce (“**MOFCOM**”) on or after June 1, 2007 from incurring any overseas loans, promulgated on July 10, 2007;
- imposing a business tax levy on the entire sales proceeds from resale of properties if the holding period is shorter than five years, effective from June 1, 2006, as opposed to two years as such levy was initially implemented in 2005; such business tax was reduced during the period from January 1, 2009 to December 31, 2009; if the holding period is more than two years, business tax for transfer of ordinary residences will not be imposed, whereas if the holding period is shorter than two years, business tax based on the basis of price difference between the transfer income and original price for transfer of ordinary residences shall be paid;
- increasing the annual tax rate on urban land use rights from RMB0.5-10 to RMB1.5-30 per sq.m. for metropolitan areas depending on the location and type of use, and requiring foreign investment enterprises using urban land, for the first time, to pay the tax on urban land use from January 1, 2007;
- regulating the settlement of LAT by property development enterprises more stringently;
- effective November 1, 2007, requiring property developers to pay the land premium for the entire parcel of land under the land grant contract in full before they earn land use rights certificates and commence development of the land;
- effective July 1, 2008, delegation by the MOFCOM of its authority to its provincial branches to review the registration materials submitted by foreign-invested real estate enterprises;
- effective November 18, 2009, requiring that the minimum down payment for land premium to be 50% and requiring the land premium to be fully paid within one year after the signing of a land grant contract, subject to limited exceptions;
- effective January 28, 2011, on a trial basis, introducing property tax in Shanghai and Chongqing;

- effective May 1, 2011, requiring the sale of commodity houses to mark prices on a per unit basis, and publicly disclose the relevant fees which will be charged and other details relating to the sale price of such unit; and
- the recent purchase restriction policy in some cities from January 2011, which is described below.

For further details, see “*Regulation.*”

Historically, our apartments that are larger than 90 sq.m. have commanded higher selling prices and gross profit margins than smaller apartment units and turnover. We continue to enjoy higher gross profit margins on our sales of apartments larger than 90 sq.m., which we attribute in part to a perceived shortage of supply of these properties as a result of the 90 sq.m. Rule. In the future, the proportion of our sales of larger apartments may decrease as a result of the recent suspension of land supply for new villa projects and the 90 sq.m. Rule. Our profitability may be adversely affected if we fail to develop strategies to address changes in product mix that may be caused by such new regulations (or other similar regulations) in an effective and timely manner or are not able to develop similarly high-margin products. Further, there can be no assurance that we will not be required to adjust the design and planning of our properties for which we have not yet obtained construction permits in order to comply with the 90 sq.m. Rule. Any such adjustments may cause delay to the development schedules of the affected properties.

Many of the property industry policies carried out by the PRC government are unprecedented and are expected to be amended and revised over time. Other political, economic and social factors may also lead to further adjustments and changes of such policies. The PRC government could adopt additional and more stringent industry policies, regulations and measures in the future, which could further slow property development in China. Our results of operations may be materially affected by these factors. If we fail to adapt our operations to new policies, regulations and measures that may come into effect from time to time with respect to the real property industry, or such policy changes disrupt our business, reduce our sales or average selling prices, or cause us to incur additional costs, our business prospects, results of operations and financial condition may be materially and adversely affected.

For a more detailed description of the PRC government’s measures to curtail the overheating of property development, see “*Regulation.*”

Our sales of residential properties may be adversely affected by the recent purchase restriction policy in the PRC.

Pursuant to the Circular of the General Office of the State Council on Issues concerning Further Works of Regulation and Control of Real Estate Market (國務院辦公廳關於進一步做好房地產市場調控工作的有關問題的通知) dated January 26, 2011 (the “**January 26, 2011 Circular**”), as a general rule, municipalities, provincial capitals and cities with high housing prices will implement purchase restrictions for a specified period. In principle, (a) a local residential family that already holds one house or a non-local residential family that is able to provide evidence of local tax or social insurance payment for a required period is limited to purchasing one house (including the new commodity residential house or a second hand one); and (b) a local residential family that holds two or more houses, a non-local residential family that holds one or more houses and a non-local residential family that cannot provide the local payment of tax and/or social insurance for a required period shall be suspended from purchasing any other commodity residential houses.

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For the purpose of implementing the January 26, 2011 Circular, the Shanghai Municipal Government promulgated the Notice on Further Strengthening the Macroeconomic Control over Shanghai Real Estate Market (上海市人民政府辦公廳印發關於本市貫徹《國務院辦公廳關於進一步做好房地產市場調控工作有關問題的通知》實施意見的通知) dated January 31, 2011. This notice provides that (i) a local residential family that already holds one house or a non-local residential family that is able to provide evidence of local tax or social insurance payment for more than one year (on cumulative basis) within the most recent two years is limited to purchasing one house (including the new commodity residential house or a second hand one); and (ii) a local residential family that holds two or more houses, a non-local residential family that holds one or more houses and a non-local residential family that cannot provide evidence of local tax and/or social insurance payment for more than one year (on cumulative basis) within the most recent two years shall be suspended from purchasing any other commodity residential houses in Shanghai, otherwise, these newly-purchased houses cannot be registered with relevant real estate authorities. In addition to Shanghai, other main cities, including Wuhan, Foshan and Dalian, have also announced their new purchase limit polices which are similar to the requirements in the January 26, 2011 Circular.

These purchase restrictions, particularly those imposed in the cities where our projects are located, may have an adverse impact on the demand for our properties. As a result, our business prospects, results of operations and financial condition may be materially and adversely affected.

The PRC property market has been cyclical and our property development activities are susceptible to significant fluctuations.

Historically, the PRC property market has been cyclical. The rapid expansion of the property market in certain major provinces and cities in China in the early 1990s culminated in an oversupply in the mid-1990s and a corresponding fall in property values and rentals in the second half of the decade. Since the late 1990s, private residential property prices and the number of residential property development projects have gradually increased in major cities as a result of an increase in demand driven by domestic economic growth. In particular, prices of residential properties in certain major PRC provinces and cities such as Shanghai have experienced rapid and significant growth. However, there can be no assurance that the problems of oversupply and falling property prices that occurred in the mid-1990s will not recur in the PRC property market and the recurrence of such problems could adversely affect our business and financial condition.

The cyclical property market in the PRC affects the optimal timing for the acquisition of sites, pace of development as well as the sale of properties. This cyclicity, combined with the lead-time required for the completion of projects and the sale of properties, means that our results of operations relating to property development activities may be susceptible to significant fluctuations from year to year.

Our sales of residential properties may be adversely affected if interest rates increase or prospective buyers are not able to obtain mortgage financing.

Mortgages are becoming increasingly popular as a means of financing property purchases in the PRC. Most of the prospective buyers of our residential properties are expected to finance a substantial portion of the purchase price with mortgage loans. Because of the need for mortgages, demand for residential properties is likely to be adversely affected by increases in interest rates, which would make residential properties less affordable for prospective purchasers. Further, the Shanghai local government has introduced a ban on residential bridge loans, as a result of which homeowners will have to pay off the balance of their existing mortgage before they can sell to the next buyer if the transfer takes place within one year from the date of the original purchase. In addition, amongst the recent PRC government measures designed to stabilize housing prices, as of June 1, 2006 the minimum down payment for individual residential properties mortgage was set at 30% of the total purchase price, except for low-income purchasers purchasing residential units of less than 90 sq.m. In addition,

the PRC government and commercial banks may also increase the down payment requirements, impose other conditions or otherwise change the regulatory framework in a manner that would make mortgage financing unavailable or unattractive to potential property purchasers. The CBRC issued a regulation on September 2, 2004 to limit mortgage loans on properties to 80% of the sale price of the underlying properties. On March 17, 2005, the PBOC set forth the minimum property mortgage loan rates which is 0.9 times the corresponding benchmark lending rates. As a result, for example, the minimum rate for property mortgages with a term of more than five years was increased to 5.51%, 0.2 percentage points higher than the then existing minimum mortgage loan rate. In May 2006, the PRC government increased the minimum amount of down payment to 30% of the purchase price of the underlying property if such property had a GFA of 90 sq.m. or more. In addition, in September 2007 the PBOC and CBRC jointly promulgated a regulation to increase the minimum amount of down payment to 40% of the purchase price of the second or subsequent residential property and the interest rate of mortgage loans to 1.1 times the then benchmark rate promulgated by the PBOC for residential property purchasers who already have outstanding residential mortgage loans. Chinese banks are also required to significantly increase, at their discretion, the down payment and interest rate requirement for those who purchase multiple residential properties and are prohibited to make additional loans based on the increased value of the underlying property prior to the full repayment of existing loans. Such policy was emphasized on the Notice of the CBRC on Further Strengthening the Risk Management of Mortgage Loans in June 2009. On April 17, 2010, the State Council issued the Notice on Resolutely Curbing the Rapid Rising of the Property Price in Certain Cities (Guofa (2010) No. 10), required the minimum amount of down payment of the first residential property with an area of more than 90 sq.m. to be 30%; the down payment of multiple residential properties bought with a loan shall be no less than 50%, and the interest rate of mortgage loans be 1.1 times the then benchmark rate promulgated by the PBOC; Chinese banks are also required to significantly increase, at their discretion, the down payment and interest rate requirement for those who have purchased multiple residential properties or more residential properties with loans. On September 29, 2010, the PBOC and CBRC promulgated the Notice on Relevant Issues Relating to the Improvement of Differential Housing Loan Policy, which stipulated that commercial banks should stop providing housing mortgage to any member of a family unit purchasing the third or the subsequent residential housing temporarily. If the availability or attractiveness of mortgage financing is reduced or limited, many of our prospective customers may not be able to purchase our properties and, as a result, our business, liquidity and results of operations could be adversely affected. According to media reports, since October 2011, several PRC commercial banks have tightened their loan policies for real estate by raising their lending rates. For example, some branches of China Construction Bank have increased the interest rate for mortgage loans to 1.05 times the lending rate published by PBOC during the same period for residential property purchasers who purchase their first residential units. This policy may adversely affect prospective buyers from obtaining their mortgage financing.

The relevant PRC tax authorities may challenge the basis on which we calculate our LAT obligations.

Under PRC tax laws and regulations, our PRC subsidiaries are subject to LAT, which is collected by local tax authorities. All income from the sale or transfer of land use rights relating to state-owned land, buildings and their attached facilities in the PRC is subject to LAT at progressive rates ranging from 30% to 60% of the appreciation value as defined by the relevant tax laws. Certain exemptions are available for the sale of ordinary standard residential houses if the appreciation values do not exceed 20% of the total deductible items as defined in the relevant tax laws. Sales of commercial properties are not eligible for such exemption.

RISK FACTORS

On December 28, 2006, the PRC State Administration of Taxation issued a circular, which became effective on February 1, 2007. Under the circular, LAT must be assessed if any of the following criteria are met: (a) the property development project has been completed and fully sold; (b) the property developer transfers the entire development project prior to completion; or (c) the land use rights with respect to the project are transferred. In addition, the relevant tax authorities may assess LAT if any of the following criteria are met:

- for completed property development projects, the transferred GFA represents more than 85% of total saleable GFA, or the proportion represented is less than 85%, but the remaining saleable GFA has been leased out or used by the developer;
- the project has not been sold out for more than three years after obtaining the sale or pre-sale permit;
- the developer applies for cancellation of tax registration without having settled the relevant LAT; or
- other conditions stipulated by the tax authorities.

For each of the years ended December 31, 2008, 2009 and 2010 and the six months ended June 30, 2010 and 2011, we made LAT payments in the amount of RMB55 million (US\$9 million), RMB95 million (US\$15 million), RMB260 million (US\$40 million), RMB28 million (US\$4 million) and RMB137 million (US\$21 million), respectively. The LAT paid by us was not based on the progressive rates specified in the relevant PRC laws and regulations but at a provisional rate which depends on the types and specifications of the relevant property development project.

Due to the time gap between the provisional payment and subsequent assessment, we estimate and make provision for the full amount of applicable LAT in accordance with the relevant PRC tax laws and regulations. Our LAT provision for the whole project is determined based on the estimated total sales proceeds and the estimated total development costs of such project by applying the relevant PRC laws and regulations. Upon recognition of sales of the relevant property units, the corresponding LAT provision is accrued in the Group's consolidated financial statements on a pro rata basis for the saleable floor area sold. Our LAT provision is subject to adjustment if our estimates change.

There can be no assurance that the tax authorities will agree with the basis on which we calculate our LAT obligations. In the event that LAT eventually collected by the tax authorities upon completion of the tax assessment exceeds the amount that we have provided for, our net profits after tax will be adversely affected. With respect to property development projects that have not met the tax assessment eligibility criteria, we have paid and will continue to pay provisional LAT as required by the tax authorities. The LAT that is ultimately payable upon completion of the tax assessment of such projects in the future may be different to the provisional LAT paid by us.

Under the Enterprise Income Tax Law (the "EIT Law"), we may be classified as a "resident enterprise" of China. Such classification could result in unfavorable tax consequences to us.

Under the EIT Law, an enterprise established outside of China with "de facto management organization" located within China will be considered a "resident enterprise," and consequently will be treated in a manner similar to a Chinese enterprise for enterprise income tax purposes. The implementing rules of the EIT Law define "de facto management" as "substantial and overall management and control over the production and operations, personnel, accounting, and properties" of the enterprise. However, it is still unclear how the PRC tax authorities will determine whether an entity such as Shui On Development (Singapore) Pte. Ltd., Shui On Land or Shui On Development will be classified as a "resident enterprise." If the PRC tax authorities determine that we are a "resident

enterprise” for PRC enterprise income tax purposes, a number of unfavorable PRC tax consequences could follow. We may be subject to enterprise income tax at a rate of 25% on our worldwide taxable income as well as PRC enterprise income tax reporting obligations. In our case, this would mean that income such as interest from income sourced from outside the PRC would be subject to PRC enterprise income tax at a rate of 25%. In addition to the uncertainty as to the application of the new “resident enterprise” classification, the PRC government could amend or revise the taxation laws, rules and regulations to impose stricter tax requirements, higher tax rates or apply the EIT Law, or any subsequent changes in PRC tax laws, rules or regulations retroactively. As there may be different applications of the EIT Law and any amendments or revisions, comparisons between our past financial results may not be meaningful and should not be relied upon as indicators of our future performance. If such changes occur or are applied retroactively, they could have a material adverse effect on our results of operations and financial condition.

The introduction and implementation of new property tax policy may have an adverse effect on the sales of the projects located in the pilot cities.

On January 27, 2011, the governments of Shanghai and Chongqing issued their respective measures for implementing pilot property tax schemes, which became effective on January 28, 2011.

Under the Shanghai Provisional Rules on the Trial in Collection and Administration of Property Tax on Certain Individual Residential Houses (上海市開展對部分個人住房徵收房產稅試點的暫行辦法), (i) starting on January 28, 2011, Shanghai shall, on a trial basis, levy a property tax on a newly bought second or succeeding house in Shanghai which is purchased by a local resident family and each newly bought house in Shanghai which is purchased by a non-local resident family; (ii) the applicable rate of the property tax is 0.6% or 0.4%, respectively; (iii) the property tax shall be temporarily payable on the basis of 70% of the transaction value of the taxable house; and (iv) the Shanghai property tax rule provides several measures for tax deduction or exemption. Under the Chongqing Provisional Rules on Collection and Administration of Property Tax of Individual Residential Houses (重慶市關於開展對部分個人住房徵收房產稅改革試點的暫行辦法) issued by the Chongqing government which became effective on January 28, 2011, property tax will be imposed on (i) stand-alone residential properties (such as villas) owned by individuals, (ii) high-end residential properties purchased by individuals on or after January 28, 2011, the sale prices per square meter of which are two or more times the average price of newly constructed commodity residential properties developed within the nine major districts of Chongqing in the last two years and (iii) the second or further ordinary residential properties purchased on or after January 28, 2011 by non-resident individuals who are not employed in and do not own an enterprise in Chongqing, at rates of 0.5%, 1% or 1.2%, respectively of the purchase price of the property. For the details of such rules please see “*Regulation — Real estate tax*”. If deemed successful in Shanghai and Chongqing as a tool for controlling the development of the PRC property market, the new property tax policy may be extended by the PRC government into other cities. The introduction and implementation of such property tax policy may have an adverse effect on the sales of the projects we currently have or will have in future in Chongqing, Shanghai and other cities where the new property tax policy may apply.

We may not be able to obtain a sufficient number of sites or may have to forfeit land being developed if we do not comply with the terms of the relevant land grant contracts.

We derive the majority of our turnover from the sale of properties that we have developed. This turnover stream is dependent on our ability to complete and sell our property developments. To maintain or expand our business in the future, we will be required to replenish our land reserve with suitable sites for developments. Our ability to identify and acquire a sufficient number of suitable sites is subject to a number of factors that are beyond our control.

RISK FACTORS

The PRC government controls substantially all of the country's land supply and regulates the means by which real estate developers, including us, obtain land sites for property developments. As a result, the PRC government's land supply policies affect our ability to acquire land use rights for sites we identify and the costs of any acquisition. In May 2002, the PRC government introduced regulations requiring government departments and agencies to grant state-owned land use rights for residential or commercial property developments through public tender, auction or listing-for-sale. Such requirement has been further emphasized in the Regulations on the Grant of State-owned Construction Land Use Rights through Public Tender, Auction and Listing-for-sale promulgated by the Ministry of Land and Resources in September 2007. We will be required to go through these processes before we can acquire the land use rights to the desirable sites, which may result in higher land premiums than those we paid in the past. While we believe that our current level of land reserve should be able to support our property development projects for five years or more, the viability or growth of our business may not be sustainable if we are unable to obtain additional land sites for development at prices that allow us to achieve reasonable returns.

Under PRC law, if a developer fails to develop land according to the terms of the land grant contract (including those relating to payment of fees, land use or the time for commencement and completion of the development of the land), the relevant land authorities may issue a warning to, or impose a penalty on, the developer or require the developer to forfeit the land use rights. Such requirement has been further prescribed in the recent PRC government measures aimed at stabilizing the real property sector. Furthermore, on January 3, 2008, the State Council issued a Circular on the Promotion of Economizing and Intensifying the Land Use, which emphasizes the enforcement of the current rules on idle land fees. The notice requires an additional land premium to be levied on the idle land, especially those used for property development, and the relevant governmental authorities will formulate and issue further rules and regulations on such requirements. Specifically, if we fail to commence development for more than one year from the commencement date stipulated in the land grant contract, the relevant PRC land bureau may serve a warning notice on us and impose an idle land fee of up to 20% of the land premium. If we fail to commence development for more than two years from the commencement date stipulated in the land grant contract, the land use rights are subject to forfeiture by the PRC government unless the delay in development is caused by government actions or force majeure. On September 21, 2010, the MLR and the MOHURD issued a notice that prohibits real estate developers from participating in bidding for land if they fail to commence development of land held by them as required by original land grant contracts for more than one year due to their own reasons or do not comply with land development requirements specified in land grant contracts. There can be no assurance that circumstances leading to possible forfeiture of land or delays in the completion of a property development may not occur in the future.

In this regard, our land grant contracts with relevant land authorities typically specify the dates for us to complete the relocation process and to commence or complete construction and specify the amount of land grant fees and relocation expenses and when they should be paid. For a variety of reasons, including delays in the relocation process and delays in the delivery of project sites to us by the relevant PRC governmental authorities, we have experienced delays in the dates specified in these contracts for construction of some of our development projects, including the Shanghai Taipingqiao, Shanghai Rui Hong Xin Cheng, Chongqing Tiandi and Wuhan Tiandi projects, with the result of delays in the payment of required land grant fees and relocation expenses and therefore the availability of the site for our use. In the past, we have been required to pay late penalties, which are required under certain of the land grant contracts, to the relevant land authority with respect to delays in the payment of land grant fees. We may also be required to pay such late penalties in the future. In this regard, we note that although it has not done so in the past, the relevant land authority has the right under the land grant contracts for the Phases 1 and 2 of the Chongqing Tiandi project to require us to pay penalties for late payment of land grant fees.

Potential liability for environmental problems could result in substantial costs.

We are subject to a variety of laws and regulations concerning the protection of health and the environment. The particular environmental laws and regulations which apply to any given project development site vary greatly according to the site's location, the site's environmental condition, the present and former uses of the site, as well as adjoining properties. Compliance with environmental laws and conditions may result in delays, may cause us to incur substantial compliance and other costs and can prohibit or severely restrict project development activity in environmentally sensitive regions or areas.

As required by PRC law, each project developed by a property developer is required to undergo an environmental assessment, and an environmental impact assessment report is required to be submitted to the relevant government authorities for approval before commencement of construction. If such requirement is not complied with, the local environmental authority may issue orders to suspend construction of the project and instruct the construction unit to go through formalities within a time limit. If the construction unit fails to do so at the expiration of the time limit, the local environmental authority may impose a fine of an amount between RMB50,000 and RMB200,000 on us with respect to such project. In the event that a suspension of construction and/or a fine is imposed, our financial condition may be adversely affected. Although the environmental investigations conducted on our developments to date have not revealed any environmental liability that we believe would have a material adverse effect on our business, financial condition or results of operations, it is possible that these investigations did not reveal environmental hazards or their extent and resulting liabilities, and there may be material environmental liabilities of which we are unaware. There can be no assurance that a future environmental investigation will not reveal any material environmental hazards and liabilities. Also, there can be no assurance that the PRC government will not change the existing laws and regulations or impose additional or stricter laws or regulations, the compliance with which may cause us to incur significant capital expenditure. In addition, there can be no assurance that we can comply with any such laws and regulations.

We may be liable to our customers for damages if we do not deliver individual property ownership certificates in a timely manner.

Property developers are typically required to deliver to purchasers the relevant individual property ownership certificates within 90 days after delivery of the property or within a time frame set out in the relevant sale and purchase agreements. Property developers, including us, generally elect to specify the deadline for the delivery of the individual property ownership certificates in the sale and purchase agreements to allow sufficient time for the application and approval processes. Under current regulations, we are required to submit requisite governmental approvals in connection with our property developments, including land use rights documents and planning and construction permits, to the local bureau of land resources and housing administration within three months after the receipt of the completion and acceptance certificate for the relevant properties and apply for the general property ownership certificate with respect to these properties. We are then required to submit within regulated periods after delivery of the properties, the relevant property sale and purchase agreements, identification documents of the purchasers, proof of payment of deed tax, together with the general property ownership certificate, for the bureau's review and the issuance of the individual property ownership certificates with respect to the properties purchased by the respective purchasers. Delays by the various administrative authorities in reviewing the application and granting approval as well as other factors may affect timely delivery of the general as well as individual property ownership certificates. We may become liable to purchasers for late delivery of the individual property ownership certificates due to delays in the administrative approval processes or for any other reason beyond our control.

RISKS RELATING TO THE PEOPLE'S REPUBLIC OF CHINA

Adverse changes in the economic and political policies of the PRC government could have an adverse effect on overall economic growth in China, which may adversely affect our business.

We conduct substantially all of our business operations in the PRC. Accordingly, our financial condition, results of operations and prospects depend to a significant extent on economic developments in the PRC. The PRC economy differs from the economies of most other countries in many respects, including the degree of government intervention in the economy such as price control, government control of foreign exchange and the allocation of resources, the general level of economic development and growth rates. While the PRC economy has experienced significant growth in the past 30 years, this growth has been uneven across different periods, regions and amongst various economic sectors. The PRC government has implemented various measures to encourage economic development and guide the allocation of resources. The PRC government also exercises significant control over the PRC's economic growth through the allocation of resources, controlling the payment of foreign currency-denominated obligations, setting monetary policy and providing preferential treatment to particular industries or companies. Since late 2003, the PRC government has, at times, implemented a number of measures, such as increasing the PBOC's statutory deposit reserve ratio and imposing commercial bank lending guidelines, which had the effect of slowing the growth of credit availability. In 2008 and 2009, in response to the global financial crisis, the PRC government relaxed such requirements but, since early 2010, has begun to tighten such requirements again, partly in response to the recovery in the growth of the PRC economy. Any future actions and policies adopted by the PRC government could materially affect the PRC economy, which may adversely affect our business.

PRC regulations on loans to and direct investments in PRC entities by offshore holding companies may delay or prevent us from making loans or additional capital contributions to our PRC operating subsidiaries.

Loans to or investments in our PRC subsidiaries are subject to approval by or registration with relevant governmental authorities in the PRC. We may also decide to finance our subsidiaries by means of capital contributions. According to the relevant PRC regulations on foreign-invested enterprises in the PRC, depending on the total amount of investment, capital contributions to our PRC operating subsidiaries may be subject to the approval of MOFCOM or its local branches. We may not obtain these government approvals on a timely basis, or at all, with respect to future capital contributions by us to our subsidiaries. If we fail to receive such approvals, our ability to capitalize our operations in the PRC may be negatively affected, which could adversely affect our liquidity and our ability to fund and expand our business.

Fluctuations in the value of RMB may have an adverse effect on our financial condition and results of operations.

The value of Renminbi against the U.S. dollar and other currencies may fluctuate and is affected by, among other factors, changes in international and national political and economic conditions and the foreign exchange policy adopted by the PRC government. On July 21, 2005, the PRC government changed its policy of attaching the value of Renminbi to the U.S. dollar. Under the new policy, Renminbi is permitted to fluctuate within a narrow and managed band against a basket of certain foreign currencies. Following the removal of the U.S. dollar peg, Renminbi appreciated more than 20% against the U.S. dollar over the following three years. Since July 2008, Renminbi has traded at a relatively stable level within a narrow range against the U.S. dollar, but RMB has again begun gradual further appreciation against the U.S. dollar since the middle of 2010. It is unclear, however, whether this trend will continue.

There remains significant international pressure on the PRC government to adopt an even more flexible currency policy, which could result in a further and possibly more significant appreciation of Renminbi against foreign currencies. Our turnover and costs are mostly denominated in Renminbi, and a significant portion of our financial assets are also denominated in Renminbi. Any fluctuation in the exchange rate between Renminbi and the U.S. dollar could result in foreign currency translation losses for financial reporting purposes.

Uncertainties with respect to the PRC legal system could have an adverse effect on our operations.

As substantially all of our business is conducted, and substantially all of our assets are located, in the PRC, our operations are governed principally by PRC laws and regulations. The PRC legal system is based on written statutes. Unlike those of common law systems, decided legal cases have little value as precedents in subsequent legal proceedings. In 1979, the PRC government began to promulgate a comprehensive system of laws and regulations governing economic matters in general, and forms of foreign investment (including wholly foreign-owned enterprises and joint ventures) in particular. These laws, regulations and legal requirements are relatively new and are often changing, and their interpretation and enforcement involve significant uncertainties that could limit the reliability of the legal protections available to us. We cannot predict the effects of future developments in the PRC legal system. We may be required in the future to procure additional permits, authorizations and approvals for our existing and future operations, which may not be obtainable in a timely fashion or at all. An inability to obtain such permits or authorizations may have an adverse effect on our financial condition and results of operations. In addition, the PRC legal system is based in part on government policies and internal rules (some of which are not published on a timely basis or at all) that may have a retroactive effect. As a result, we may not be aware of our violation of these policies and rules until some time after the violation. In addition, any litigation in China may be protracted and result in substantial costs and diversion of resources and management attention.

It may be difficult to serve process within the PRC or to enforce any judgment obtained from non-PRC courts against us or our Directors.

Our operating subsidiaries are incorporated in the PRC, substantially all of our Directors currently reside within the PRC, and all or substantially all of our assets are located within the PRC. The PRC does not currently have treaties providing for the reciprocal recognition or enforcement of judgments of courts located in the United States, the United Kingdom, Singapore, Japan and most other western countries. An arrangement between China and the Hong Kong Special Administrative Region on Reciprocal Recognition and Enforcement of Judgments of Civil and Commercial Cases under the Jurisdictions as Agreed to by the Parties Concerned was signed on July 14, 2006 and came into effect on August 1, 2008. However, there are many restrictions to such arrangement. As a result, it may not be possible to effect service of process upon our subsidiaries or our Directors resident in the PRC pursuant to the authority of non-PRC courts. Further, the recognition and enforcement in the PRC of judgments of courts outside the PRC might be difficult or impossible.

Natural disasters, acts of war, occurrence of epidemics, and other disasters could affect our business and the national and regional economies in the PRC.

Our business is subject to general economic and social conditions in the PRC. Natural disasters, epidemics such as the human swine flu, also known as Influenza A (H1N1), H5N1 avian flu or severe acute respiratory syndrome (“SARS”), and other natural disasters which are beyond our control may adversely affect the economy, infrastructure and livelihood of the people in the PRC. Some regions in the PRC, including certain cities where we operate, are under the threat of flood, earthquake, sandstorm, snowstorm, fire, drought or epidemics.

RISK FACTORS

For instance, a serious earthquake and its successive aftershocks hit Sichuan province in May 2008, resulting in tremendous loss of life and injury, as well as destruction of assets in the region. Furthermore, the PRC reported a number of cases of SARS in 2003. Since its outbreak in 2004, there have been reports on occurrences of avian flu in various parts of the PRC, including several confirmed human cases and deaths. In particular, any future outbreak of SARS, avian flu or other similar adverse public developments may, among other things, significantly disrupt our business, including limiting our ability to travel or ship our products within the PRC. An outbreak may also severely restrict the level of economic activity in affected areas, which may in turn have a material and adverse effect on our results of operations, financial condition and business. We have not adopted any written preventive measures or contingency plans to combat any future outbreak of swine flu, avian flu, SARS or any other epidemic.

Acts of war and terrorist attacks may cause damage or disruption to us, our employees and our markets, any of which could materially impact our sales, cost of sales, overall results of operations and financial condition. The potential for war or terrorist attacks may also cause uncertainty and cause our business to suffer in ways that currently we cannot predict.

EXCHANGE RATE INFORMATION

The PBOC sets and publishes daily a central parity exchange rate with reference primarily to the supply and demand of Renminbi against a basket of currencies in the market during the previous day. The PBOC also takes into account other factors, such as the general conditions existing in the international foreign exchange markets. Since 1994, the conversion of Renminbi into foreign currencies, including Hong Kong dollars, Singapore dollars and U.S. dollars, has been based on rates set by the PBOC, which are set daily based on the previous day's interbank foreign exchange market rates and current exchange rates in the world financial markets. From 1994 to July 20, 2005, the official exchange rate for the conversion of Renminbi to U.S. dollars was generally stable. Although Chinese governmental policies were introduced in 1996 to reduce restrictions on the convertibility of Renminbi into foreign currency for current account items, conversion of Renminbi into foreign exchange for capital items, such as foreign direct investment, loans or securities, requires the approval of SAFE and other relevant authorities. On July 21, 2005, the PRC government introduced a managed floating exchange rate system to allow the value of Renminbi to fluctuate within a regulated band based on market supply and demand and by reference to a basket of currencies. On the same day, the value of Renminbi appreciated by 2% against the U.S. dollar. On May 18, 2007, the PBOC announced that the floating band for the trading prices in the inter-bank foreign exchange market of Renminbi against the U.S. dollar would be expanded from 0.3% to 0.5% around the central parity rate, effective on May 21, 2007. This allows Renminbi to fluctuate against the U.S. dollar by up to 0.5% above or below the central parity rate published by the PBOC. On June 20, 2010, the PBOC announced that it intended to further reform the RMB exchange rate regime by allowing greater flexibility in the RMB exchange rate. The PRC government may, in the future, make further adjustments to the exchange rate system. The PBOC announces the closing price of a foreign currency traded against Renminbi in the inter-bank foreign exchange market after the closing of the market on each working day, and makes it the central parity for trading against Renminbi on the following working day.

The following table sets forth, for each of the periods indicated, the low, average, high and period-end noon buying rates in New York City for cable transfers, in RMB per U.S. dollar. The exchange rates reflect those set forth in the H.10 statistical release of the Board of Governors of the Federal Reserve System of the United States.

Year	Noon Buying Rate			
	Low	Average ⁽¹⁾	High	Period End
	<i>(RMB per US\$)</i>			
2009	6.8176	6.8307	6.8470	6.8259
2010	6.6000	6.7696	6.8330	6.6000
2011	6.2939	6.4630	6.6364	6.2939
2011				
July	6.4360	6.4575	6.4720	6.5360
August	6.3778	6.3659	6.4401	6.3778
September	6.3780	6.3885	6.3975	6.3780
October	6.3534	6.3710	6.3825	6.3547
November	6.3400	6.3564	6.3839	6.3765
December	6.3351	6.3581	6.3739	6.3739
2012				
January (through January 27, 2012)	6.2940	6.3169	6.3330	6.3330

Source: Federal Reserve H.10 Statistical Release

(1) Annual and monthly averages are calculated using the average of the daily rates during the relevant period.

On June 30, 2011, the U.S. dollar/Renminbi exchange rate was US\$1.00 to RMB6.4635.

CAPITALIZATION

The following table sets forth on an actual basis, our borrowings (derived from our unaudited, condensed consolidated financial statements as of June 30, 2011) and capitalization as of June 30, 2011, and an “as adjusted” basis.

The “as adjusted” data set forth below gives effect to (i) the bank loans drawn down since July 1, 2011 to January 31, 2012 (net of repayment of such bank loans for the same period) and (ii) the 8% Senior Notes due 2015.

Except as otherwise disclosed herein and other than the drawdown and repayment of bank borrowings in the normal course of business, there has been no material change in our borrowings and capitalization since June 30, 2011.

	As of June 30, 2011			
	Actual		As Adjusted	
	(RMB)	(US\$)	(RMB)	(US\$) ⁽¹⁾
	<i>(in millions)</i>			
Total bank balance and cash				
Pledged bank deposits — non-current	2,916	451	2,916	451
Pledged bank deposits — current	366	57	366	57
Bank balances and cash	<u>4,052</u>	<u>627</u>	<u>6,461</u>	<u>1,000</u>
Total bank balance and cash	<u>7,334</u>	<u>1,135</u>	<u>9,743</u>	<u>1,508</u>
Total borrowings — current portion				
Bank borrowings — due within one year	<u>5,705</u>	<u>883</u>	<u>5,538</u>	<u>857</u>
Total borrowings — current portion	<u>5,705</u>	<u>883</u>	<u>5,538</u>	<u>857</u>
Total borrowings — non-current portion				
Bank and other borrowings				
— due after one year	10,097	1,562	11,447	1,771
Convertible Bonds due 2015 ⁽³⁾	2,170	336	2,170	336
6.875% Senior Notes due 2013	2,953	457	2,953	457
7.625% Senior Notes due 2015	3,550	549	3,550	549
8% Senior Notes due 2015	<u>—</u>	<u>—</u>	<u>1,226</u>	<u>190</u>
Total borrowings — non-current portion	<u>18,770</u>	<u>2,904</u>	<u>21,346</u>	<u>3,303</u>
Total borrowings⁽²⁾	<u>24,475</u>	<u>3,787</u>	<u>26,884</u>	<u>4,160</u>
Capital and reserves attributable to equity shareholders of the Company				
Issued capital ⁽³⁾	102	16	102	16
Share premium	12,985	2,009	12,985	2,009
Other reserves	1,289	200	1,289	200
Retained earnings	10,932	1,691	10,932	1,691
Non-controlling interests	<u>1,050</u>	<u>162</u>	<u>1,050</u>	<u>162</u>
Total equity	<u>26,358</u>	<u>4,078</u>	<u>26,358</u>	<u>4,078</u>
Total Capitalization⁽⁴⁾	<u>45,128</u>	<u>6,982</u>	<u>47,704</u>	<u>7,381</u>

Notes:

(1) All items in this table have been translated from Renminbi to U.S. dollars at the rate of RMB6.4635 to US\$1.00 (except for all amounts relating to the 8% Senior Notes due 2015, which have been translated from Singapore dollars to Renminbi at the rate of S\$1 to RMB4.9029).

- (2) During the seven months from July 1, 2011 to January 31, 2012, the Group has repaid a total of RMB685 million of its existing indebtedness and has incurred a total of RMB1,868 million of additional indebtedness, comprising the drawdown of RMB1,152 million of loans from facilities available as of June 30, 2011 and a total of RMB716 million under four new onshore loans to Shui On Development's subsidiaries (out of a total of RMB4,230 million facilities granted under these new facilities offset by repayment of RMB28 million during the period).
- (3) If all the Convertible Bonds due 2015 were converted at the conversion price of HK\$4.65 per share, up to 669,120,000 shares would be issuable upon conversion.
- (4) Total capitalization represents the sum of the non-current portion of long-term borrowings and total equity.

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

The following is a discussion of our financial condition and results of operations as of and for the years ended December 31, 2008, 2009 and 2010 and as of and for the six months ended June 30, 2010 and 2011 and of the material factors that we believe are likely to affect our financial condition and results of operations. You should read this section in conjunction with our financial statements included in this document beginning on page F-2. Our financial statements have been prepared in accordance with IFRS.

In addition, the following discussion contains certain forward-looking statements that reflect our plans, estimates and beliefs. Our actual results may differ materially from those discussed in these forward-looking statements. Factors that could cause or contribute to such differences include, but are not limited to, those discussed below and elsewhere in this document, including "Risk Factors."

OVERVIEW

We are one of the leading property developers in the PRC and the flagship property company of the Shui On Group. We engage principally in the development, sale, leasing, management and the long-term ownership of high-quality residential, office, retail, entertainment and cultural properties in the PRC. We have expertise and experience in developing large-scale integrated property projects based on master plans that we have developed in conjunction with local governments. As of June 30, 2011, we have eight major multi-phase projects in various stages of completion located in the cities of Shanghai, Wuhan, Chongqing, Foshan and Dalian in the PRC. Our landbank currently stands at approximately 13.1 million sq.m. with an aggregate estimated leasable and saleable GFA of approximately 11.4 million sq.m. (of which approximately 8.4 million sq.m. is attributable to us) and approximately 1.7 million sq.m. of car parks and other public facilities.

We are actively involved in the city planning aspects of our projects. We believe our projects are characterized by the redevelopment and transformation of the neighborhoods and communities of the cities in which they are located. We strategically retain long-term ownership of certain commercial properties that we have developed, and are committed to enhancing the value of the projects on a continuing basis through comprehensive property management. Our past developments include the well-known restoration project, Shanghai Xintiandi, one of the landmarks in Shanghai.

We focus on large-scale city-core development projects, primarily strategically-located, mixed-use properties and multi-phase developments with a blend of historic restoration and modern architecture. All of our projects manifest the "Total Community" concept. Endowed with a full range of modern facilities for residential, office, retail, entertainment and leisure, our projects provide a unique environment enabling a "Live-Work-Play" lifestyle. Our aim is to make each of these projects a focal point for the entire city in which it is located.

We trace our origins to the Shui On Group, a Hong Kong-based privately-held diversified group that is primarily engaged in real estate development, construction contracting and the construction materials businesses. Under the leadership of our chairman, Mr. Lo, the Shui On Group has over 20 years of experience in property development in mainland China and over 40 years of property related experience in Hong Kong.

As of June 30, 2011, our eight major multi-phase projects are as follows:

Shanghai area:

- the Shanghai Taipingqiao project;
- the Shanghai Rui Hong Xin Cheng project;
- the Shanghai KIC project;
- THE HUB;

Wuhan area:

- the Wuhan Tiandi project;

Chongqing area:

- the Chongqing Tiandi project;

Foshan area:

- the Foshan Lingnan Tiandi project; and

Dalian area:

- the Dalian Tiandi project.

The projects described above are multi-phase projects at various stages of development. While none of these projects have been completed in their entirety, certain developments within these multi-phase projects have been completed.

For the years ended December 31, 2008, 2009 and 2010 and the six months ended June 30, 2010 and 2011, we derived approximately 70.1%, 89.9%, 84.7%, 89.0% and 75.8% respectively, of our income from property sales (specifically, sales at Shanghai Taipingqiao, Shanghai Rui Hong Xin Cheng, Shanghai KIC, Wuhan Tiandi, Chongqing Tiandi and Foshan Lingnan Tiandi) and approximately 29.9%, 10.1%, 15.3%, 11.0% and 24.2% respectively, of our income from rental and other related income.

KEY FACTORS AFFECTING OUR RESULTS OF OPERATIONS AND FINANCIAL CONDITION

The following are the key factors driving our results of operations and financial condition:

China's economic conditions

Our results of operations and financial conditions are significantly affected by China's economic conditions and the economic measures taken by the PRC government. China has experienced rapid economic growth over the past three decades largely as a result of the PRC government's extensive economic reforms, which have focused on transforming China's centrally planned economy into a more market-based economy. The real growth of China's overall economy ranged from 9.1% to 14.2% annually between 2002 and 2007, 9.6% in 2008 and 9.2% in 2009, according to the National Bureau of Statistics of China. Since the second half of 2008, the global economic slowdown has had an adverse impact on the overall Chinese economy, including the PRC real estate market, from which a significant portion of our turnover was generated. As the global economy began to recover at the end of 2009, the Chinese economy reached pre-downturn GDP growth of 10.7% in the last quarter of 2009 and 10.3% in 2010, according to the National Bureau of Statistics of China. The economic conditions and volatility of property prices may continue to have an impact on our business and results of operations.

The type and size of our completed properties

We typically sell units in our residential properties to individual buyers and retain our office, retail, serviced apartments, entertainment and cultural properties for rental and other related income. Consequently, our operations and cash flows expenditure may vary significantly from period to period depending on the type and size of our properties that have been completed and become available for sale or rental, as well as the mixture of such sales and rental properties, during any given period. Our results of operations and cash flows may also vary depending on the local market demand at the time we sell or rent our completed properties, the rental and occupancy rates of our investment properties and the selling prices for units in our residential properties. Historically, periods in which we had a larger proportion of completed residential properties to be sold to individual buyers generated greater turnover and cash flows than periods in which we had a larger proportion of completed office, retail, serviced apartments, entertainment and cultural properties, which we typically retain as investment properties and lease to tenants. The GFA of properties we sell or lease depends on the progress we make on the development and construction of our projects. As our projects are multi-phase projects, completion of the various phases typically takes place throughout the life of the projects.

Ability to acquire and cost of acquiring suitable land

Our ability to acquire land use rights at reasonable costs is vital to our profit and sustainable growth. That ability depends substantially on the relevant land supply policies of the PRC government, as well as general market conditions, at any given time. In July 2002, the PRC government introduced regulations requiring government departments and agencies to grant state-owned land use rights for residential or commercial property development through competitive processes, including public or private tenders, public auctions or listing at land exchanges administered by local governments. These competitive processes, together with the continuing growth of the PRC economy, have significantly intensified competition among real estate developers for any available land, and thereby increased our acquisition costs for land. This competition may continue to intensify as major Chinese cities, such as Shanghai, have experienced rapid land price increases in recent years, while there is a limited and

declining supply of large plots of land available for development in these cities. As a result, we may not be able to acquire large plots of land in urban locations at affordable prices in the future. Future changes in PRC governmental policies, as well as general economic conditions in the PRC, may have a significant effect on our business, results of operations and cash flows.

Construction costs

Construction costs comprise one of the major components of our cost of sales. In recent years, land premiums have generally increased in China, and we expect that land premiums will continue to rise as the PRC economy continues to develop. Key construction materials such as steel and cement are included in the fees payable to our construction contractors. Fluctuations in the price of construction materials, such as steel and cement, may cause contractors to revise their initial fee quote, which may have an impact on our cost of sales and overall project costs. If we are unable to sell our properties at a price that covers the increased costs, we may not achieve our target profit margin and our profitability may be adversely impacted.

Valuation of our investment properties

Our investment properties are properties held to earn rental income and/or capital appreciation. Our investment properties are stated at their fair value on our consolidated financial statements as non-current assets as of each of the reporting dates on the basis of valuations by a qualified independent appraiser. Gains or losses arising from changes in the fair value of our investment properties are accounted for as increases or decreases in fair value of investment properties in our consolidated income statement, which may have a substantial effect on our profit. From January 1, 2009, investment properties under construction or development have been accounted for in the same way as completed investment properties. In the circumstances where the fair value of an investment property under construction or development is not reliably determinable but the fair value of the property is expected to be reliably determinable once construction is complete, such investment property under construction or development is measured at cost until either its fair value becomes reliably determinable or construction is complete, whichever is the earlier. Our results for the year ended December 31, 2008 have not been restated to reflect this change in accounting. For the year ended December 31, 2008, our investment properties were revalued upwards by RMB382 million (US\$59 million) which included only completed properties. For the years ended December 31, 2009 and 2010 and the six months ended June 30, 2010 and 2011, our investment properties were revalued upwards by RMB536 million (US\$83 million), RMB2,711 million (US\$419 million), RMB1,461 million (US\$226 million) and RMB661 million (US\$102 million), respectively which included both completed properties and properties under construction or development. See “*Basis of Preparation.*” Property valuation involves the exercise of professional judgment and requires the use of certain bases and assumptions. The bases and assumptions which an appraiser uses for the valuation typically include references to values realized in comparable precedent transactions in the market for properties of similar size, characteristics of the relevant property and location. The fair value of our investment properties may have been higher or lower if the appraiser had used a different set of bases or assumptions or if the valuation had been conducted by other qualified independent professional appraisers using a different set of bases and assumptions. In addition, upward revaluation adjustments reflect only unrealized capital gains on our investment properties at the relevant reporting dates, and do not generate any additional cash flows to us until such investment properties are disposed of at similarly revalued amounts. The amounts of revaluation adjustments have been, and may continue to be, significantly affected by the prevailing property markets and their value may rise as well as fall. There can be no assurance that we will continue to record similar levels or pace of increase in fair value of investment properties in the future.

Sales of interests in projects

We have historically sought out, and intend to continue to seek out, opportunities to enter into strategic partnerships with investors to sell our interests in selected parcels of land, and/or to co-develop some lots of our projects with a view to potentially accelerating our development schedules and allowing us to undertake more new projects. For example, since 2006 we have sold non-controlling interests in our Chongqing Tiandi, Wuhan Tiandi, Shanghai Rui Hong Xin Cheng, Shanghai Taipingqiao Lot 116 and Foshan Lingnan Tiandi Lot 18 projects and our Chongqing Super High Rise properties to strategic investors that we believe would be beneficial to our development of those projects. The proceeds of approximately RMB5,113 million (US\$791 million) that we received from such sales of non-controlling interests were used primarily to finance land acquisitions and project development costs for our other projects. We expect to receive an additional RMB39 million (US\$6 million) in the first quarter of 2012, which will be used for the same purpose. In the future, our results may be affected by any such transactions, depending on the terms of sale and the cost of the asset or interest disposed.

PRC government control and policies

Our results of operations have been, and will continue to be, affected by the regulatory environment in the PRC, including policies relating to:

- land acquisition;
- property sales;
- the availability of mortgage financing;
- sales or other transfers of land use rights and completed properties;
- taxes;
- planning and zoning; and
- building design and construction.

In the past few years, the PRC government has instituted a variety of measures to both discourage speculation in the residential property market and increase housing supply. These policies have affected market conditions in the local markets in which we operate, including with respect to price stability and the balance of supply and demand of residential properties. We are also highly susceptible to any regulations or measures adopted by the PBOC that may restrict bank lending to enterprises, particularly to real estate developers. Moreover, a portion of our purchasers depend on mortgage financing to purchase our properties. Regulations or measures adopted by the PRC government that are intended to restrict the ability of purchasers to obtain mortgages or increase the costs of mortgage financing may decrease market demand for our properties and adversely affect our turnover from sales. See "*Regulation*" for a description of these policies.

Availability and cost of funds

We finance our property developments primarily through internally generated funds (including proceeds from sales and pre-sales of properties and rental income from our investment properties), sales of interests in our development projects to strategic investors, bank borrowings and other debt and capital financing. As of December 31, 2008, 2009 and 2010 and June 30, 2010 and 2011, our outstanding bank and other borrowings were RMB8,198 million (US\$1,268 million), RMB10,203

million (US\$1,579 million), RMB13,183 million (US\$2,039 million), RMB12,473 million (US\$1,930 million) and 15,802 million (US\$2,445 million), respectively. On September 29, 2010, we also issued RMB denominated US\$ settled 4.5% Convertible Bonds due 2015 in an initial aggregate principal amount of RMB2,720 million (the “**Convertible Bonds**”) and on December 23, 2010, January 26, 2011 and January 26, 2012, we issued the 6.875% Senior Notes, the 7.625% Senior Notes and the 8% Senior Notes, respectively. Most of our borrowings are denominated in Renminbi, HK dollars or U.S. dollars, and other than the Convertible Bonds, the 6.875% Senior Notes and the 7.625% Senior Notes, most of our borrowings have floating interest rates based on PBOC, HIBOR or LIBOR benchmark rates. Any increase in these rates will result in an increase in our borrowing costs. Furthermore, any increase in interest rates may restrict our purchasers from being able to finance their transactions with us and thus adversely affect our turnover from sales.

RECENT DEVELOPMENTS

During the seven months from July 1, 2011 to January 31, 2012, the Group has repaid a total of RMB685 million of its existing indebtedness and has incurred a total of RMB1,868 million of additional indebtedness, comprising the drawdown of RMB1,152 million of loans from facilities available as of June 30, 2011 and a total of RMB716 million under four new onshore loans to Shui On Development's subsidiaries (out of a total of RMB4,230 million granted under these new facilities offset by repayment of RMB28 million during the period).

On September 9, 2011, the Group entered into an agreement with its controlling shareholders to acquire an 80% equity interest in Shui On Plaza, a 24% equity interest in Xintiandi Plaza Business and a 66.7% equity interest in Langham Xintiandi Hotel, all situated in Shanghai. Pursuant to the agreement, the Group will pay initial consideration of HK\$2,086 million, subject to adjustment following completion of the transaction. Consideration will be settled by way of shares issued by Shui On Land to the sellers. The transactions were approved by Shui On Land's independent shareholders on October 31, 2011 and are expected to be completed in the first quarter of 2012 when all closing conditions are satisfied. Following completion of the acquisitions, the shareholdings of the controlling shareholders in the Group in aggregate are expected to increase from 50.91% to 56.08%. For further details, please refer to the circular issued by the Group on October 6, 2011, which was published and is available on the website of Hong Kong Stock Exchange.

On November 7, 2011, the Group entered into sale and purchase agreements with Industrial and Commercial Bank of China Limited, Shanghai Yangpu Branch for the sale of certain offices with an estimated leasable and saleable GFA of approximately 11,917 sq.m., retail units with estimated leasable and saleable GFA of approximately 2,428 sq.m. and car parking spaces in Lot 5-5 of the Shanghai KIC project for total cash consideration of RMB600 million. For further details, please refer to the announcement made by the Group on November 7, 2011, which was published on the website of Hong Kong Stock Exchange.

On November 29, 2011, the Group and Mitsui Fudosan Residential Co., Ltd (“**Mitsui**”) entered into a sale and purchase agreement, pursuant to which the Group agreed conditionally to sell and Mitsui agreed conditionally to purchase a 49% equity interest in the entire issued share capital of Value Land Investment Limited (“**Value Land**”) and the related shareholder's loans, in two tranches for total cash consideration of RMB391 million. Value Land holds all the class A shares of Magic Bright Investment Limited, which wholly owns Regal Victory Limited, which in turn owns 92% of Foshan Yong Rui Tian Di Property Development Co., Limited (“**Foshan Yong Rui**”). Foshan Yong Rui owns the land known as Lot 18 of the Foshan Lingnan Tiandi project with an estimated developable above-ground GFA of approximately 108,400 sq.m. Upon acquisition of a 49% equity interests in Value Land, Mitsui will therefore be entitled to hold a 45.08% attributable interests in Foshan Yong Rui. The first closing of this transaction took place on December 12, 2011. For further details, please refer to the announcement made by the Group on November 29, 2011, which was published and is available on the website of Hong Kong Stock Exchange.

On January 26, 2012, Shui On Development (Singapore) Pte. Ltd. successfully completed issuance of unsecured 8% Senior Notes due 2015 in an aggregate principal amount of S\$250 million (equivalent to approximately US\$190 million). See "Description of Other Material Indebtedness — 8% Senior Notes due 2015." We intend to use, the net proceeds from the 8% Senior Notes to fund capital expenditures related to the Group's real estate operations and/or acquire, develop, construct or improve assets, real or personal property or equipment or repay existing indebtedness, in each case to the extent permitted under the terms of both the 6.875% Senior Notes and 7.625% Senior Notes.

CURRENT TRADING AND PROSPECTS

Since December 31, 2010, the PRC government has implemented further macroeconomic controls on the real estate property market in the PRC, including imposing restrictions on the number of properties which can be owned by families, which may adversely impact on the demand for our properties. See "*Risk Factors*" and "*Regulation*" for further details. Nevertheless, we do not expect our performance will be materially adversely affected by these policies.

BASIS OF PREPARATION

The consolidated financial statements are prepared in accordance with IFRS, as issued by the International Accounting Standards Board ("**IASB**"), in effect at the time of the preparation of the consolidated financial statements. The consolidated financial statements include the accounts of the Group's subsidiaries from the date that control effectively commenced until the date that control effectively ceased. The list of the Group's principal subsidiaries with effective ownership interest as at December 31, 2008, 2009 and 2010 is included in the consolidated financial statements.

The adoption of International Financial Reporting Interpretations Committee 15 ("**IFRIC 15**"), which was effective from the accounting period commencing on or after January 1, 2009, had changed revenue recognition of the Group. IFRIC 15 provides more detailed guidance on the accounting treatment for real estate transactions sold under pre-sale agreements so that property sales are now recognized upon delivery of properties to the purchaser pursuant to the sales agreements rather than upon execution of the sales agreements or when the relevant completion certificates were issued by the respective government authorities. The change in accounting policy on revenue recognition for sales of properties has been adopted retrospectively and hence the figures for the consolidated income statement for the year ended December 31, 2008 have been restated to adjust for the revenue together with the related cost of sales and taxation which arose from the sales of properties.

The amendment to International Accounting Standard 40 Investment Property ("**IAS 40**") as part of the Improvements to IFRS issued in 2008 has recategorized the accounting for properties under construction or development for future use as investment properties section of the Group. The amendment to IAS 40 brings such properties within the scope of IAS 40 which, therefore, shall be accounted for under the fair model (where the fair value is reliably determinable) in accordance with the Group's accounting policies.

In the past, the leasehold land and building elements of properties under construction or development were accounted for separately. The Group has applied the amendments to IAS 40 prospectively from January 1, 2009 and in accordance with the relevant transitional provision.

CRITICAL ACCOUNTING POLICIES

The methods, estimates and judgments we use in applying our accounting policies have a significant impact on the results we report in our consolidated financial statements. Some of our accounting

policies require us to make difficult and subjective judgments, often as a result of the need to make estimates of matters that are inherently uncertain. We have summarized below our accounting policies that we believe are both important to the portrayal of our financial results and involve the need to make estimates about the effect of matters that are inherently uncertain.

Valuation of our investment properties

As described above, our investment properties are stated in our consolidated financial statements at fair value based on the valuation performed by qualified independent professional appraisers. In determining the fair value, the appraisers have adopted a method of valuation which involves certain estimates of market conditions. In relying on the valuation report provided by these appraisers, our directors have exercised their judgment and are satisfied that the method of valuation is reflective of current market conditions. Changes to these assumptions would result in changes in the fair values of our investment properties and the corresponding adjustments to the amount of gain or loss reported in the consolidated income statement. Gains or losses upon disposal of investment properties (calculated as the difference between the net proceeds from such disposal and the fair value of the relevant investment properties reflected on our statement of financial conditions) would be included in our consolidated income statement at the time of such disposal.

Turnover recognition

Our turnover is composed primarily of turnover generated from the sales of our property development (representing proceeds from sales of our properties) and turnover from property investment activities (representing rental income and the other turnover under operating leases, turnover from serviced apartment operations, property management, project management and service fees, sales of goods and interest income from financial assets). Turnover from properties developed for sale in the ordinary course of business is recognized upon delivery of properties to the purchasers pursuant to the sales agreements, which can only occur after completion of the properties. Rental income from operating leases is recognized on a straight-line basis over the term of the relevant lease. Turnover from serviced apartment operation is recognized upon the provision of services. Turnover from property management, project management and service fees are recognized over the relevant period in which the services are rendered and interest income from financial assets is accrued on a time basis. Turnover from sales of goods is recognized upon delivery of goods to customers and represents the amounts receivable for goods sold, net of discounts and sales related taxes.

Properties under development

Prior to January 1, 2009, the leasehold land and building elements of properties that were being constructed or developed for future use as investment properties were accounted separately. The leasehold land element was accounted for as an operating lease and the building element was measured at cost less impairment losses, if any. Upon completion, such properties are reclassified to and subsequently accounted for as investment properties. Any difference between the fair value of the properties at the date of completion and their previous carrying value were recognized in the consolidated income statement.

With the adoption of the amendment of IAS 40, which was effective and prospectively adopted from January 1, 2009, such investment properties under construction or development have been reclassified as investment properties. Construction costs incurred for investment properties under construction or development are capitalized as part of the carrying amount of the investment properties under construction or development. See “— *Basis of Presentation.*”

Investment properties under construction or development are measured at fair value at the end of each reporting period. Any difference between the fair value of the investment properties under construction or development and their carrying amounts is recognized in the consolidated income statement in the period in which they arise. Properties under development which are intended to be held for sale are carried at the lower of cost and net realizable value and are shown as current assets. Cost includes the costs of land, development expenditure incurred and, where appropriate, borrowing costs capitalized. Net realizable value is determined by reference to prevailing market conditions, including the prices of what we consider to be closely comparable properties, and other factors that may have effects on the prices of our properties, less applicable variable selling expenses and the anticipated costs to completion.

Interests in associates

An associate is an entity over which the Group has significant influence and that is neither a subsidiary nor an interest in a joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over these policies. As of June 30, 2011, our associates were our Dalian Entities.

The results and assets and liabilities of associates are incorporated in the consolidated financial statements using the equity method of accounting. Under the equity method, investments in associates are carried in the consolidated statement of financial position at cost as adjusted for post-acquisition changes in the Group's share of the net assets of the associates, less any identified impairment loss. When the Group's share of losses of an associate equals or exceeds its interest in that associate (which excludes any long-term interests that, in substance, form part of the Group's net investment in the associate), the Group discontinues recognizing its share of further losses. An additional share of losses is provided for and a liability is recognized only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of that associate.

Any excess of the Group's share of the net fair value of the identifiable assets, liabilities and contingent liabilities over the cost of acquisition, after reassessment, is recognized immediately in the consolidated income statement.

Where a group entity transacts with an associate of the Group, profits and losses are eliminated to the extent of the Group's interest in the relevant associate.

Borrowing costs

We capitalize borrowing costs directly attributable to the acquisition, construction or production of qualifying assets as part of the cost of those assets, after deducting any investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets. Such capitalization of borrowing costs ceases when the relevant assets are substantially ready for their intended use or sale. All other borrowing costs are recognized in the consolidated income statement in the period in which they are incurred.

Property, plant and equipment

Property, plant and equipment are stated at cost less subsequent accumulated depreciation and accumulated impairment losses. Depreciation of the cost of buildings is calculated using the straight-line method over the estimated useful life of the relevant buildings or, where shorter, the remaining leasehold term of the land on which the buildings are located. Depreciation of the costs of property, plant and equipment other than buildings is calculated using the straight-line method over the estimated useful life of such assets of 3 to 5 years and after taking into account their estimated residual value.

LAT

The Group is subject to LAT in the PRC. However, the implementation and settlement of the tax varies among different tax jurisdictions in various cities of the PRC and the Group has not finalized its LAT calculation and payments with any local tax authorities in the PRC. Accordingly, significant judgment is required in determining the amount of LAT and its related income tax provisions. The Group recognized LAT and made full provisions based on management's best estimates according to the PRC regulations. The final tax outcome could be different from the amounts that were initially recorded, and these differences will impact the income tax provisions in the periods in which such tax is finalized with local tax authorities. See "*— Description of Selected Income Statement Items — Taxation.*"

Deferred tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are recognized for taxable temporary differences associated with investments in subsidiaries and associates, and interests in joint ventures, except where we are able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interest is only recognized to the extent that it is probable that there will be sufficient taxable profits against which to utilize the benefits of the temporary differences and they are expected to reverse in the foreseeable future. At each reporting date, our directors consider a number of factors including the relevant profit projections, and, taking into account these factors, estimate the realizability of the tax losses based on their best knowledge of our profit projections for the relevant period. Such assets and liabilities are not recognized if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

DESCRIPTION OF SELECTED INCOME STATEMENT ITEMS

Turnover

Our turnover consists of income derived from property development, property investment and to a lesser extent, other sources of income, all of which are described below in more detail.

Property development

Turnover from property development principally represents sales of our residential units. We present turnover from property development net of PRC business tax at the rate of 5%. Payments received from purchasers prior to the delivery date are recorded as deposits received and are presented as current liabilities on our consolidated statement financial position.

Property investment

Turnover from property investment principally represents income from property letting, property management and the operation of serviced apartments. As of the date of this document we derived property investment income from Shanghai Xintiandi, Shanghai Corporate Avenue, Shanghai Rui Hong Xin Cheng Commercial Complex, Shanghai KIC (Plaza and Village), Hangzhou Xihu Tiandi Phase 1, Wuhan Tiandi Commercial and Chongqing Tiandi (The Riviera).

Others

Other turnover comprises primarily operating income from food and beverage outlets and retail outlets, car parking charges and project management fees.

Cost of sales

Cost of sales primarily represents the costs we incur directly for our property development and property investment activities, all of which are described in more detail below.

Property development

Cost of sales directly related to our property development activities includes land costs (primarily land grant fees and residents relocation costs), construction costs and capitalized interest on borrowings related to property development activities.

Land grant fees, which are determined by public auctions or by relevant government authorities, with input from independent property appraisers, are payments to the relevant land bureau or the relevant provincial or local government for the right to occupy, use and develop a particular parcel of land and to market the units or other projects developed on such land.

The relocation costs we pay include the actual expenses we incur for site clearance and relocation of the residents residing on the site. Municipal governments, including the Shanghai local government, have established certain basic principles for determining the appropriate level of compensation to be paid to the existing residents.

Construction costs encompass all raw material costs and costs for the design, professional fees and construction of a project, including costs for construction of infrastructure and communal facilities. Professional fees include fees we pay to architects and design consultants for our property developments. All costs relating to construction are capitalized.

We capitalize a portion of our interest expense to the extent that such costs are directly attributable to the costs of acquisition, construction or development of the properties. The capitalization commences when the development of properties starts, which is when the relevant expenditure or finance cost is incurred and ceases when the development is in abeyance or the construction work is completed. After completion, the relevant interest is expensed in our consolidated income statement as finance costs.

Property Investment

Cost of sales directly related to our property investment activities includes direct expenses incurred for property investment activities such as property tax, property management fees and agency commissions.

Gross Profit

Gross profit represents turnover less cost of sales. Our gross margin, therefore, depends upon a combination of factors, including the volume and price at which we sell properties, land grant fees, relocations costs and construction costs.

Other income

Other income consists primarily of interest income, grants received from local governments and certain non-recurring income.

Selling and marketing expenses

Selling and marketing expenses relate to the salaries, benefits, other compensation and fees and advertisement expenses incurred for promoting the sales and leasing of our properties.

General and administrative expenses

General and administrative expenses include staff costs for administrative purposes and other staff at our headquarters, professional fees paid to legal, audit and other professional advisors and fees paid to architects and designers in connection with feasibility studies prepared in relation to potential development projects, rental charges under operating leases, depreciation, utility charges, and property taxes. We expect our general and administrative expenses will continue to increase as we develop additional projects and expand our operations.

Increase in fair value of investment properties

In accordance with IFRS, we engage a qualified independent property appraiser to conduct market valuations of our office, retail, entertainment and cultural properties held as investment properties at the end of each reporting period. Increases or decreases in the fair market value of our investment properties are reflected as an income or expense item, as the case may be, in the consolidated income statement.

Gain on acquisition of additional equity interests in subsidiaries

When we increase our interest in an entity controlled by us, goodwill arising on such acquisition represents the difference between the cost of additional interest acquired and the increase in our share of the fair value of the identifiable assets, liabilities and contingent liabilities.

At the date of acquisition, we reassess the identification and measurement of the enterprise's identifiable assets, liabilities and contingent liabilities. If our additional interest in the net fair value of those items exceeds the cost of the acquisition, any excess remaining after that reassessment, which represents the gain on acquisition, is recognized immediately in the consolidated income statement.

Gains on partial disposal of equity interests in subsidiaries

We dispose of our equity interests in subsidiaries to strategic investors from time to time to co-develop some lots of our project. Gain on partial disposal of equity interests in subsidiaries represents the sale consideration less the attributable cost, and is recognized upon completion of such disposal.

Share of results of associates

Share of results of associates principally represents our share of net profit of the Dalian Tiandi project, which is developed and managed by certain associate companies of the Group.

Finance costs, net of exchange gain

Finance costs, net of exchange gain, consist primarily of interest on the 6.875% Senior Notes, the 7.625% Senior Notes, the Convertible Bonds, bank loans and overdrafts wholly repayable within five years and the fair value changes on derivative financial instruments related to debt instruments. Finance costs are also net of amounts capitalized.

Profit before taxation

Profit before taxation consists of operating profit, net of finance costs, and includes increases in fair value of investment properties, gains on disposal of investment properties, gains on acquisitions and partial disposals of equity interests in subsidiaries and share of results of associates.

Taxation

We and our subsidiary companies are incorporated in different jurisdictions, with different taxation requirements.

Under the current laws of the Cayman Islands, we are not subject to tax on income or capital gains. In addition, upon payments of interest or dividends by us to our security holders, no Cayman Islands withholding tax will be imposed.

Our income is derived entirely from our operations in the PRC. Under PRC law, our PRC operating subsidiaries were subject to enterprise income tax at the rate of 33.0% of taxable income prior to January 1, 2008. In accordance with the EIT Law, which became effective on January 1, 2008, the corporate income tax rate generally applicable in the PRC has been reduced to 25.0% from 33.0%.

Under PRC law, we are subject to LAT, calculated by reference to all the gains we recognize arising from sales of real property in the PRC. LAT is payable on the appreciation in value representing the balance of the proceeds received on such sales, after deducting various prescribed items, including payments made for acquisition of land use rights, the direct costs and expenses of the development of the land and construction of the buildings and structures, finance costs up to a maximum of 5.0% of the total development costs, the appraised price of any existing buildings and structures on the land and taxes related to the assignment of the real property. LAT is charged at progressive rates ranging from 30.0% to 60.0%. Apart from the aforementioned deductions, property developers enjoy an additional deduction equal to 20.0% of the payment made for acquisition of land use rights and the costs of land development and construction of new buildings or related facilities. An exemption from payment of LAT may be available if the taxpayer constructs ordinary standard residential apartments and the appreciation amount does not exceed 20.0% of the sum of deductions allowed under PRC law. If, however, the appreciation amount exceeds 20.0% of the sum of allowable deductions, such exemption is not available and the taxpayer will be liable for LAT on the full appreciation amount, after taking account of the allowable deductions. During the years ended December 31, 2008, 2009 and 2010 and the six months ended June 30, 2010 and 2011, we paid provisional LAT at a rate ranging from 1% to 5% on the gross proceeds of pre-sales and sales of our properties. For most of our projects, we have not yet been required to undergo the LAT clearance procedures and pay the full amount of LAT. We, however, have made what we believe to be adequate provisions for LAT in our consolidated financial statements for the years ended December 31, 2008, 2009 and 2010 and the six months ended June 30, 2010 and 2011.

**MANAGEMENT'S DISCUSSION AND ANALYSIS OF
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Our effective tax rates (computed by dividing taxation by profit before taxation) for the years ended December 31, 2008, 2009 and 2010 and the six months ended June 30, 2010 and 2011 were 24.1%, 33.4%, 31.1%, 32.8% and 33.7%, respectively.

Our tax charges comprise both the tax currently payable and deferred. No tax payment is required to be made for the deferred tax until the relevant tax liabilities arise in the subsequent year. We pay income tax on a monthly or quarterly basis, with the amount attributable to the taxable profit for the last month or quarter of each year payable subsequent to the reporting date.

The following table sets forth the components of income tax expense for the years/periods indicated:

	<u>Year ended December 31,</u>				<u>Six months ended June 30,</u>		
	2008						
	(restated)	2009	2010	2010	2011		
	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>
PRC enterprise income tax . . .							
Current	135	537	335	52	152	116	18
Deferred	86	297	807	125	480	241	37
PRC LAT	436	467	215	33	200	90	14
Total tax expense	<u>657</u>	<u>1,301</u>	<u>1,357</u>	<u>210</u>	<u>832</u>	<u>447</u>	<u>69</u>

A significant portion of our tax charges for the years ended December 31, 2008, 2009 and 2010 and the six months ended June 30, 2010 and 2011 are deferred tax liabilities which are detailed in the notes to our consolidated financial statements for the years ended December 31, 2008, 2009 and 2010 and the six months ended June 30, 2010 and 2011 included herein. The deferred tax liabilities are mainly attributable to the increase in fair value of investment properties. During the years ended December 31, 2008, 2009 and 2010 and the six months ended June 30, 2010 and 2011, the valuation gains of RMB382 million (US\$59 million), RMB536 million (US\$83 million), RMB2,711million (US\$419 million), RMB1,461 million (US\$226 million) and RMB661 million (US\$102 million) resulted in a corresponding deferred tax provision of RMB96 million (US\$15 million), RMB134 million (US\$21 million), RMB678 million (US\$105 million), RMB365 million (US\$56 million) and RMB165 million (US\$26 million) respectively. The provisions represent the PRC enterprise income tax of 25% on the revaluation surplus we expect to be payable. We expect such tax liabilities to be due and payable when properties generate returns in excess of the original cost in a subsequent year. In alignment with our current accounting of the revaluation surplus, the deferred tax effect of the surplus has been charged to the consolidated income statement in the period in which the revaluation surplus arises.

Non-controlling interests

Non-controlling interests relate to the proportionate share of our results attributable to joint venture partners and non-controlling shareholders in our project companies.

RESULTS OF OPERATIONS

For the six months ended June 30, 2010 and 2011

The following discussion is based on, and should be read in conjunction with, the unaudited, condensed consolidated financial statements for the six months ended June 30, 2010 and 2011, included in this document beginning on page F-2.

Turnover

The following table sets forth our turnover by segment for the six months ended June 30, 2010 and 2011:

	Six months ended June 30,				
	2010		2011		
	<i>(RMB in millions)</i>	<i>(Percent of total turnover)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>	<i>(Percent of total turnover)</i>
Property development	2,778	89.0%	1,356	210	75.8%
Property investment	326	10.4%	405	63	22.7%
Others	17	0.6%	27	4	1.5%
Total	<u>3,121</u>	<u>100.0%</u>	<u>1,788</u>	<u>277</u>	<u>100.0%</u>

Our turnover decreased by 42.7% to RMB1,788 million (US\$277 million) for the six months ended June 30, 2011, compared to RMB3,121 million (US\$483 million) for the six months ended June 30, 2010. This decrease was primarily due to fewer property sales being recognized in the first half of 2011.

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

Property development

The following table sets forth turnover, GFA and ASP per sq.m. of property sold during the six months ended June 30, 2010 and 2011:

Projects	Six months ended June 30,						
	2010			2011			
	Turnover ⁽¹⁾	GFA Sold	ASP ⁽³⁾	Turnover ⁽¹⁾	GFA Sold	ASP ⁽³⁾	
	<i>(RMB in millions)</i>	<i>(sq.m.)</i>	<i>(RMB/ sq.m.)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>	<i>(sq.m.)</i>	<i>(RMB/ sq.m.)</i>
Shanghai Taipingqiao	324	3,900	87,400	423	65	3,100	143,600
Shanghai Rui Hong Xin Cheng . . .	821	31,200	27,700	5	1	200	29,200
Shanghai KIC	717	30,700	24,600	36	6	1,900	20,500
Wuhan Tiandi	759	55,700	14,300	46	7	1,200	40,400
Chongqing Tiandi	112	14,300	10,300 ⁽²⁾	94	14	9,700	12,800 ⁽²⁾
Foshan Lingnan Tiandi	—	—	—	696	108	40,600	18,000
Subtotal	2,733	135,800	21,200	1,300	201	56,700	25,200
Car parks and others	45			92	15		
Dalian Tiandi	—	—	—	301	46	17,100	18,500
Grand Total	2,778			1,693	262		
Recognized as:							
- property sales in turnover of the Group	2,778	135,800	21,500	1,356	210	54,800	26,000
- share of turnover of associates attributable to the Group (48%) ⁽⁴⁾	—			144	22		
Sub-total	2,778			1,500	232		
- disposals of investment properties	—			36	6	1,900	20,500
- share of turnover of associates attributable to other equity holders ⁽⁴⁾	—			157	24		
Grand Total	2,778			1,693	262		

(1) Net of 5% PRC business tax

(2) ASP of Chongqing is based on net floor area, a common market practice in the region.

(3) ASP is calculated as turnover divided by (i) (1 minus 5% PRC business tax) and (ii) GFA sold.

(4) Dalian Tiandi is a project developed by associates of the Group. Sales of Dalian Tiandi will not be consolidated as revenue of the Group. Instead, the share of results of Dalian Tiandi are incorporated in the Group's consolidated income statement as "share of results of associates" using the equity method of accounting.

**MANAGEMENT'S DISCUSSION AND ANALYSIS OF
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Turnover from property development sales for the six months ended June 30, 2011 amounted to RMB1,500 million (US\$232 million), compared to RMB2,778 million (US\$430 million) for the six months ended June 30, 2010, which consisted of property sales by subsidiaries of RMB1,356 million (US\$210 million) and the proportionate share from our Dalian associate of RMB144 million (US\$22 million). Property development sales decreased by 46.0% due to a decrease in GFA delivery to customers from 135,800 sq.m. to 54,800 sq.m.

Property investment

The following table sets forth our turnover from our property investment for the six months ended June 30, 2010 and 2011:

Projects	Six months ended June 30,		
	2010	2011	
	(RMB millions)	(RMB millions)	(US\$ millions)
Shanghai Taipingqiao	250	289	45
Shanghai Rui Hong Xin Cheng	21	21	3
Shanghai KIC	25	41	7
Wuhan Tiandi	16	22	3
Hangzhou Tiandi	9	8	1
Foshan Tiandi	5	16	3
Chongqing Tiandi	—	8	1
Total	326	405	63

Turnover from our property investment increased by RMB79 million (US\$12 million), or 24.2%, to RMB405 million (US\$63 million) for the six months ended June 30, 2011 from RMB326 million (US\$50 million) for the six months ended June 30, 2010. The increase was primarily due to an increase in the size of the investment properties portfolio as a result of the completion of investment properties in 2010 and during the period.

Others

Other turnover increased by RMB10 million (US\$2 million), or 58.8%, to RMB27 million (US\$4 million) for the six months ended June 30, 2011 from RMB17 million (US\$3 million) for the six months ended June 30, 2010. The increase was primarily due to an increase in sales at food and beverage outlets.

Cost of sales

The following table sets forth our cost of sales by segment for the six months ended June 30, 2010 and 2011:

	Six months ended June 30,				
	2010		2011		
	<i>(RMB in millions)</i>	<i>(Percent of total cost of sales)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>	<i>(Percent of total cost of sales)</i>
Property development	1,761	95.2%	854	132	88.9%
Property investment	68	3.7%	102	16	10.6%
Others	20	1.1%	5	1	0.5%
Total	1,849	100.0%	961	149	100.0%

Our cost of sales decreased by RMB888 million (US\$137 million), or 48.0%, to RMB961 million (US\$149 million) for the six months ended June 30, 2011 from RMB1,849 million (US\$286 million) for the six months ended June 30, 2010. The decrease was primarily attributable to the decrease in property sales for the six months ended June 30, 2011.

Gross profit

As a result of the foregoing, our gross profit decreased by RMB445 million (US\$69 million), or 35.0%, to RMB827 million (US\$128 million) for the six months ended June 30, 2011 from RMB1,272 million (US\$197 million) for six months ended June 30, 2010. Our gross margin (computed by dividing gross profit (i.e. turnover less cost of sales) by turnover) was 46.3% for the six months ended June 30, 2011, which increased 5.5% when compared to 40.8% for the six months ended June 30, 2010. This was largely due to the higher proportion of sales from Shanghai Taipingqiao project in 2011, which used to contribute a relatively higher gross margin than other projects.

Other income

Our other income increased by RMB64 million (US\$10 million), or 73.6%, to RMB151 million (US\$23 million) for the six months ended June 30, 2011 from RMB87 million (US\$13 million) for the six months ended June 30, 2010. The increase mainly resulted from consultancy services provided during the period.

Selling and marketing expenses

Our selling and marketing expenses increased by RMB8 million (US\$1 million), or 13.3%, to RMB68 million (US\$10 million) for the six months ended June 30, 2011 from RMB60 million (US\$9 million) for the six months ended June 30, 2010, as a result of the increase in contracted sales.

General and administration expenses

Our general and administration expenses increased by RMB16 million (US\$2 million), or 5.8%, to RMB291 million (US\$45 million) for the six months ended June 30, 2011 from RMB275 million (US\$43 million) for the six months ended June 30, 2010, which was generally in line with inflation in the PRC.

Increase in fair value of investment properties

The following table sets forth our increase in fair value of investment properties for the six months ended June 30, 2010 and 2011:

	Six months ended June 30,		
	2010	2011	
	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>
Completed investment properties	384	421	65
Investment properties under construction or development.	1,077	240	37
Total	1,461	661	102

The increase in fair value of investment properties (before deferred taxation) decreased by RMB800 million (US\$124 million), or 54.8%, to RMB661 million (US\$102 million) for the six months ended June 30, 2011 from RMB1,461 million (US\$226 million) for the six months ended June 30, 2010. The increase in fair value of investment properties for the six months ended June 30, 2011 was at a slower pace primarily due to the completion of development in Lot 113 of Shanghai Taipingqiao in 2010 which contributed a significant valuation gain for the six months ended June 30, 2010.

Gain on disposal of investment properties

The disposals for the six months ended June 30, 2011 were generally transacted at the fair values of the related assets and accordingly no gain arose from disposals of investment properties. We recognized a gain of RMB23 million (US\$4 million) on disposal of investment properties for the six months ended June 30, 2010, which represented the disposal of certain office and retail spaces in Shanghai KIC at a consideration of RMB185 million.

Share of results of associates

We recognized an increase of RMB29 million (US\$4 million), or 42.6%, to RMB97 million (US\$15 million) on share of results of associates for the six months ended June 30, 2011, compared to a gain of RMB68 million (US\$11 million) for the corresponding period in 2010. The share of profits of associates of RMB97 million (US\$15 million) included a revaluation gain from investment properties under development or construction (net of tax effect) of RMB58 million (US\$9 million) for the six months ended June 30, 2011.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF
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Finance costs, net of exchange gain

The following table sets forth the breakdown of our finance costs for the six months ended June 30, 2010 and 2011:

	<u>Six months ended June 30,</u>		
	<u>2010</u>	<u>2011</u>	
	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>
Interest costs, before capitalization	382	873	135
Less: Amount capitalized to investment properties under construction or development and properties under development for sale	<u>(356)</u>	<u>(746)</u>	<u>(115)</u>
	26	127	20
Net exchange gain on bank borrowings and other financing activities	(48)	(103)	(16)
Other finance costs	<u>58</u>	<u>27</u>	<u>4</u>
Total	<u>36</u>	<u>51</u>	<u>8</u>

Finance costs, net of exchange gain, increased to RMB51 million (US\$8 million) for the six months ended June 30, 2011 from RMB36 million (US\$6 million) for the six months ended June 30, 2010. With the issuance of RMB2,720 million convertible bonds, RMB3,000 million notes and RMB3,500 million notes in September 2010, December 2010 and January 2011 respectively, together with bank loans of RMB2,619 million being raised in the first half of 2011, gross interest expenses increased to RMB873 million (US\$135 million) for the six months ended June 30, 2011 from RMB382 million (US\$59 million) for the six months ended June 30, 2010. Capitalized borrowing costs increased correspondingly to RMB746 million (US\$115 million) for the six months ended June 30, 2011 from RMB356 million (US\$55 million) for the six months ended June 30, 2010.

Taxation

Taxation decreased by RMB385 million (US\$60 million), or 46.3%, to RMB447 million (US\$69 million) for the six months ended June 30, 2011 from RMB832 million (US\$129 million) for the six months ended June 30, 2010. The decrease was due to a decrease in profit before taxation of RMB1,214 million (US\$188 million) from RMB2,540 million (US\$393 million) for the six months ended June 30, 2010 to RMB1,326 million (US\$205 million) for the six months ended June 30, 2011. Our effective tax rate (computed by dividing taxation by profit before taxation) for the six months ended June 30, 2011 and 2010 was 33.7% and 32.8%, respectively. Excluding the LAT together with its effect on enterprise income tax, our effective tax rates for the six months ended June 30, 2011 and 2010 were 28.7% and 26.9%, respectively, which were similar to the PRC enterprise income tax of 25%.

Profit attributable to shareholders of the Company

Our profit attributable to shareholders decreased by RMB773 million (US\$120 million), or 49.6%, to RMB784 million (US\$121 million) for the six months ended June 30, 2011 from RMB1,557 million (US\$241 million) for the six months ended June 30, 2010 as a result of the factors described above.

Profit attributable to non-controlling interests

Profit attributable to non-controlling interests decreased by RMB56 million (US\$9 million) to RMB95 million (US\$15 million) for the six months ended June 30, 2011 from RMB151 million (US\$23 million) for the six months ended June 30, 2010. The decrease was mainly due to the decrease in the profit for the six months ended June 30, 2011 compared to that for the six months ended June 30, 2010.

For the years ended December 31, 2009 and 2010

The following discussion is based on, and should be read in conjunction with, the consolidated financial statements for the years ended December 31, 2009 and 2010, included in this document beginning on page F-50.

Turnover

The following table sets forth our turnover by segment for the years ended December 31, 2009 and 2010:

	Year ended December 31,				
	2009		2010		
	<i>(RMB in millions)</i>	<i>(Percent of total turnover)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>	<i>(Percent of total turnover)</i>
Property development	6,078	89.9%	4,133	640	84.7%
Property investment	643	9.5%	706	109	14.5%
Others	37	0.6%	40	6	0.8%
Total	<u>6,758</u>	<u>100.0%</u>	<u>4,879</u>	<u>755</u>	<u>100.0%</u>

Our turnover decreased by RMB1,879 million (US\$291 million), or 27.8%, to RMB4,879 million (US\$755 million) in 2010 from RMB6,758 million (US\$1,046 million) in 2009. The decrease was primarily due to a decrease in property sales recognized in 2010.

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

Property development

The following table sets forth the turnover, GFA and ASP per sq.m. of property sold in the years ended December 31, 2009 and 2010:

Projects	Year ended December 31,						
	2009			2010			
	Turnover ⁽¹⁾	GFA Sold	ASP ⁽³⁾	Turnover ⁽¹⁾	GFA Sold	ASP ⁽³⁾	
	<i>(RMB in millions)</i>	<i>(sq.m.)</i>	<i>(RMB/sq.m.)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>	<i>(sq.m.)</i>	<i>(RMB/sq.m.)</i>
Shanghai Taipingqiao	4,706	65,600	75,600	604	93	6,500	97,800
Shanghai Rui Hong Xin Cheng . . .	—	—	—	824	127	31,300	27,700
Shanghai KIC	450	24,300	19,500	918	142	39,200	24,700
Wuhan Tiandi	514	37,500	14,400	1,324	205	85,300	16,300
Chongqing Tiandi	345	66,900	6,700 ⁽²⁾	449	70	57,700	10,200 ⁽²⁾
Subtotal	6,015	194,300	32,600	4,119	637	220,000	19,700
Car park and others	63			199	31		
Total	6,078			4,318	668		
Recognized as:							
- property sales in turnover	6,078	194,300		4,133	640	212,300	
- disposals of investment properties	—	—		185	28	7,700	
Total	6,078	194,300		4,318	668	220,000	

(1) Net of 5% PRC business tax

(2) ASP of Chongqing is based on net floor area, a common market practice in the region.

(3) ASP is calculated as turnover divided by (i) (1 minus 5% PRC business tax) and (ii) GFA sold.

Turnover from property sales decreased by RMB1,945 million (US\$301 million), or 32.0% to RMB4,133 million (US\$640 million) for the year ended December 31, 2010 from RMB6,078 million (US\$940 million) for the year ended December 31, 2009. The decrease was primarily due to the delivery in 2009 of most of the residential units of Casa Lakeville (Phase 3 of Taipingqiao residential development) which left fewer units of Casa Lakeville available for sale in 2010. The decrease is mitigated by new completions and deliveries of Shanghai Rui Hong Xin Cheng, Shanghai KIC, Wuhan Tiandi and Chongqing Tiandi.

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

Property investment

The following table sets forth our turnover from investment properties for the years ended December 31, 2009 and 2010:

Projects	Year ended December 31,		
	2009	2010	
	(RMB in millions)	(RMB in millions)	(US\$ in millions)
Shanghai Taipingqiao	508	530	82
Shanghai Rui Hong Xin Cheng	39	45	7
Shanghai KIC	58	58	9
Wuhan Tiandi	18	34	5
Chongqing Tiandi	—	8	1
Hangzhou Tiandi	18	18	3
Foshan Tiandi	2	13	2
Total	643	706	109

Turnover from our investment properties increased by RMB63 million (US\$10 million), or 9.8%, to RMB706 million (US\$109 million) for the year ended December 31, 2010 from RMB643 million (US\$99 million) for the year ended December 31, 2009. The increase in turnover was primarily due to an increase in rental income from investment properties completed prior to 2010 which, in turn, was due to increases in the occupancy rates, rental rates and the availability of leasable areas from the completion of investment properties.

Cost of sales

The following table sets forth our cost of sales by segment for the years ended December 31, 2009 and 2010:

	Year ended December 31,			
	2009		2010	
	(RMB in millions)	(Percent of total cost of sales)	(RMB in millions)	(Percent of total cost of sales)
Property development	3,080	95.4%	2,619	91.3%
Property investment	119	3.7%	213	7.4%
Others	30	0.9%	37	1.3%
Total	3,229	100.0%	2,869	100.0%

Our cost of sales decreased by RMB360 million (US\$56 million), or 11.1%, to RMB2,869 million (US\$444 million) for the year ended December 31, 2010 from RMB3,229 million (US\$500 million) for the year ended December 31, 2009. The decrease was primarily due to the proportion of sales from projects outside Shanghai were higher in 2010 and these projects were constructed at lower development costs than projects located in Shanghai.

Gross profit

Our gross profit decreased by RMB1,519 million (US\$235 million), or 43.0%, to RMB2,010 million (US\$311 million) for the year ended December 31, 2010 from RMB3,529 million (US\$546 million) for the year ended December 31, 2009. Our gross margin (computed by dividing gross profit (i.e. turnover less cost of sales) by turnover) was 41.2% for the year ended December 31, 2010, which declined 11.0% when compared to 52.2% for the year ended December 31, 2009. This was largely due to the lower proportion of sales from Shanghai Taipingqiao project in 2010, which used to contribute a relatively higher gross margin than other projects.

Other income

Our other income increased by RMB56 million (US\$9 million), or 32.9%, to RMB226 million (US\$35 million) for the year ended December 31, 2010 from RMB170 million (US\$26 million) for the year ended December 31, 2009. The increase was partly due to the receipt of guarantee fee income from a non-controlling shareholder of RMB19 million (US\$3 million).

Selling and marketing expenses

Our selling and marketing expenses decreased by RMB9 million (US\$1 million), or 6.0%, to RMB142 million (US\$22 million) for the year ended December 31, 2010 from RMB151 million (US\$23 million) for the year ended December 31, 2009, which was mainly due to the decrease in contracted sales from RMB6,486 million (US\$1,003 million) in 2009 to RMB4,606 million (US\$713 million) in 2010.

General and administration expenses

Our general and administration expenses increased by RMB18 million (US\$3 million), or 3.3%, to RMB561 million (US\$87 million) for the year ended December 31, 2010 from RMB543 million (US\$84 million) for the year ended December 31, 2009, which was generally in line with inflation in the PRC.

Increase in fair value of investment properties

The following table sets forth our increase in fair value of investment properties for the years ended December 31, 2009 and 2010:

	Year ended December 31,		
	2009	2010	
	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>
Completed investment properties	259	1,140	176
Investment properties under construction or development.	277	1,571	243
Total	536	2,711	419

Our increase in fair value of investment properties (before deferred taxation) increased by RMB2,175 million (US\$337 million), or 405.8%, to RMB2,711 million (US\$419 million) for the year ended December 31, 2010 from RMB536 million (US\$83 million) for the year ended December 31, 2009.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF
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The increase in fair value of investment properties for the year ended December 31, 2010 was primarily due to the increase in the fair value of investment properties under construction or development in Lot 113 of Shanghai Taipingqiao, together with an increase in the investment properties portfolio during the year ended December 31, 2010.

Gain on disposal of investment properties

We recognized a gain of RMB23 million (US\$4 million) on disposal of investment properties for the year ended December 31, 2010, which represented the disposal of certain office and retail spaces in Shanghai KIC at a consideration of RMB185 million.

Share of results of associates

We recognized a decreased gain of RMB378 million (US\$58 million), or 86.7%, to RMB58 million (US\$9 million) on share of results of associates for the year ended December 31, 2010, compared to a gain of RMB436 million (US\$67 million) for the corresponding period in 2009. The share of profits of associates of RMB58 million (US\$9 million) included a revaluation gain from investment properties under development or construction (net of tax effect) of RMB96 million (US\$15 million) for the year ended December 31, 2010. The share of profits in the year ended December 31, 2009 was attributable to the prospective adoption of the amendment to IAS 40, which resulted in an RMB496 million (US\$77 million) gain from revaluation of the investment properties under construction or development of the Dalian Tiandi project.

Finance costs, net of exchange gain

The following table sets forth the breakdown of our finance costs for the years ended December 31, 2009 and 2010:

	Year ended December 31,		
	2009	2010	
	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>
Interest costs, before capitalization	761	888	137
Less: Amount capitalized to investment properties under construction or development and properties under development for sale	<u>(634)</u>	<u>(796)</u>	<u>(123)</u>
	127	92	14
Net exchange gain on bank borrowings and other financing activities	(44)	(200)	(31)
Other finance costs	<u>6</u>	<u>66</u>	<u>10</u>
Total	<u>89</u>	<u>(42)</u>	<u>(7)</u>

Finance costs, net of exchange gain, reduced to a net income of RMB42 million (US\$7 million) for the year ended December 31, 2010 from a net expense of RMB89 million (US\$14 million) for the year ended December 31, 2009. With additional bank loans of RMB2,980 million (US\$461 million) raised in 2010, interest expenses increased to RMB888 million (US\$137 million) for the year ended December 31, 2010 from RMB761 million (US\$118 million) for the year ended December 31, 2009. Capitalized borrowing costs increased correspondingly to RMB796 million (US\$123 million) for the year ended December 31, 2010 from RMB634 million (US\$98 million) for the year ended December 31, 2009.

Taxation

Our taxation increased by RMB56 million (US\$9 million), or 4.3%, to RMB1,357 million (US\$210 million) for the year ended December 31, 2010 from RMB1,301 million (US\$201 million) for the year ended December 31, 2009. The increase was due to an increase in profit before taxation of RMB473 million (US\$73 million) from RMB3,894 million (US\$602 million) for the year ended December 31, 2009 to RMB4,367 million (US\$676 million) for the year ended December 31, 2010. Our effective tax rate (computed by dividing taxation by profit before taxation) for the years ended December 31, 2009 and 2010 was 33.4% and 31.1%, respectively. Excluding the LAT of RMB215 million (US\$33 million), which was assessed based on the appreciation value of properties disposed of, together with its corresponding enterprise income tax effect of RMB54 million (US\$8 million), our effective tax rate (computed by dividing taxation by profit before taxation) for the year ended December 31, 2010 was 27.4%, compared to 24.4% for the year ended December 31, 2009.

Profit attributable to shareholders of the Company

Our profit attributable to shareholders increased by RMB136 million (US\$21 million), or 5.1%, to RMB2,809 million (US\$435 million) for the year ended December 31, 2010 from RMB2,673 million (US\$414 million) for the year ended December 31, 2009 as a result of the factors described above.

Profit attributable to non-controlling interests

Profit attributable to non-controlling interests increased by RMB281 million (US\$43 million) to RMB201 million (US\$31 million) for the year ended December 31, 2010 from a loss of RMB80 million (US\$12 million) for the year ended December 31, 2009. The loss attributable to the non-controlling interests for the year ended December 31, 2009 was mainly due to the share of loss by non-controlling interests on the Chongqing Tiandi project. For the year ended December 31, 2010, our profits attributable to non-controlling interests were primarily derived from Shanghai Rui Hong Xin Cheng, Shanghai KIC, Wuhan Tiandi and Chongqing Tiandi projects.

For the years ended December 31, 2008 and 2009

The following discussion is based on, and should be read in conjunction with, the consolidated financial statements for the years ended December 31, 2008 and 2009, included in this document beginning on page F-50.

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

Turnover

The following table sets forth our turnover by segment for the years ended December 31, 2008 and 2009:

	Year ended December 31,				
	2008 (restated)		2009		
	<i>(RMB in millions)</i>	<i>(Percent of total turnover)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>	<i>(Percent of total turnover)</i>
Property development	1,449	70.1%	6,078	940	89.9%
Property investment	593	28.7%	643	100	9.5%
Others	24	1.2%	37	6	0.6%
Total	2,066	100.0%	6,758	1,046	100.0%

Our turnover increased by RMB4,692 million (US\$726 million), or 227.1%, to RMB6,758 million (US\$1,046 million) in 2009 from RMB2,066 million (US\$320 million) in 2008. The increase was primarily due to an increase in property sales from the sale of residential apartments in Shanghai Taipingqiao.

Property development

The following table sets forth the turnover, GFA and ASP per sq.m. of property sold in the years ended December 31, 2008 and 2009:

Projects	Year ended December 31,						
	2008 (restated)			2009			
	Turnover ⁽¹⁾	GFA Sold	ASP ⁽³⁾	Turnover ⁽¹⁾	GFA Sold	ASP ⁽³⁾	
	<i>(RMB in millions)</i>	<i>(sq.m.)</i>	<i>(RMB/sq.m.)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>	<i>(sq.m.)</i>	<i>(RMB/sq.m.)</i>
Shanghai Taipingqiao	228	4,100	58,500	4,706	728	65,600	75,600
Shanghai KIC	612	31,100	20,700	450	70	24,300	19,500
Wuhan Tiandi	376	29,500	13,400	514	80	37,500	14,400
Chongqing Tiandi	97	11,900	10,600 ⁽²⁾	345	53	66,900	6,700 ⁽²⁾
Subtotal	1,313	76,600	18,000	6,015	931	194,300	32,600
Car park and others	136			63	9		
Total	1,449			6,078	940		

(1) Net of 5% PRC business tax

(2) ASP of Chongqing is based on net floor area, a common market practice in the region.

(3) ASP is calculated as turnover divided by (i) (1 minus 5% PRC business tax) and (ii) GFA sold.

**MANAGEMENT'S DISCUSSION AND ANALYSIS OF
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Turnover from property sales increased by RMB4,629 million (US\$716 million), or 319.5%, to RMB6,078 million (US\$940 million) for the year ended December 31, 2009 from RMB1,449 million (US\$224 million) for the year ended December 31, 2008. The increase was due to the increase in area sold from 76,600 sq.m. in 2008 to 194,300 sq.m. in 2009, together with a higher ASP achieved as a result of the rebound in the property market in 2009.

Property investment

The following table sets forth our information on turnover received from our property investment in 2008 and 2009:

Projects	Year ended December 31,		
	2008	2009	
	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>
Shanghai Taipingqiao	497	508	79
Shanghai Rui Hong Xin Cheng	38	39	6
Shanghai KIC	36	58	9
Wuhan Tiandi	9	18	3
Hangzhou Tiandi	13	18	3
Foshan Tiandi	—	2	—
Total	593	643	100

Turnover from our property investment increased by RMB50 million (US\$8 million), or 8.4%, to RMB643 million (US\$100 million) for the year ended December 31, 2009 from RMB593 million (US\$92 million) for the year ended December 31, 2008. The increase was primarily due to increases in the average rental rates in Shanghai Xintiandi and Shanghai Corporate Avenue, as well as increases in leasable areas in Shanghai KIC and Wuhan Tiandi.

Others

Other turnover increased by RMB13 million (US\$2 million), or 54.2%, to RMB37 million (US\$6 million) for the year ended December 31, 2009 from RMB24 million (US\$4 million) for the year ended December 31, 2008. The increase was primarily due to the increase in management services fees from third parties.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF
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Cost of sales

The following table sets forth our cost of sales by segment for the years ended December 31, 2008 and 2009:

	Year ended December 31,				
	2008 (restated)		2009		
	<i>(RMB in millions)</i>	<i>(Percent of total cost of sales)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>	<i>(Percent of total cost of sales)</i>
Property development	882	85.8%	3,080	477	95.4%
Property investment	119	11.6%	119	18	3.7%
Others	27	2.6%	30	5	0.9%
Total	1,028	100.0%	3,229	500	100.0%

Our cost of sales increased by RMB2,201 million (US\$341 million), or 214.1%, to RMB3,229 million (US\$500 million) for the year ended December 31, 2009 from RMB1,028 million (US\$159 million) for the year ended December 31, 2008. The increase in cost of sales was primarily due to an increase in property sales.

Gross profit

Our gross profit increased by RMB2,491 million (US\$385 million), or 240.0%, to RMB3,529 million (US\$546 million) for the year ended December 31, 2009 from RMB1,038 million (US\$161 million) for the year ended December 31, 2008. Our gross margin was 52.2% for the year ended December 31, 2009 compared to 50.2% for the year ended December 31, 2008.

Other income

Our other income decreased by RMB172 million (US\$27 million), or 50.3%, to RMB170 million (US\$26 million) for the year ended December 31, 2009 from RMB342 million (US\$53 million) for the year ended December 31, 2008. The decrease was due to the fact that other income for the year ended December 31, 2008 included non-recurring items of tax refunds from reinvestment of dividends and grants received from certain local governmental authorities, which together, amounted to RMB109 million (US\$17 million). Other income for the year ended December 31, 2009 primarily consisted of bank interest income and interest income from loans to associates.

Selling and marketing expenses

Our selling and marketing expenses increased by RMB17 million (US\$3 million), or 12.7%, to RMB151 million (US\$23 million) for the year ended December 31, 2009 from RMB134 million (US\$21 million) for the year ended December 31, 2008. The increase was primarily due to the increase in sales and marketing activities to support the increase in property sales.

General and administrative expenses

Our general and administrative expenses decreased by RMB154 million (US\$24 million), or 22.1%, to RMB543 million (US\$84 million) for the year ended December 31, 2009 from RMB697 million (US\$108 million) for the year ended December 31, 2008. The decrease was primarily due to the effectiveness of cost control measures adopted in the year ended December 31, 2009.

Increase in fair value of investment properties

The following table sets forth our increase in fair value of investment properties for the years ended December 31, 2008 and 2009:

	Year ended December 31,		
	2008	2009	
	(restated)	(RMB in millions)	(RMB in millions) (US\$ in millions)
Completed investment properties	382	259	40
Investment properties under construction or development.	—	277	43
Total	382	536	83

Our increase in fair value of investment properties increased by RMB154 million (US\$24 million), or 40.3%, to RMB536 million (US\$83 million) for the year ended December 31, 2009 from RMB382 million (US\$59 million) for the year ended December 31, 2008. The increase in fair value of investment properties for the year ended December 31, 2009 was primarily due to the fair value gain of investment properties under construction or development from our Shanghai Taipingqiao project of RMB277 million (US\$43 million) due to the adoption of the amendment to IAS 40. See “— *Basis of Preparation.*”

Gain on acquisition of additional equity interest in subsidiaries

We recognized a gain of RMB6 million (US\$1 million) for the year ended December 31, 2009 on the acquisition of additional equity interests in subsidiaries, a result of the acquisition of the remaining 30% equity interests of Globe State Properties Limited (“**Globe State**”), an indirect 70% owned subsidiary of the Company from the non-controlling shareholders.

Gain on partial disposals of equity interests in subsidiaries

We recognized a gain of RMB1,883 million (US\$291 million) on disposal of equity interests in subsidiaries for the year ended December 31, 2008.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF
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The following table sets forth a breakdown of our gain on disposal of interests in subsidiaries:

	Year ended December 31,		
	2008	2009	
	(RMB in millions)	(RMB in millions)	(US\$ in millions)
Gain on partial disposals of equity interests while retaining control of subsidiaries			
25.0% of the issued share capital of Rightchina Limited	1,021	—	—
25.0% of the issued share capital of Foresight Profits Limited	862	—	—
Total	1,883	—	—

Share of results of associates

Share of results of associates increased RMB392 million (US\$61 million), or 890.9%, to RMB436 million (US\$67 million) for the year ended December 31, 2009 from RMB44 million (US\$7 million) for the year ended December 31, 2008. This increase was due to the prospective adoption of the amendment to IAS 40 which resulted in a RMB496 million (US\$77 million) gain from the revaluation of the investment properties that are under construction or development of the Dalian Tiandi project.

Finance costs, net of exchange gain

The following table sets forth the breakdown of our finance costs for the years ended December 31, 2008 and 2009:

	For the year ended December 31,		
	2008	2009	
	(RMB in millions)	(RMB in millions)	(US\$ in millions)
Interest costs, before capitalization	824	761	118
Less: Amount capitalized to investment properties under construction or development and properties under development for sale	(618)	(634)	(98)
	206	127	20
Net exchange gain on bank borrowings and other financing activities	(343)	(44)	(7)
Fair value change on cross currency interest rate swaps	242	—	—
Loss on change in fair value of early redemption rights on notes	13	—	—
Other finance costs	15	6	1
Total	133	89	14

Our finance costs decreased by RMB44 million (US\$7 million), or 33.1%, to RMB89 million (US\$14 million) for the year ended December 31, 2009 from RMB133 million (US\$21 million) for the year ended December 31, 2008. This decrease was primarily due to the decrease in interest rate on bank borrowings.

Taxation

Our taxation increased by RMB644 million (US\$100 million), or 98.0%, to RMB1,301 million (US\$201 million) for the year ended December 31, 2009 from RMB657 million (US\$102 million) for the year ended December 31, 2008 (restated). Our profit before taxation for the years ended December 31, 2009 and 2008 were RMB3,894 million (US\$602 million) and RMB2,725 million (US\$422 million) respectively. Our effective tax rate (computed by dividing taxation by profit before taxation) for the years ended December 31, 2009 and 2008 were 33.4% and 24.1%, respectively. Excluding the LAT together with its effect on enterprise income tax, the effective tax rate for the year ended December 31, 2009 was 24.4%, approximately 25.0% of the PRC enterprise income tax rate. The effective tax rate for the year ended December 31, 2008 was lower than that for 2009 and the PRC enterprise income tax rate as the gain on partial disposal of equity interests of RMB1,883 million (US\$291 million) in subsidiaries were not subject to tax.

Profit attributable to shareholders of the Company

Our profit attributable to shareholders increased by RMB875 million (US\$135 million), or 48.7%, to RMB2,673 million (US\$414 million) for the year ended December 31, 2009 from RMB1,798 million (US\$278 million) for the year ended December 31, 2008, as a result of the cumulative effect of the above mentioned factors.

Profit attributable to non-controlling interests

Profit attributable to non-controlling interests decreased by RMB350 million (US\$54 million) to a loss of RMB80 million (US\$12 million) for the year ended December 31, 2009 from a profit attributable to non-controlling interests of RMB270 million (US\$42 million) for the year ended December 31, 2008. The loss attributable to non-controlling interests for the year ended December 31, 2009 was primarily due to the share of loss by non-controlling interests in the Chongqing Tiandi project.

LIQUIDITY AND CAPITAL RESOURCES

Our primary uses of cash are to pay for construction costs, land costs (principally the payment of land grant fees and relocation costs), infrastructure costs, consulting fees paid to architects and designers and finance costs, as well as to service our indebtedness and fund working capital and normal recurring expenses. We have to-date financed our liquidity requirements, and anticipate that we will likely, in the future, continue to finance our liquidity requirements, through a combination of internal resources, offering of debt and equity securities and bank borrowings (including project-specific bank borrowings) as described below:

Internal resources

Cash generated from our operating activities, including proceeds from sales of properties and rental income.

Proceeds from debt and equity offerings

The Convertible Bonds, the 6.875% Senior Notes, the 7.625% Senior Notes and the 8% Senior Notes raised gross proceeds of approximately RMB2,720 million (US\$421 million), RMB3,000 million (US\$464 million), RMB3,500 million (US\$542 million) and S\$250 million (US\$190 million), respectively. We will continue to consider from time to time additional offerings of our debt and equity securities based on our liquidity needs and general market and economic conditions at that time.

Bank Borrowings

As of June 30, 2011, we had total bank and other borrowings of RMB15,802 million (US\$2,445 million), which includes RMB13,195 million (US\$2,041 million) in the form of secured bank borrowings. For our property development projects we often obtain project-specific bank borrowings that are secured by our properties under development and our land use rights, and usually repay the borrowings using a portion of our pre-sale proceeds of the relevant properties.

Total undrawn banking facilities available to the Group were approximately RMB3,957 million (US\$612 million) as of June 30, 2011.

As of June 30, 2011, we had cash and bank deposits of RMB7,334 million (US\$1,135 million), which included RMB3,282 million (US\$508 million) of deposits pledged to banks.

The following table sets forth our summary cash flow data for the years/periods indicated:

	Year ended December 31,				Six months ended June 30,		
	2008	2009	2010		2010	2011	
	(RMB in millions)	(RMB in millions)	(RMB in millions)	(US\$ in millions)	(RMB in millions)	(RMB in millions)	(US\$ in millions)
Net cash (used in) generated from operating activities . . .	(646)	1,613	(3,080)	(477)	(1,356)	(306)	(47)
Net cash used in investing activities	(1,133)	(2,695)	(3,525)	(545)	(1,146)	(5,770)	(893)
Net cash generated from financing activities	671	2,342	8,665	1,341	2,489	5,289	818
Net (decrease) increase in cash and cash equivalents .	(1,108)	1,260	2,060	319	(13)	(787)	(122)

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Operating Activities

Our cash generated from operating activities consists primarily of cash received from the sale of units in our residential properties and rental income received from our investment properties, partially offset by changes in working capital.

	Year ended December 31,				Six months ended June 30,		
	2008	2009	2010		2010	2011	
	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>
Profit before taxation	2,725	3,894	4,367	676	2,540	1,326	205
Adjustments for:							
Increase in fair value of investment properties	(382)	(536)	(2,711)	(419)	(1,460)	(661)	(102)
Other operating activities	(1,858)	(77)	(199)	(32)	83	(477)	(74)
Operating cash flows before movements in working capital	485	3,281	1,457	225	1,163	188	29
Decrease (increase) in accounts receivable, deposits and prepayments	1,516	(44)	(2,672)	(414)	(623)	(372)	(58)
Increase in properties under development for sale	(4,489)	(4,148)	(4,448)	(688)	(2,031)	(2,991)	(463)
Decrease in properties held for sale	812	2,906	2,619	405	1,761	844	131
Decrease (increase) in amounts due from related companies	5	(11)	24	4	(126)	(1)	—
(Decrease) increase in amounts due to related companies	(28)	36	26	4	49	83	13
Increase (decrease) in amounts due to associates	—	45	(16)	(2)	(8)	(13)	(2)
Increase (decrease) in accounts payable, deposits received and accrued charges	1,833	(113)	675	104	(1,131)	2,315	358
Cash generated from (used in) operations	134	1,952	(2,335)	(362)	(946)	53	8
Tax paid	(780)	(339)	(745)	(115)	(410)	(359)	(55)
Net cash (used in) from operating activities.	<u>(646)</u>	<u>1,613</u>	<u>(3,080)</u>	<u>(477)</u>	<u>(1,356)</u>	<u>(306)</u>	<u>(47)</u>

**MANAGEMENT'S DISCUSSION AND ANALYSIS OF
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For the six months ended June 30, 2011, net cash used in operating activities decreased by RMB1,050 million (US\$162 million) to RMB306 million (US\$47 million) from RMB1,356 million (US\$210 million) for the six months ended June 30, 2010. The decrease was primarily due to the increase in cash inflow on the deposit received from contracted sales in first half of 2011.

For the year ended December 31, 2010, net cash used in operating activities increased by RMB4,693 million (US\$726 million) to a net cash outflow of RMB3,080 million (US\$477 million) from a net cash inflow of RMB1,613 million (US\$250 million) for the year ended December 31, 2009. The increase was primarily due to the increase in cash outflow on properties under construction or development for sale from our accelerated progress of property development.

For the year ended December 31, 2009, net cash generated from operating activities increased by RMB2,259 million (US\$350 million) to RMB1,613 million (US\$250 million) from a net cash outflow of RMB646 million (US\$100 million) for the year ended December 31, 2008. The increase was primarily due to an increase in the sale of properties as a result of the rebound in the property market in 2009.

Investing Activities

Our principal investment activity is the development of city-core development and integrated residential development projects. In the years ended December 31, 2008, 2009 and 2010 and for the six months ended June 30, 2010 and 2011, we experienced net cash outflows as a result of our investing activities.

The following tables set forth our summary cash flow on investing activities for the years/periods indicated:

	Year ended December 31,				Six months ended June 30,		
	2008	2009	2010		2010	2011	
	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>
Additions to investment properties	(2,113)	(2,973)	(3,426)	(530)	(1,022)	(5,100)	(790)
Proceeds from disposal of investment properties	—	—	185	29	185	36	6
Net (increase) decrease in loans to associates and amounts due from associates	(866)	283	(171)	(27)	(141)	(136)	(21)
Proceeds from partial disposals of equity interests in subsidiaries	2,905	339	—	—	—	342	53
Net (increase) decrease in pledged bank deposits	(855)	(310)	134	21	5	(1,397)	(216)
Other investing cash flows . . .	(204)	(34)	(247)	(38)	(173)	485	75
Net cash used in investing activities	<u>(1,133)</u>	<u>(2,695)</u>	<u>(3,525)</u>	<u>(545)</u>	<u>(1,146)</u>	<u>(5,770)</u>	<u>(893)</u>

For the six months ended June 30, 2011, net cash used in investing activities increased by RMB4,624 million (US\$715 million), or 403%, to a net cash outflow of RMB5,770 million (US\$893 million) from RMB1,146 million (US\$177 million) for the period ended June 30, 2010. This increase was primarily due to an increase in cash outflow on the additions to investment properties of approximately RMB4,078 million (US\$631 million). The increase in amounts due from associates of RMB136 million (US\$21 million) for the six months ended June 30, 2011 represented our portion of shareholders' funds to the Dalian project.

For the year ended December 31, 2010, net cash used in investing activities increased by RMB830 million (US\$128 million), or 31%, to a net cash outflow of RMB3,525 million (US\$545 million) from RMB2,695 million (US\$417 million) for the year ended December 31, 2009. This increase was primarily due to an increase in cash outflow on the additions to investment properties of approximately RMB453 million (US\$70 million). The increase in amounts due from associates of RMB171 million (US\$26 million) for the year ended December 31, 2010 represented our portion of shareholders' funds to the Dalian project, whereas the decrease in amounts due from associates of RMB283 million (US\$44 million) for the year ended December 31, 2009 represented the repayment of short-term cash advances from the Dalian project.

For the year ended December 31, 2009, net cash used in investing activities increased by RMB1,562 million (US\$242 million), or 137.9%, to RMB2,695 million (US\$417 million) from RMB1,133 million (US\$175 million) for the year ended December 31, 2008. The increase was primarily due to a decrease in proceeds from partial disposals of equity interests in subsidiaries of approximately RMB2,905 million (US\$449 million) for the year ended December 31, 2008 as compared to RMB339 million (US\$52 million) for the year ended December 31, 2009, partially offset by the decrease in cash outflow on the additions to investment properties of RMB860 million (US\$133 million).

Financing Activities

Historically, our cash from financing activities was derived from offerings of our equity securities, and bank and other borrowings.

**MANAGEMENT'S DISCUSSION AND ANALYSIS OF
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The following table set forth our summary cash flow on financing activities for the years/periods indicated:

	Year ended December 31,				Six months ended June 30,		
	2008	2009	2010		2010	2011	
	(RMB in millions)	(RMB in millions)	(RMB in millions)	(US\$ in millions)	(RMB in millions)	(RMB in millions)	(US\$ in millions)
Net proceeds on issuances of shares	—	1,759	—	—	—	—	—
New bank loans raised	7,283	4,182	6,761	1,046	2,849	4,312	667
Repayment of bank loans	(3,209)	(2,168)	(3,483)	(539)	(507)	(1,486)	(230)
Redemption of notes	(2,562)	—	—	—	—	—	—
Issue of convertible bonds	—	—	2,720	421	—	—	—
Expenses on issue of convertible bonds	—	—	(54)	(8)	—	—	—
Issue of notes	—	—	3,000	464	—	3,500	542
Expenses on issue of notes	—	—	(60)	(9)	—	(70)	(11)
Settlement of derivative financial instruments	(347)	—	—	—	—	—	—
Interest and bank charges paid	(833)	(766)	(827)	(128)	(440)	(692)	(107)
Dividend paid	(630)	(81)	(245)	(38)	—	(220)	(34)
Dividend paid to a non-controlling shareholder of a subsidiary	—	(204)	(4)	(1)	(1)	(4)	(1)
Advance from non-controlling shareholders of subsidiaries	382	174	807	125	575	(76)	(12)
Other financing cash flows	587	(554)	50	8	13	25	4
Net cash generated from financing activities	671	2,342	8,665	1,341	2,489	5,289	818

For the six months ended June 30, 2011, net cash from financing activities increased by RMB2,800 million (US\$433 million), or 112%, to RMB5,289 million (US\$818 million) from RMB2,489 million (US\$385 million) for the six months ended June 30, 2010. Net cashflow from financing activities increased primarily because a new senior notes with an aggregate principal amount of RMB3,500 million was issued in January 2011.

For the year ended December 31, 2010, net cash from financing activities increased by RMB6,323 million (US\$978 million), or 270%, to RMB8,665 million (US\$1,341 million) from RMB2,342 million (US\$362 million) for the year ended December 31, 2009. Net cashflow from financing activities increased primarily because convertible bonds with an aggregate principal amount of RMB2,720 million and senior notes with an aggregate principal amount of RMB3,000 million were issued in September 2010 and December 2010 respectively. Additionally, more advances were received from non-controlling shareholders for the proportionate contribution of shareholders' funds to the relevant projects.

For the year ended December 31, 2009, we had a net cash used in financing activities was RMB2,342 million (US\$362 million), compared to a net cash generated from financing activities of RMB671 million (US\$104 million) for the year ended December 31, 2008. The increase was primarily due to the net proceeds of RMB1,759 million (US\$272 million) from the issuance of shares received in the year ended December 31, 2009. The cash inflow from financing activities for the year ended December 31, 2009 included net cash inflows from bank borrowings of RMB2,014 million (US\$312 million) as compared to RMB4,074 million (US\$630 million) for the year ended December 31, 2008 and payment of dividends to Winnington Capital Limited (“**Winnington**”) in relation to the gain on partial disposal of the equity interest in the Chongqing Super High rise project of RMB204 million (US\$32 million).

Contractual Obligations

Capital expenditure

As of June 30, 2011, we were contractually committed to spend RMB14,672 million (US\$2,270 million) on capital expenditure required for our property developments, primarily consisting of land costs and construction costs.

The following table sets forth information on our capital commitments as of June 30, 2011:

	Capital commitments with respect to the development cost contracted	
	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>
Development costs for investment properties under development . .	4,268	660
Development costs for properties under development held for sale .	10,404	1,610
Total	14,672	2,270

Secured assets

Our PRC subsidiaries have project construction loans from time to time and these project loans are generally secured by mortgages over the land use rights of the project companies, our equity interests in the project companies, insurance over their assets and properties, the proceeds from rental and sale of our completed properties and bank accounts. Upon completion of our investment property projects, we generally seek to refinance those project construction loans with mortgage loans secured by mortgages over the completed properties. We have also pledged shares of our non-PRC subsidiaries and bank deposits to secure certain of our financing arrangements.

As of June 30, 2011, we had pledged investment properties, property, plant and equipment, prepaid lease payments, properties under development held for sale, properties held for sale, accounts receivable and bank and cash balances totaling approximately RMB28,430 million (US\$4,399 million) to secure our borrowings of RMB13,195 million (US\$2,041 million), or 83.5% of our bank and other borrowings.

Indebtedness and other commitments

Long-term debt

As of June 30, 2011, we had long-term debts of RMB18,770 million (US\$2,894 million) which are due after one year from the reporting date.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF
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The following table sets forth the maturities of our long-term debt as of June 30, 2011:

	Convertible bonds	Senior notes	Bank and other borrowings	Total long-term debt as of June 30, 2011	
	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>
1 to 2 years	—	—	4,333	4,333	670
2 to 5 years	2,170	6,503	4,831	13,504	2,089
More than 5 years	—	—	933	933	145
Total	<u>2,170</u>	<u>6,503</u>	<u>10,097</u>	<u>18,770</u>	<u>2,904</u>

Quantitative and qualitative disclosures about market risks

We are exposed to various types of market risks in the ordinary course of our business, including fluctuations in interest rates and foreign exchange rates.

Interest rate risk

We are exposed to interest rate risk resulting from fluctuations in interest rates. A substantial portion of our bank borrowings consists of variable rate debt obligations with original maturities ranging from two to four years for our project construction loans and five to ten years for our mortgage loans. Increases in interest rates would increase interest expenses relating to our outstanding variable rate borrowings and increase the cost of new debt. Fluctuations in interest rates can also lead to significant fluctuations in the fair value of our debt obligations. At June 30, 2011, we had outstanding interest rate swaps to hedge against the variability of cash flows arising from the interest rate fluctuations. Under these swaps, we would receive interest at variable rates at HIBOR and pay interest at fixed rates ranging from 0.69% to 3.58% (June 30, 2010: 1.32% to 3.58%) based on the notional amounts of HK\$8,210 million (June 30, 2010: HK\$5,081 million) in aggregate. The principal terms of the interest rate swaps have been negotiated to match the terms of the related bank borrowings. Other than the transactions described above, we do not hold any other derivative instruments to manage our interest rate risk. To the extent we decide to do so in the future, there can be no assurance that any future hedging activities will protect us from fluctuations in interest rates.

Foreign exchange risk

Substantially all of our turnover is denominated in Renminbi. The Convertible Bonds, the 6.875% Senior Notes and the 7.625% Senior Notes were also denominated in Renminbi. As a result, the interests payments and the repayments of the principal amounts of the Convertible Bonds, the 6.875% Senior Notes and the 7.625% Senior Notes do not expose the Group to any exchange risks. A portion of the revenue, however, is converted into other currencies to meet our foreign currency denominated debt obligations, such as the bank and other borrowings denominated in Hong Kong dollars and U.S. dollars amount to the equivalent of RMB9,473 million and RMB646 million, respectively, as of June 30, 2011. As a result, the Group is exposed to fluctuations in foreign exchange rates upon the interest payments and principal repayments of these bank and other borrowings denominated in Hong Kong dollars and U.S. dollars. Considering that a relatively stable currency regime with regard to Renminbi is maintained by the central government, which only allows the exchange rate to fluctuate within a narrow range going forward, we expect the fluctuation of the exchange rates between Renminbi and Hong Kong dollars and U.S. dollars may not have a significant adverse effect to the financial position

**MANAGEMENT'S DISCUSSION AND ANALYSIS OF
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of the Group in the short-to-medium term. We continue to closely monitor the Group's exposure to exchange rate risk, and may employ derivative financial instruments to hedge against the risks exposed when necessary. To the extent we decide to implement additional hedging arrangements in the future, there can be no assurance that any current or future hedging activities will protect us from fluctuations in exchange rates.

The following table sets forth our bank and other borrowings by currency as of December 31, 2008, 2009 and 2010 and June 30, 2010 and 2011:

	December 31,				June 30,		
	2008	2009	2010		2010	2011	
	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>	<i>(US\$ in millions)</i>
RMB	1,794	3,595	4,576	708	4,273	5,683	879
HK\$.	5,654	6,349	8,276	1,280	7,962	9,473	1,466
US\$.	750	259	331	51	238	646	100
Total	<u>8,198</u>	<u>10,203</u>	<u>13,183</u>	<u>2,039</u>	<u>12,473</u>	<u>15,802</u>	<u>2,445</u>

Inflation

According to the National Bureau of Statistics of China, the change in the Consumer Price Index was -0.7% and 3.3% in 2009 and 2010, respectively. There can be no assurance that we will not be adversely affected by inflation or deflation in China in the future.

Credit Risk

As of June 30, 2011, there were no outstanding guarantees in place on mortgages.

Our principal financial assets are bank balances and cash, accounts receivable, loan receivables and amounts due from related companies, which represent our maximum exposure to credit risk in relation to financial assets. Our credit risk is primarily attributable to our accounts receivable and loan receivables. The amounts presented in the consolidated statements of financial position are net of allowances for bad and doubtful debts, estimated by our management based on prior experience and their assessment of the current economic environment. We have no significant concentration of credit risk, with exposure spread over a large number of counterparties and customers.

Commodities Risk

We consume large quantities of building materials, including raw iron, steel and concrete, in our property development operations. We typically enter into fixed or guaranteed maximum price construction contracts with independent construction companies, each of which covers the development of a significant part of our overall project. These contracts typically cover both the supply of the building materials and the construction of the facility, for a construction period of one to three years. If the price of building materials were to increase significantly prior to our entering into a fixed or guaranteed maximum price construction contract, we might be required to pay more to prospective contractors. See “*Risk Factors — Risks Relating to our Business — Our profit margin is sensitive to fluctuations in the cost of construction materials.*”

INDUSTRY OVERVIEW

The information and statistics set out in this section have been derived, in part, from various government publications and databases. This information has not been independently verified by us or any of our affiliates and advisors. The information and statistics set out in this section may not be consistent with other information and statistics compiled within or outside the PRC.

In this section, GFA in each storey of a building is calculated from the outside line of the building's walls, including both usable space and the space occupied by constructions, such as pillars or walls. The GFA of multi-storey buildings includes the total floor space of each storey (including any basement).

In this section, population refers to resident population unless otherwise stated.

THE ECONOMY OF THE PRC

The PRC economy has grown significantly since the PRC government introduced economic reforms in the late 1970s. China's accession to the World Trade Organization in 2001 has further accelerated the reform of the PRC economy. In the past 12 years, China's gross domestic product, or GDP, increased from approximately RMB8,440 billion in 1998 to approximately RMB40,120 billion in 2010 at a compound annual growth rate ("CAGR") of approximately 13.9%.

The table below sets forth selected economic statistics for China for the years indicated:

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Nominal GDP (RMB in billion)	8,440	8,968	9,922	10,966	12,033	13,582	15,988	18,494	21,631	26,581	31,405	34,090	40,120
Real GDP growth rate (%).	7.8	7.6	8.4	8.3	9.1	10.0	10.1	11.3	12.7	14.2	9.6	9.2	10.4
Per capita GDP (RMB)	6,796	7,159	7,858	8,622	9,398	10,542	12,336	14,185	16,500	20,169	23,708	25,608	29,992
Foreign Direct Investment													
-Actual investment													
(US\$ in billion).	45.5	40.3	40.7	46.9	52.7	53.5	60.6	60.3	63.0	74.8	92.4	90.0	105.7
-Contracted investment													
(US\$ in billion).	52.1	41.2	62.4	69.2	82.8	115.1	153.5	189.1	193.7	N.A	N.A	N.A	N.A.
Fixed Asset Investment													
(RMB in billion)	2,841	2,986	3,292	3,721	4,350	5,557	7,048	8,887	11,000	13,732	17,283	22,460	27,812

Source: China Statistical Yearbook 2011 and China Statistical Bureau

Since 2004, with a view to preventing China's economy from overheating and to achieving more balanced and sustainable economic growth, the PRC government has taken various measures to control money supply, credit availability and fixed asset investment. In particular, the PRC government has taken measures to discourage speculation in the residential property market and has increased the supply of affordable housing. See "*Regulation.*"

CHINA PROPERTY MARKET OVERVIEW

Trends of the China property market

Investment in real estate development increased by a CAGR of 24.9% from 2003 to 2010 and the total gross floor area sold increased at a CAGR of 17.6% from 2003 to 2010. Average prices for both residential and commercial properties also rose significantly between 2003 and 2010 as demand for real estate from local and foreign investors increased.

INDUSTRY OVERVIEW

The table below sets forth data for the China property market from 2003 to 2010:

	2003	2004	2005	2006	2007	2008	2009	2010
Investment in real estate (RMB in billion).	1,015.4	1,315.8	1,590.9	1,942.3	2,528.9	3,120.3	3,624.2	4,825.9
Total GFA sold (sq.m. in million).	337.2	382.3	554.9	618.6	773.5	659.7	947.6	1,047.6
Average price of residential commodity properties (RMB per sq.m.).	2,197	2,608	2,937	3,119	3,645	3,576	4,459	4,725
Average price of commercial properties (RMB per sq.m.).	3,675	3,884	5,022	5,247	5,774	5,886	6,871	7,747

Source: China Statistical Yearbook 2011 and China Real Estate Annual Report

Key drivers of China's property market

Government policies

In recent times the PRC government has introduced a series of macro control policies designed to stabilize the real estate market, with a particular focus on the residential sector. These policies were intended to strengthen macro control of the property market and to curb speculation in the property market. Since 2006, especially in 2010, these policies mainly included:

In April 2005, the introduction of business tax and added fee of 5.55% on the transacted value in relation to the resale of residential property within two years after purchase. In May 2006, this measure was extended to resale transactions within five years after purchase.

In May 2006, the requirement that mortgage lenders must increase the down payment requirement from at least 20% to 30% of the property's value for units larger than 90 sq.m.

In May 2006, the requirement that in approving housing development after June 1, 2006, the relevant local authority must require units smaller than 90 sq.m. each to account for at least 70% of the annual supply of new residential developments, except where the relevant local authority has, based on the existence of special circumstances, obtained approval from the Ministry of Construction to depart from this requirement. This restriction was further refined on July 6, 2006 clarifying that the 70% minimum could be applied on a city-wide basis by local authorities, rather than on the basis of individual developments.

From July 2006, the PRC government announced a package of new regulations concerning foreign investment in real estate to further promote the sustainable development of the property market in China. Those measures applicable to foreign individuals include a requirement that buyers show that they have lived in China for a period of at least one year and that the property in question will be for self-occupation. Residents of Hong Kong, Macau and Taiwan and overseas Chinese are partially exempted from the one-year minimum residency requirement. Foreign individuals will need to establish a Foreign-Invested Enterprise ("FIE") to purchase investment property. Among key regulations applicable to foreign businesses are a minimum capital requirement of 50% on investments greater than US\$10 million and a requirement for government approvals prior to any real estate investment.

On August 14, 2006, the PRC government issued a new regulation to regulate the access by foreign investors to the PRC property market and to strengthen the PRC government's management of real estate purchases by foreign invested enterprises. This regulation provides for, among other things, stricter standards for foreign institutions and individuals purchasing real property in the PRC that is not intended for personal use.

On September 1, 2006, the PRC government issued new rules on foreign exchange control, which provide that, when buying property, a foreign purchaser must apply to an authorized bank to pay in foreign currency, providing documents such as the sale contract, business license, or identification certificate.

On May 23, 2007, the PRC government issued a notice to further regulate foreign investment in the real estate industry. In this notice, projects for construction and operating of high-end real estate are categorized as "restricted" projects for foreign investment and thus are subject to approvals at higher levels of the government. For example, a restricted foreign investment with total investment exceeding US\$50 million requires ministerial-level approval. In addition, this notice requires that before applying for establishment of a real estate company, foreign investors shall first have obtained the land-use right or building ownership, or have entered into pre-sale or pre-grant agreements with respect to the land-use rights or building ownership.

On July 10, 2007, the General Affairs Department of the SAFE issued the Notice Regarding the Publication of the List of the First Batch of Property Development Projects with Foreign Investment That Have Properly Registered with the MOFCOM (國家外匯管理局綜合司關於下發第一批通過商務部備案的外商投資房地產項目名單的通知). The notice stipulates, among other things, (i) that the SAFE will no longer process foreign debt registrations or applications for purchase of foreign exchange submitted by real estate enterprises with foreign investment who obtained authorization certificates from and registered with the MOFCOM on or after June 1, 2007 and (ii) that the SAFE will no longer process foreign exchange registrations (or change of such registrations) or applications for sale and purchase of foreign exchange submitted by real estate enterprises with foreign investment who obtained approval certificates from local government commerce departments on or after June 1, 2007 but who did not register with the MOFCOM.

On April 7, 2008, the State Administration of Taxation issued a new notice concerning the prepayment of the enterprise income tax for property developers (國家稅務總局關於房地產開發企業所得稅預繳問題的通知). In this notice, where the residential houses, commercial houses and other buildings, fixtures, supporting establishments or other development products developed and constructed by property developers are presold before they are completed, the anticipated profit shall be calculated on the basis of first calculating the anticipated profit margin by the quarter (or month), and then be included into the total taxable income to prepay. The adjustment shall be conducted after the completion of the products and the settlement of the assessable cost of the products. The anticipated profit margin for a development project of non-economically affordable houses shall be within the range from at least 10% to 20% in different districts.

On December 22, 2009, the Ministry of Finance and State Administration of Taxation issued the Notice on Adjusting the Business Tax Policies on Individual Housing Transfer (財政部、國家稅務總局關於調整個人住房轉讓營業稅政策的通知). The notice provides, effective from January 1, 2010, that where any individual sells non-ordinary residential housing within five years of the original purchase date, the business tax thereon shall be collected on the full sale price; where any individual sells non-ordinary residential housing more than five years after the original purchase date or sells an ordinary housing unit within five years after the original purchase date, the business tax thereon shall be collected on the basis of the difference between the sale price and the original purchase price; where any individual sells an ordinary housing unit more than five years after the original purchase date, it shall be exempted from business tax. The notice was replaced by the Notice on Adjusting the

Business Tax Policies on Individual Housing Transfer (the “**New Notice**”) issued by the Ministry of Finance and State Administration of Taxation (財政部、國家稅務總局關於調整個人住房轉讓營業稅政策的通知) on January 27, 2011. Under the New Notice, for the sale of an ordinary housing unit or non-ordinary residential housing within five years after the original purchase date, the business tax thereon shall be collected on the full sale price; for the sale of non-ordinary residential housing more than five years after the original purchase date, the business tax thereon shall be collected on the basis of the difference between the sale price and the original purchase price; for the sale of ordinary housing unit more than five years after the original purchase date, it shall be exempted from business tax.

On January 7, 2010, the General Office of the State Council issued the Notice on Promoting the Steady and Healthy Development of the Real Estate Market (國務院辦公廳關於促進房地產市場平穩健康發展的通知), which is also aimed at dampening speculation in the property market and slowing the rate of price increases. The notice, among other things, provides that the minimum down payment for the purchase of a second residential property by any household with mortgage on its first residential property shall be 40% of the purchase price.

On March 8, 2010, the MLR issued the Notice on Strengthening the Supply and Supervision of Land Use for Real Estate Property (國土資源部關於加強房地產用地供應和監管有關問題的通知). The notice, among other things, provides that (1) land resource authorities shall strictly control the land supply for large-sized apartments and prohibit the land supply for villas; (2) the land use rights grant contract must be executed within ten days after a grant of land has been mutually agreed and a down payment of 50% of the land grant premium shall be paid within one month from the execution of the land use rights grant contract with the remaining amount to be paid no later than one year after the execution of the land use rights grant contract.

On April 17, 2010, the State Council issued the Notice on Resolutely Curbing the Rapid Rising of the House Price in Certain Cities (國務院關於堅決遏制部分城市房價過快上漲的通知) according to which a stricter differential housing credit policy shall be enforced. It provides that, among other things, (1) for first-time family buyers (including the borrower, his/her spouse and his/her underage children, similarly hereinafter) of apartments larger than 90 square meters, a minimum 30% down payment must be paid; (2) the down payment requirement on second-home mortgages was raised to at least 50% from 40% and also reiterated that an extra 10% should be adopted on the interest rates for housing loans granted to such buyers; and (3) for those who buy three or more houses, even higher requirements on both down payments and interest rates shall be levied. In addition, the banks can suspend housing loans to buyers who own two or more housing units in places where housing prices are rising too rapidly and are too high, and housing supply is insufficient. And according to the Notice on Relevant Issues Relating to the Improvement of Differential Housing Loan Policy promulgated by PBOC and CBRC (中國人民銀行、中國銀行業監督管理委員會關於完善差別化住房信貸政策有關問題的通知) on September 29, 2010, the commercial banks shall stop providing housing mortgage temporarily to any members of a family unit purchasing the third or the subsequent residential housing or non-local residents who fail to provide local one-year or longer tax payment certificates or social insurance payment certificates. Pursuant to the Circular of the General Office of the State Council on Issues concerning Further Works of Regulation and Control of Real Estate Market (國務院關於進一步做好房地產市場調控工作的有關問題的通知) dated January 26, 2011 (the “**January 26, 2011 Circular**”), the minimum down payment for second house of a residential family using bank loans or housing provident fund loan is raised to 60% with a minimum lending interest rate of 110% of the benchmark rate; and a local residential family that holds two or more houses, a non-local residential family that holds one or more houses and a non-local residential family that cannot provide the local payment certificates of tax and/or social insurance for a certain period shall be suspended from purchasing commodity residential houses in the relevant administrative regions.

On September 29, 2010, the PBOC and CBRC issued the Notice on Relevant Issues Relating to the Improvement of Differential Housing Loan Policy (中國人民銀行、中國銀行業監督管理委員會關於完善差別化住房信貸政策有關問題的通知), which, among other things:

- (1) prohibits commercial banks from granting or extending loans to property developers that violate laws and regulations such as: (i) holding idle land; (ii) changing the land use; (iii) delaying the commencement and completion of development; (iv) intentionally holding properties for future sale, for the purpose of new property development;
- (2) increases the minimum of down payment to at least 30% of the purchase price of the property.

On September 29, 2010, the Ministry of Finance, State Administration of Taxation and the MOHURD issued the Notice of Deed Tax on the Adjustment of Real Estate Transactions and Personal Income Tax Preferential Policies (財政部、國家稅務總局、住房和城鄉建設部關於調整房地產交易環節契稅個人所得稅優惠政策的通知), which provides that: (1) half of deed tax is only needed to pay for first time buyer individuals who purchase an ordinary residence which is the family's sole property, and deed tax is reduced to 1% for first time buyer individuals who purchase an ordinary residence with less than 90 sq.m. floor area which is the family's sole property, and; (2) for tax payers who had sold their self-owned residential properties within a year and within that period bought a residential property again, their personal income tax will not be reduced or exempted.

On October 7, 2010, the Shanghai Municipal Government approved the Certain Opinions on Further Strengthening the Adjustment and Control of Real Property Market and Accelerating the Process of Housing Security Work (上海市政府批轉關於進一步加強本市房地產市場調控加快推進住房保障工作若干意見的通知) which specially provides that:

- (1) For a family that buys its first property with a GFA larger than 90 sq.m. and applies for a house accumulation fund loan, a minimum of 30% down payment is required, and the maximum house accumulation fund loan shall be RMB600,000; for a family that buys its second property for the improvement of living conditions, a minimum of 50% down payment is required and the maximum house accumulation fund loan shall be RMB400,000; all the Housing Fund Management Centers shall suspend making loans to families that apply for second properties which cannot be defined as an improvement of living-condition property; families who buy three or more properties are prohibited from receiving house accumulation fund loans.
- (2) No family (including both the husband and wife, and their minor children) can buy more than one additional property in Shanghai within a certain term.
- (3) LAT shall be levied according to the ratio of the average price of properties to be sold to the average price of all newly built properties in the same area of the previous year: if this ratio is less than 1.0, land value appreciation tax shall be levied at the rate of 2%; if this ratio is between 1.0 and 2.0, land value appreciation tax shall be levied at the rate of 3.5%; if this ratio is higher than 2.0, land value appreciation tax shall be levied at the rate of 5%.
- (4) As to any real estate project which obtained its construction license after July 1, 2010, the requirements for it to apply for pre-sale permits shall be adjusted. Those residential housing projects should have completed the main structural works and passed for examination before they can be eligible for pre-sale, and thus has raised the standard for pre-sale.
- (5) Separate grants of planning permits, construction permits and pre-sale permits are restricted. The scale of construction and pre-sale of a real estate project shall be no less than 30,000 sq.m. GFA. Real estate projects with less than 30,000 sq.m. GFA are required to obtain a construction planning permit, construction license and pre-sale permit at the same time.

On January 26, 2011, the General Office of the State Council released the Circular on Issues Concerning Further Works of Regulation and Control of Real Estate Market (國務院辦公廳關於進一步做好房地產市場調控工作有關問題的通知) which generally requires municipalities, provincial capitals and cities with high housing prices to implement restrictions on purchases for a specified period. In principle:

- (a) a local residential family that already holds one house or a non-local residential family that is able to provide evidence of local tax or social insurance payment for a required period is limited to purchasing one house; and
- (b) a local residential family that holds two or more houses, a non-local residential family that holds one or more houses and a non-local residential family that cannot provide the local payment certificates of tax and/or social insurance for a required period shall be suspended from purchasing any other commodity residential house in the relevant administrative regions.

The Shanghai Municipal Government promulgated the Notice on Further Strengthening the Macroeconomic Control over Shanghai Real Estate Market (上海市人民政府辦公廳印發關於本市貫徹《國務院辦公廳關於進一步做好房地產市場調控工作有關問題的通知》實施意見的通知) on January 31, 2011 to implement the January 26, 2011 Circular. This Notice provides that:

- (i) a local residential family that already holds one house or a non-local residential family that is able to provide evidence of local tax or social insurance payment for more than one year (on a cumulative basis) within the most recent two years is limited to purchasing one house; and
- (ii) a local residential family that holds two or more houses, a non-local residential family that holds one or more houses and a non-local residential family that cannot provide evidence of local tax and/or social insurance payment for more than one year (on a cumulative basis) within the most recent two years shall be suspended from purchasing any other commodity residential house in Shanghai.

In addition to Shanghai, other main cities, including Wuhan, Foshan and Dalian, have also announced their new purchase limit policies which are similar to the requirements in the January 26, 2011 Circular.

On January 27, 2011, the governments of Shanghai and Chongqing issued their respective measures for implementing pilot property tax schemes, which became effective on January 28, 2011.

Under the Shanghai Provisional Rules on the Trial in Collection and Administration of Property Tax on Certain Individual Residential Houses (上海市開展對部分個人住房徵收房產稅試點的暫行辦法), (i) starting on January 28, 2011, Shanghai shall, on a trial basis, levy property taxes on a newly bought second or succeeding house in Shanghai which is purchased by a local resident family and each newly bought house in Shanghai which is purchased by a non-local resident family; (ii) the applicable rate of the property tax is 0.6% or, if the sale price per square meter is below two times the average price of newly constructed commodity residential properties in the previous year, 0.4%; (iii) the property tax shall be temporarily payable on the basis of 70% of the transaction value of the taxable house; and (iv) the Shanghai property tax rule provides several measures for tax deduction or exemption, including a rule that if a local resident family's GFA per capita, calculated on the basis of the consolidated living space (including the newly bought house) owned by such family, is not more than 60 sq.m., such family is temporarily exempted from property tax when purchasing a second house or more after January 28, 2011 in Shanghai.

Under the Chongqing Provisional Rules on Collection and Administration of Property Tax of Individual Residential Houses (重慶市關於開展對部分個人住房徵收房產稅改革試點的暫行辦法) issued by the Chongqing government which became effective on January 28, 2011, property tax will be imposed on (i) stand-alone residential properties (such as villas) owned by individuals, (ii) high-end residential properties purchased by individuals on or after January 28, 2011, the sale prices per square meter of which are two or more times of the average price of newly constructed commodity residential properties developed within the nine major districts of Chongqing in the last two years and (iii) the second or further ordinary residential properties purchased on or after January 28, 2011 by non-resident individuals who are not employed in and do not own any enterprise in Chongqing, at rates ranging from 0.5%, 1% or 1.2% of the purchase price of the property. Under above rules in Chongqing, the area for tax deduction or exemption is 180 sq.m. calculated on family basis for the stand-alone residential properties owned by individuals before January 28, 2011, and is 100 sq.m. calculated on family basis for the stand-alone residential properties and high-end residential properties purchased on or after January 28, 2011.

On March 16, 2011, the NDRC promulgated the Regulations on Clearly Marking Price in the Sale of Commercial Houses (商品房銷售明碼標價規定), according to which the sale of commercial houses shall mark prices on a per unit basis, and show to the public the relevant fees which will be charged and the other factors which are in relation with the sale price. A commercial house operator shall not charge any additional fees other than those clearly marked during the property sale. After the price is clearly marked, the developer cannot increase the sale price or charge any other fee.

According to the MOHURD, 608 out of 657 Chinese mainland cities met the end-March 2011 deadline for providing their local residential market price growth targets for 2011 to the MOHURD. The Shanghai government's price target is typical of most cities' price targets: It aims to keep the rate of price increases for newly built residential property in 2011 below the growth rate of both the city's GDP and of the per capita annual income of urban and rural households.

The MOHURD representative on August 17, 2011 provided further guidance regarding the selection criteria for selecting additional cities to be included in a new round of housing purchase restrictions: 1) Cities with high year-to-date residential property price growth according to "Sales Price Indices of Residential Buildings in 70 Large and Medium-Sized Cities" released by the National Bureau of Statistics each month; 2) Cities with the average price of newly built commodity residential houses in June against the price in the end of 2010 higher than the whole year price control target; 3) Cities with higher transaction volumes in the first half of 2011; 4) Cities with a large portion of non-local buyers, (especially for cities near cities that already have purchase restrictions); 5) Cities with more general public concerns on high property prices. The new list of cities was due to be provided to the MOHURD head office by August 20, 2011.

Rising disposable incomes

Average annual disposable incomes per capita of urban households increased at a compound annual rate of 12.1% between 2001 and 2010, rising from RMB6,860 to RMB19,109. Increased purchasing power is also demonstrated by the rising annual per capita consumption expenditure of city residents, which increased by a compound annual rate of approximately 10.9% between 2001 and 2010. Such increased purchasing power is a positive sign for the property market as it may be an indication that an increasing number of high-income people are entering the property market.

Urbanization

The pace of urbanization has been rapid. Between 2000 and 2010, China's urban population increased by more than 207 million, resulting in an urbanization rate of 49.7% by 2010. The China National Bureau of Statistics estimates that China's urbanization rate will reach 70% by 2050. If this materializes, it is expected to create greater demand for properties in the cities.

Housing Reform

Since its announcement in 1998, housing reform has been effective in increasing local real estate ownership levels. Prior to the reform, most people in China's urban areas were housed under the welfare housing system in which the PRC government heavily subsidizes urban residents. However, under the reform such subsidized housing is being phased out and workers have been encouraged to buy their own houses, or pay rent at rates closer to prevailing market levels. This has contributed to greater demand for owner-occupied residential properties.

Residential mortgages

Since the commencement of housing reform, the mortgage market has grown rapidly as a result of policies that were implemented to encourage individuals to purchase their own properties. Although recently the PRC government has implemented policies to regulate residential mortgages in order to control the overheating of the PRC property market, as a general trend more individuals have been encouraged to take on mortgages to purchase properties.

We expect, in the long term, these five key components together will encourage a sustainable rate of growth in the real estate market which is anticipated to lead to stronger buyer confidence in the residential property market. This is also supported by the central government's intention to promote continued economic growth and an expectation that it will manage long term sustainable growth rates in the real estate market.

Key real estate markets

We have projects in five cities, all of which are among the leading property markets in China by investments completed in 2010.

The table below sets forth data for leading property markets in China:

City	Resident Population 2010 (million)	Urban Household Disposable Income Per Capita 2010 (RMB)	Urban	Real Estate Investment 2010 (RMB billion)	Real Estate
			Household Disposable Income Per Capita 2001-2010 ⁽¹⁾		Investment Growth between 2001 and 2010 ⁽¹⁾
Shanghai	23.0	31,838	10.6%	198	13.6%
Chongqing	28.8	19,100	11.3%	162	26.4%
Hangzhou	8.7	30,035	11.9%	96	23.7%
Wuhan	9.8	20,806	12.3%	102	27.4%
Dalian	6.7	21,293	12.4%	110	28.5%
Foshan	7.2	27,245	8.0%	49	23.6%
Beijing	19.6	29,073	10.8%	290	15.7%
Chengdu	14.0	20,835	11.0%	128	25.1%
Guangzhou	12.7	30,658	8.5%	98	11.1%
Shenyang	8.1	20,541	13.9%	157	39.6%
Shenzhen	10.4	32,381	3.6%	46	4.7%
Tianjin	12.9	24,293	11.7%	87	20.5%
Nanjing	8.0	28,312	13.8%	75	23.7%

Source: City Statistical Websites and City Statistical Yearbooks and Annual Reports; 2010 Population Census

(1) Growth is calculated on a compound annual average basis.

Shanghai property market

In recent years Shanghai has enjoyed rapid economic development, evidenced by the increase in GDP per capita reaching approximately RMB76,074 in 2010 according to the Shanghai Statistical Yearbook 2011. According to the Shanghai Statistical Yearbook 2011, investments in real estate have risen from RMB63.1 billion in 2001 to RMB198.1 billion in 2010, representing a compound annual growth of 13.6% over the period. In the same period, the GFA of residential projects under construction increased from 52.37 million sq.m. in 2001 to 73.44 million sq.m. in 2010. Despite the central bank's tightening of bank loans to developers to curb speculation in the property market, the average price of residential commodity properties in Shanghai increased by 30.9% in 2010, from RMB16,039 per sq.m. in 2009 to RMB20,995 per sq.m.

Infrastructure developments and urban planning

The Shanghai Municipal Government has over the years made major efforts to improve the city's transportation infrastructure. These efforts are continuing and some examples of recent and future projects include:

- Construction of the last remaining section of the middle ring road to enhance the connection between the inner and outer ring roads.
- The Shanghai government plans to expand total metro-line track length from 420 km in 2010 to about 600 km by 2015.

- The Shanghai-Hong Kong high-speed rail line is expected to open in 2012.
- The Shanghai-Beijing high-speed railway line opened on June 30, 2011.
- Government approval for the construction of additional bridges and tunnels crossing the Huangpu River.
- Completion of the third phase of Yangshan Port in 2008.
- Opening of second terminals at Pudong International Airport in March 2008 and at Hongqiao International Airport in March 2010.

Huangpu district overview

Our Shanghai Taipingqiao project is located in the former Luwan District, which has now been merged together with Huangpu District, one of the main CBDs of Shanghai. The central government on June 8, 2011 approved a plan to merge Luwan with Huangpu District, with immediate effect, with the aim of facilitating the long-term development of both districts. The new Huangpu District, covers an area of approximately 20.46 square kilometers and has a resident population of 0.68 million, or about 2.9% of the overall Shanghai population in 2010, according to calculations using data from the Shanghai Statistical Yearbook 2011. Huangpu is noted as one of the city's leading business and commercial districts. Part of the old French Concession is located within this district and it is characterized by many cultural sights and historical buildings. It is served by efficient public transport, including Shanghai's subway system. Huai Hai Zhong Road is a major thoroughfare within the district and is a key commercial street with shops, shopping malls and department stores. The three other major commercial areas within the district are the Bund, Nanjing East Road and People's Square.

Hongqiao district overview

Our THE HUB is located at Shanghai Hongqiao Transportation Hub, an important economic center of the Yangtze Delta, which links Shanghai to the rest of China and the world. THE HUB is directly linked to the Shanghai High-speed Rail Terminal, Terminal 2 of the Shanghai Hongqiao International Airport, five underground Metro lines, a long-haul bus station and the future Maglev terminal, making it a destination with one of the highest level of accessibility in the world.

Hongkou district overview

Our Shanghai Rui Hong Xin Cheng project is located in the Hongkou District, a major shopping center located in the north-eastern part of Shanghai. According to the Shanghai Statistical Yearbook 2011, Hongkou District covers an area of approximately 23.48 square kilometers. According to the 2010 Population Census, Hongkou District has a resident population of approximately 0.85 million, or about 3.7% of the overall Shanghai population in 2010. There are two major commercial areas in the district, Sichuan North Road retail area and the North Bund area. The Shanghai Municipal Government has ambitious plans to transform the North Bund area into a shipping hub, thereby establishing Hongkou District as an international shipping, commerce, residential and leisure area.

Yangpu district overview

Our Shanghai KIC project is located in the Yangpu District, which is a district located in the north eastern part of Shanghai. According to the Shanghai Statistical Yearbook 2011, Yangpu District covers an area of 60.73 square kilometers and includes several kilometers of waterfront alongside the Huangpu River. According to the 2010 Population Census, Yangpu District has 1.3 million resident population or about 5.7% of Shanghai's population. The district possesses rich historical and cultural

resources and is regarded as an intellectual hub of Shanghai with 14 major universities and colleges, 22 key state laboratories and 15 scientific research institutes. Within this district, growth is expected in the office segment, reflecting the district's increasing role as an education, research and development center.

Shanghai upper-end residential market

New residential developments in the established residential districts in central Shanghai are targeted towards affluent individuals who may be residents of Shanghai or investors from other parts of China, as well as foreigners living in or wanting to invest in Shanghai.

Luwan district, which has now merged with Huangpu District, is one of the major established residential districts in central Shanghai. This is due to the upper-end residential developments clustered around Shanghai Xintiandi such as Casa Lakeville (Phase 3 of Taipingqiao residential development), where prices averaging RMB113,000 per square meter were reached in 2010.

Shanghai upper-mid-end residential market

The five-year period from 2006 to 2010 saw strong demand for upper-mid-end residential properties. This pattern is likely to continue due to Shanghai's growing and diversifying economy, increasing flows of foreign and domestic investment, growing numbers of expatriates and domestic migrants and rising incomes of local white collar workers. Rental demand has been fairly consistent and the negative impact associated with recent macro control policies is expected to be limited in the mid- to long-term as the market matures.

Shanghai Grade A/Premium office market

Traditional CBDs, such as Huai Hai Zhong Road (East and West), Nanjing West Road and People's Square continue to enjoy leading positions in the Grade A/Premium office market. Tenant demands differ quite significantly between the Puxi and Pudong office districts. More financial services companies are located in Pudong, while a large number of corporations and professional service firms, as well as consulates and foreign government representative offices, are located in the Puxi office districts.

We expect the factors associated with the continued growth in demand for Grade A office space will include:

- An increased level of foreign investment in Shanghai following China's accession to the WTO, resulting in an expansion of the financial services and retail distribution sectors;
- The establishment in, and relocation to, Shanghai of corporate headquarters by large domestic and multinational corporations; and
- The goal, endorsed by the State Council, of building Shanghai into an international financial center by 2020 and associated policies will drive financial services development.

Shanghai high-end retail market

The largest clusters of high-end retail accommodation in Shanghai are located in the retail districts of Nanjing West Road, The Bund and Huai Hai Zhong Road (adjacent to the Shanghai Taipingqiao Project).

Chongqing property market

Chongqing lies to the east of Sichuan Province at the Sanxia (the Three Gorges) area on the upper reaches of the Yangtze River. Chongqing is not only a commercial and industrial hub but also an inland transport hub. According to the Chongqing Statistical Yearbook 2011, per capita GDP was RMB27,596 in 2010 with strong economic growth recorded for the period from 2001 to 2010. It is also among the world's largest cities by population.

According to the Chongqing Statistical Yearbook 2011, investments in real estate have risen from RMB19.67 billion in 2001 to RMB162.0 billion in 2010, representing a compound annual growth of 26.4% over the period. In the same period, the GFA of projects under construction increased from 36.54 million sq.m. in 2001 to 171.38 million sq.m. in 2010. Despite the central bank's tightening of bank loans to developers to curb speculation in the property market, the average price of residential commodity properties in Chongqing increased by 23.7% in 2010, from RMB3,266 per sq.m. in 2009 to RMB4,040 per sq.m.

Infrastructure developments and urban planning

According to the Chongqing government's 12th Five-Year Plan, four metro lines and three ring roads will be constructed by 2015. Among them, Metro Lines No. 1, No. 2, No. 3 and No. 6 are expected to be completed before 2013. There are plans to construct another eight bridges over the Jialing River and another ten bridges over the Yangtze River by 2020.

Yuzhong district overview

Our Chongqing Tiandi project is located in the Yuzhong District which is in the center of Chongqing and is bordered by the Jialing River and the Yangtze River. It is the most affluent district and the political, trading and financial center of Chongqing. Yuzhong District is the most densely populated district in Chongqing, and in 2010 it had a resident population of approximately 630,100, or about 2.2% of the total Chongqing resident population, according to the 2010 Population Census.

Wuhan property market

Wuhan, located at the junction of the Yangtze and the Han Rivers, is the capital of Hubei Province in central China and has developed into a major commercial and manufacturing center in China. According to the Wuhan Statistical Yearbook 2011, Wuhan's per capita GDP reached RMB58,961 in 2010, having shown significant growth during the period 2001 to 2010. Total investment in real estate in Wuhan has risen significantly from RMB11.53 billion in 2001 to RMB 101.74 billion in 2010.

Infrastructure developments and urban planning

Currently, a light rail system runs through the downtown area on the western side of the river in Wuhan, and there is a station adjacent to our Wuhan Tiandi project. The government plans to extend the light rail across the river linking the commercial district on the eastern side of the river by 2012. The new line will be about 30 km long and serve an additional 16 stations. A seventh bridge across the Yangtze River is under construction and is due to be completed by the end of 2011. Two other metro lines are scheduled for completion in 2012, bringing the total urban track length to 220 km. The 904-km Guangzhou-Wuhan High-Speed Railway Project was completed in 2008 and has reduced the travel time for passenger trains between these two major Chinese cities from ten to four hours. These infrastructure developments should further boost economic development in Wuhan.

Jiang'an district overview

The Jiang'an District, in which our Wuhan Tiandi project is located, is in the city center of Wuhan within the Hankou area. Hankou is the political, trading and economic center of Wuhan. According to the Wuhan Statistical Yearbook 2011, Jiang'an District covers an area of 64.24 square kilometers. In 2010, Jiang'an had a resident population of 895,635, or 9.2% of the overall Wuhan population, according to the 2010 Population Census.

Dalian Property Market

Dalian, located on coast of Bohai Bay, is a major city of Liaoning Province and is recognized as a regional economic center in northeast China. Dalian's infrastructure such as port, airport and border facilities has been developed quickly and the city expects to become an international transportation and trade hub in China. With rapid growth over the past few years, the software and business process outsourcing industries in Dalian have been designated among its pillar industries by the Dalian city government. The Dalian city government seeks to develop Dalian into one of the major information technology and business process outsourcing (ITO/BPO) centers in China. According to the Dalian Statistical Annual Report 2010, per capita GDP was approximately RMB77,000 in 2010, as compared to RMB22,356 in 2001.

Investments in real estate have risen from RMB11.6 billion in 2001 to RMB110 billion in 2010, representing a compound annual growth of 28.5% over the period, according to the Dalian Statistical Annual Report 2010. In the same period, GFA of projects under construction increased from 12.4 million sq.m. in 2001 to 50.61 million sq.m. in 2010, according to the same source.

Infrastructure developments and urban planning

Dalian is planning to build three rapid transit metro lines. Metro Line No. 1 will link downtown Dalian to Hekou Bay, which is the location of the east site of our Dalian project. Dalian has the largest cargo port in north east China and the busiest airport in north east China in terms of passenger transportation.

Lushun district and Ganjingzi district overview

Our project, Dalian Tiandi, is part of Dalian Software Park Phase II and located across two districts, namely Lushun district and Ganjingzi district. According to the Lushun and Ganjingzi District Statistical Bureaus, the Lushun district has a registered population of approximately 213,850, or 3.7% of the overall registered population in Dalian and the Ganjingzi District has a population of approximately 743,795, or 12.7% of the overall Dalian resident population. Dalian Software Park is one of China's 11 "National Software Industry Bases." In June 2007, Dalian municipal government launched the Lushun South Road Software Industry Belt project, in which Dalian Software Park Phase II is the core development. Dalian Software Park Phase I has almost been completed and over 500 enterprises have established presences there, of which 40% are foreign-invested enterprises, including 42 Fortune 500 enterprises as of end-2010.

Foshan property market

Foshan is located in the central part of Guangdong Province, situated to the west of Guangzhou. According to the 2011 Statistical Yearbook, Foshan had a resident population of approximately 7.2 million in 2010. The city experienced a high GDP growth rate for the nine years from 2001 to 2010. In 2010, Foshan's GDP reached approximately RMB565.2 billion, as compared to RMB118.9 billion in 2001, representing average annual growth of 16.3%. Per capita GDP also grew from RMB 21,657 to RMB80,313 over the same period. According to the Foshan Statistical Bureau, a total GFA of

approximately 3,308,800 sq.m. of commodity properties was completed in Foshan in 2010. Meanwhile, a total GFA of approximately 8,854,733 sq.m. of commodity properties was sold in Foshan in 2010, representing an increase of approximately 13.6% over 2009. The average selling price per sq.m. of commodity properties in Foshan in 2010 was approximately RMB7,545 per sq m.

According to the Foshan Statistics Bureau, investments in real estate have risen from RMB7.2 billion in 2001 to RMB48.5 billion in 2010, representing a CAGR of 23.6% during this period. Total sales of commodity properties has grown from RMB8.6 billion in 2001 to RMB66.8 billion in 2010, at a CAGR of 25.6% according to the same source.

Infrastructure developments and urban planning

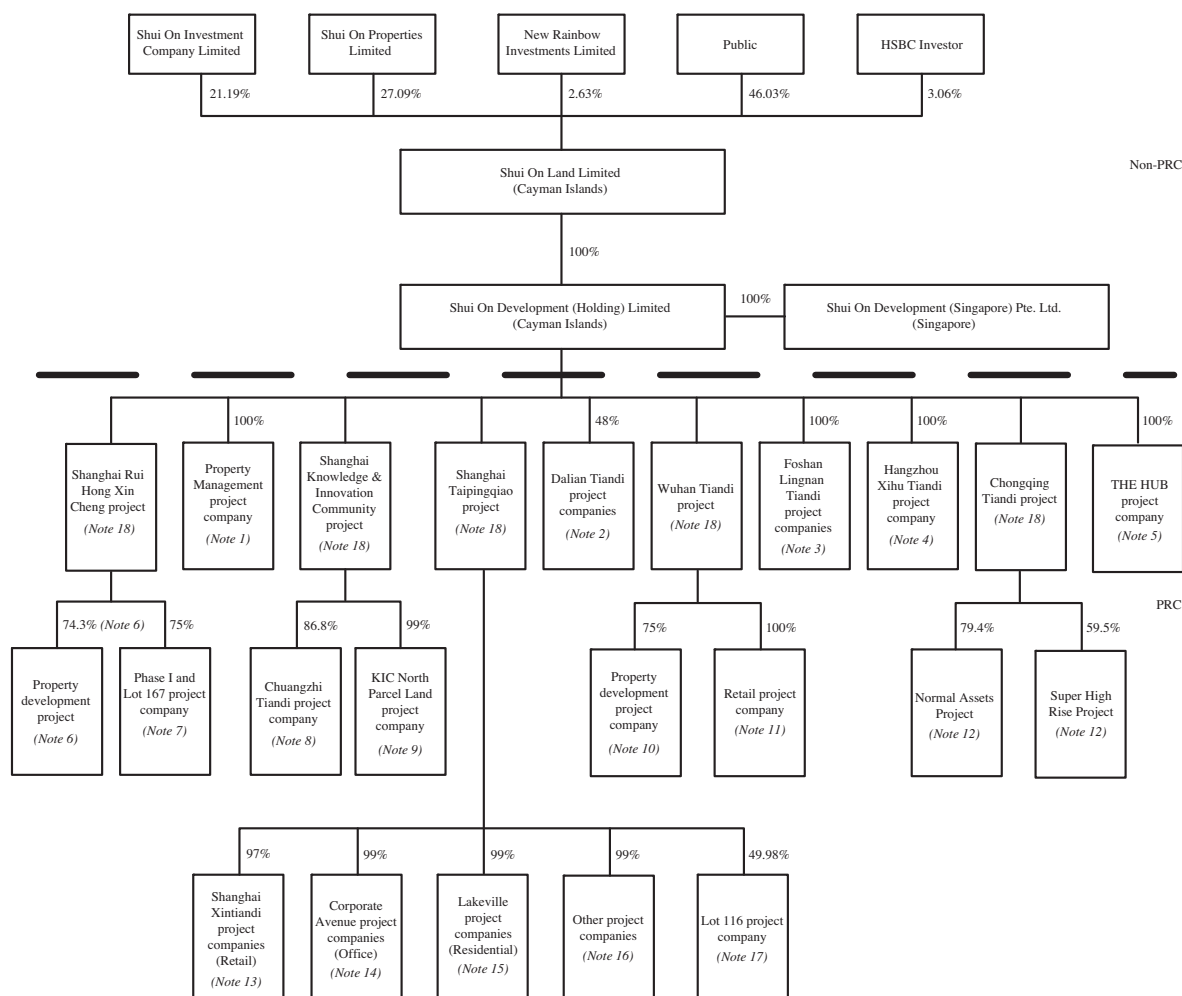
Foshan has developed extensive infrastructure plans to enhance connectivity both within the city and to neighboring Pearl River Delta cities. The centerpiece of the master plan is the Guangzhou-Foshan Subway Line 1, which opened in November 2010, and connects Guangzhou and Foshan via a 40-minute ride. Two stations along the Guangzhou-Foshan Subway Line 1 are located on our Foshan Project site, at the southwest and southeast corners of the land parcel. In addition to this line, Foshan has plans for up to seven other subway lines that are currently in various stages of planning and construction. Foshan is also well-served by Guangzhou's Baiyun International Airport, which is accessible in 40 minutes via recently constructed expressways.

Chancheng district overview

Our Foshan Lingnan Tiandi project is situated in central Chancheng district, at Foshan's traditional city core and public transportation hub. The Chancheng district functions as Foshan's cultural and commercial center, offering the city's foremost historical and cultural assets, including Donghuali and the Zumiao Temple, both national level protection sites, as well as the city's main retail areas in Zumiao Road and Jihua Road. Our project site is well-positioned within Chancheng district, as it encompasses Donghuali and Zumiao Temple within its boundaries and is adjacent to Zumiao Road. The site is at the heart of the local government's planned redevelopment zone, which will catalyze central Chancheng's development as a commercial zone, focusing on business, culture and tourism. According to the 2010 Population Census, the resident population of Chancheng was approximately 1.1 million in 2010, constituting 15.3% of Foshan's total resident population.

CORPORATE STRUCTURE

Set out below are the principal members of the Group and their respective principal businesses, and the effective shareholding structure of the Group as of December 31, 2011.



Notes:

- (1) The project company is Shanghai Feng Cheng Property Management Co., Ltd., which is incorporated in the PRC.
- (2) The project companies of Dalian Tiandi include Dalian Software Park Shuion Fazhan Co., Ltd., Dalian Software Park Shui On Kaifa Co., Ltd. and its subsidiaries, each of which is incorporated in the PRC.
- (3) The project companies of Foshan Lingnan Tiandi are Fo Shan Shui On Property Development Co., Ltd., Fo Shan Yi Kang Property Development Co., Ltd., Fo Shan An Ying Property Development Co., Ltd., Fo Shan Yuan Kang Property Development Co., Ltd., Fo Shan Yong Rui Tian Di Property Development Co., Ltd., Fo Shan Rui Dong Property Development Co., Ltd., Fo Shan Rui Fang Property Development Co., Ltd., Fo Shan Rui Kang Tian Di Property Development Co., Ltd. and Fo Shan Shui On Tiandi Trading Co., Ltd., each of which is incorporated in the PRC. On December 12, 2011, Shui On Development disposed of a 41% equity interest in Fo Shan Yong Rui Tian Di Property Development Co., Ltd. to Mitsui upon the first closing of the sale and purchase agreement dated November 29, 2011 between the Group and Mitsui. For further details, please refer to the announcement made by Shui On Land on November 29, 2011 which was published on the website of Hong Kong Stock Exchange.
- (4) The project company of Hangzhou Xihu Tiandi is Hangzhou Xihu Tiandi Management Co., Ltd., which is incorporated in the PRC.
- (5) The project company is Shanghai Rui Qiao Property Development Co., Ltd., which is incorporated in the PRC.
- (6) The project company is Shanghai Rui Hong Xin Cheng Co., Ltd., which is incorporated in the PRC. The Group has a 74.3% interests in the property development project of Rui Hong Xin Cheng except for the non-retail portion of Lot 6 (Phase 5), where the Group has a 99% effective interest in it.
- (7) The project companies for Phase I and Lot 167 are Shanghai Rui Cheng Properties Co., Ltd. and Shanghai Baili Property Development Co., Ltd. respectively, which are incorporated in the PRC.

CORPORATE STRUCTURE

- (8) The project company is Shanghai Yang Pu Centre Development Co., Ltd., which is incorporated in the PRC.
- (9) The project company is Shanghai Knowledge and Innovation Community Development Co., Ltd., which is incorporated in the PRC.
- (10) The project company is Wuhan Shui On Tiandi Property Development Co., Ltd., which is incorporated in the PRC.
- (11) The project company is Wuhan Shui On Tian Di Trading Co., Ltd., which is incorporated in the PRC.
- (12) Both the Normal Assets Project and the Super High Rise Project are held by Chongqing Shui On Tiandi Property Development Co., Ltd., which is incorporated in the PRC.
- (13) The project companies include Shanghai Ji-Xing Properties Co., Ltd., Shanghai Bai-Xing Properties Co., Ltd., Shanghai Xin-Tian-Di Plaza Co., Ltd. and Shanghai Xing-Qi Properties Co., Ltd., each of which is incorporated in the PRC.
- (14) The project company is Shanghai Xing-Bang Properties Co., Ltd. (for Lot 110), which is incorporated in the PRC.
- (15) The project companies include Shanghai Fu-Xiang Properties Co., Ltd. (for Lot 113), Shanghai Lakeville Properties Co., Ltd. (for Lot 117) and Shanghai Jing Fu Properties Co., Ltd. (for Lot 114), each of which is incorporated in the PRC.
- (16) The project companies include Shanghai Fu Ji Properties Co., Ltd. (for Lot 122-3), Shanghai Xing Qiao Properties Co., Ltd. (for Lot 126) and Shanghai Le Fu Properties Co., Ltd. (for Lot 127), each of which is incorporated in the PRC.
- (17) The project company is Shanghai Jun Xing Property Development Co., Ltd. (for Lot 116), which is incorporated in the PRC.
- (18) Includes the companies shown underneath.

BUSINESS

OVERVIEW

We are one of the leading property developers in the PRC and the flagship property company of the Shui On Group, which consists of Shui On Company Limited (“**SOCL**”) and its subsidiaries (the “**Shui On Group**”). We engage principally in the development, sale, leasing, management and the long-term ownership of high-quality residential, office, retail, entertainment and cultural properties in the PRC, utilizing our expertise and experience in developing large-scale integrated property projects based on master plans that we have developed in conjunction with the local governments. We are actively involved in the city planning aspects of most of our projects. We believe our projects are characterized by the redevelopment and transformation of the neighborhoods and communities of the cities in which our projects are located. We strategically retain long-term ownership of certain commercial properties that we have developed, and are committed to enhancing the value of the projects on a continuing basis through comprehensive property management. Our past developments include the well-known restoration project, Shanghai Xintiandi, one of the landmarks in Shanghai.

We trace our origins to the Shui On Group, a Hong Kong-based privately-held diversified group that is primarily engaged in the real estate development, construction contracting and construction materials businesses. Under the leadership of our chairman, Mr. Vincent H. S. Lo (“**Mr. Lo**”) the Shui On Group has over 20 years of experience in property development in mainland China and over 40 years of construction and property development experience in Hong Kong.

We were incorporated in the Cayman Islands on February 12, 2004 and our shares are listed on the Main Board of the Hong Kong Stock Exchange. As of June 30, 2011, we had an authorized share capital of US\$30,000,000 divided into 12,000,000,000 ordinary shares of US\$0.0025 each and an issued and fully paid up share capital of US\$13,028,970 consisting of 5,211,587,981 ordinary shares of US\$0.0025 each.

We focus on large-scale city-core development projects, primarily strategically-located, mixed-use properties and multi-phase developments with a blend of historic restoration and modern architecture. All of our projects manifest the “Total Community” concept. Endowed with a full range of modern facilities for residential, office, retail, entertainment and leisure, our projects provide a unique environment enabling a “Live-Work-Play” lifestyle. Our aim is to make each of these projects a focal point for the entire city in which it is located.

We expect that Chinese cities will further develop and transform due to the PRC government’s plan of continuing rapid economic development. The continued redevelopment of Chinese cities is in turn expected to generate significant economic value for China, demand for high-end residential and multi-phase developments and opportunities for well capitalized and reputable property companies. As Chinese cities are built into modern commercial and service centers, we believe they will become economic hubs to their surrounding areas, which will be increasingly connected by a modern transportation infrastructure. An integral part of the transformation of these cities is efficient and innovative master planning of land utilization. We believe that our business model, built upon large-scale, city-core development projects, will position us to benefit from the expected emergence of modern cities in China.

In mid-2009, we launched our Three-Year Plan which is designed to accelerate sustainable growth and maintain a closer balance between value creation for the longer term and cash generation in the short-to-medium term. The cornerstone of our Three-Year Plan is to expedite the development completion of our landbank portfolio.

As of June 30, 2011, we have obtained land use rights certificates, or have entered into land grant contracts or legally binding master agreements with district governments for approximately 13.1 million sq.m. of landbank. These land parcels fall under our eight major multi-phase projects with an aggregate estimated leasable and saleable GFA of approximately 11.4 million sq.m. (of which approximately 8.4 million sq.m. is attributable to us) and approximately 1.7 million sq.m. of car parks and other public facilities. We have a controlling interest in all of these projects, except for the Dalian Tiandi project. In order to develop the Dalian Tiandi project, we entered into a joint venture agreement with SOCAM Development Limited (“SOCAM”) and the Yida Group Company Limited (“Yida”) and its subsidiaries (together with Yida, the “Yida Group”). This project in Dalian city is expected to have approximately 3.3 million sq.m. of aggregate GFA, of which 48% will be attributable to us. Among such 3.3 million sq.m. of aggregate GFA, we have obtained land use rights certificates of two plots of land with an aggregate GFA of 3.0 million sq.m. For the remaining plots of land, we plan to participate in the bidding or public auction, once they are ready for sale. We expect that the aggregate GFA on such remaining plots of land for the Dalian Tiandi project will be approximately 0.3 million sq.m.

As of June 30, 2011, we have eight major multi-phase projects in various stages of development located in the Chinese cities of Shanghai, Wuhan, Chongqing, Foshan and Dalian. Shanghai is located in the economically vibrant Yangtze River Delta, Wuhan is a major transportation hub located in central China and Chongqing is a major commercial and industrial center in southwestern China. Foshan, located in the Pearl River Delta, one of the major economic regions and manufacturing centers in China, is a major city in Guangdong Province and is close to Guangzhou city. Dalian, located on the coast of Bohai Bay, is a major city in Liaoning Province and a regional economic center in northeast China.

Current projects

- *The Shanghai Taipingqiao project* is a city-core development project consisting of office, residential, commercial, retail, entertainment and cultural properties in the heart of Shanghai. Upon completion, we expect this project to have a total leasable and saleable GFA of approximately 1.2 million sq.m., of which approximately 249,000 sq.m. had been sold as of June 30, 2011. This project comprises:
 - A historic restoration zone (Lot 109 and Lot 112, or Shanghai Xintiandi), which has been open since 2001 and was fully completed in 2002 and a new shopping mall (Lot 113, or Xintiandi Style) was also completed in 2010;
 - A corporate headquarters zone (known as Corporate Avenue), of which Lot 110, or phase 1 of Corporate Avenue, consisting of retail and office properties, was completed in 2004;
 - An up-market residential zone, of which the first phase (Lot 117, or Lakeville) was completed in 2003, the second phase (Lot 114, or Lakeville Regency) was completed in 2006 and the third phase (Lot 113, or Casa Lakeville) was completed in 2010; and
 - A commercial zone, construction of which will commence following the completion of the relocation of existing residents.

The four zones referred to above are all located around a man-made lake and landscaped area which cover an area of approximately 56,000 sq.m.

- ***The Shanghai Rui Hong Xin Cheng project***, also known as Shanghai Rainbow City, has been enlarged through our successful purchase of all the equity interests in Shanghai Baili Property Development Company Limited and the obtaining of the title with respect to the land use rights of Lot 167A and Lot 167B, Xingang, Hongkou District, Shanghai in June 2010. Upon completion, we expect this entire project to have a total leasable and saleable GFA of approximately 1.7 million sq.m. according to the new approved master plan, of which approximately 388,000 sq.m. had been sold as of June 30, 2011. Shanghai Rui Hong Xin Cheng will redevelop the existing residential neighborhoods into a mixed-use large-scale community. Shanghai Rui Hong Xin Cheng is located within the Inner Ring Viaduct of Shanghai with public transportation links including its own dedicated metro station and major roads. Upon completion, we expect the project will comprise high rise residential buildings, commercial shopping complexes, offices and schools.
- ***The Shanghai KIC project***, also known as the Shanghai Chuangzhi Tiandi project, comprises retail, entertainment and sports facilities, office buildings and residential properties. Upon completion, we expect this project to have a total leasable and saleable GFA of approximately 0.5 million sq.m., of which approximately 132,000 sq.m. had been sold as of June 30, 2011. This project is intended to inspire innovation and entrepreneurship in a “Lifestyle of Health and Sustainability” (LOHAS), supported by retail, entertainment and sporting facilities to create a “Live-Work-Play-Learn” lifestyle. The project is located close to 14 major universities and colleges in the northeast of downtown Shanghai, including some of China’s leading universities such as Fudan University, Shanghai University of Finance and Tongji University. The project will provide a “plaza area” comprising office buildings, learning centers, exhibition halls, conference and convention facilities, and commercial outlets. These are integrated and designed to function as facilities and spaces for recreation, leisure, education, training, culture, as well as, a “live-work” area and a mixed-use area comprising office buildings, retail shops and residential accommodations.
- ***THE HUB*** is an important development project comprising commercial, retail, exhibition and performance facilities leveraging on the traffic and convenience of the Hongqiao Transportation Hub. Upon completion, we expect to have a total leasable and saleable GFA of approximately 279,000 sq.m. The project is situated adjacent to Hongqiao Transportation Hub which we expect will become an important economic center of the Yangtze Delta, and will link Shanghai to the rest of the PRC. Based on the latest proposed development plan of the Shanghai government, the Hongqiao Transportation Hub is expected to be supported by a strong transportation network of an international airport, high speed inter-city trains, maglev train, subway lines and a highway network, which extends the one hour catchment population to 75 million people.
- ***The Wuhan Tiandi project*** is a city-core development project comprising retail, food and beverage and entertainment facilities, office buildings and residential properties. Upon completion, we expect this project to have a total leasable and saleable GFA of approximately 1.4 million sq.m., of which approximately 153,000 sq.m. had been sold as of June 30, 2011. Located between Shanghai and Chongqing at the confluence of the Han River and the Yangtze River, Wuhan is a major transportation hub in inland China and is the capital of Hubei Province. The project comprises two main sites, Site A and Site B, which will include Grade A office buildings, retail facilities, hotel and residential properties.

- ***The Chongqing Tiandi project*** is a city-core development project comprising office buildings, exhibition and conference facilities, retail and entertainment outlets, hotels and residential properties. Upon completion, we expect this project to have a total leasable and saleable GFA of approximately 2.8 million sq.m., of which approximately 146,000 sq.m. had been sold as of June 30, 2011. The Chongqing Tiandi project is situated on a hillside on the south bank of the Jialing River, just upstream of the confluence of the Yangtze and Jialing Rivers. We expect this project will help support and service Chongqing's extensive manufacturing and service industries. Chongqing Tiandi will be integrated with Chongqing's nearby central business district via a light rail system and major roads. The main features, in addition to modern high-quality office buildings, are expected to include a commercial core comprising business facilities such as an exhibition center and luxury hotels, a large residential area, entertainment and cultural properties, as well as a man-made lake.
- ***The Foshan Lingnan Tiandi project*** is a city-core development project comprising office, retail, hotel, cultural facilities and residential properties. The project is expected to have nearly 1.5 million sq.m. of leasable and saleable GFA of which approximately 41,000 sq.m. had been sold as of June 30, 2011. The project is planned for development in 5 phases over a period of 10 years. Besides our recent strategic partnership with Mitsui (See the section entitled "*Business - Forging strategic partnerships with developers, contractors, consultants and investors*"), we may also invite other strategic partners to co-invest in this Foshan Lingnan Tiandi project if, and when, suitable opportunities arise, but no definite plans or terms have been fixed.
- ***The Dalian Tiandi project*** is a development consisting of software offices, residential and commercial properties, training centers, hotels and an area of a Shanghai Xintiandi type development. Upon completion, we expect this project to have an aggregate leasable and saleable GFA of approximately 3.2 million sq.m., subject to our success in acquiring the land with an expected GFA of 0.3 million sq.m. through competitive bidding process. As of June 30, 2011, approximately 17,000 sq.m. had been sold. We have a 48% interest in the Dalian Tiandi project. Our joint venture partners are the Yida Group with a 30% interest and SOCAM with a 22% interest. Dalian, located on the coast of Bohai Bay, is a major city of Liaoning Province and a regional economic center in northeast China.

The projects described above are multi-phase projects at various stages of development. While none of these projects are completed in their entirety, certain developments within these multi-phase projects have been completed. As of June 30, 2011, our completed developments included Shanghai Xintiandi, Lakeville, Corporate Avenue, Lakeville Regency, Casa Lakeville and Xintiandi Style, which form a part of the Shanghai Taipingqiao project, Phase 1, Phase 2 and Phase 3 of the Shanghai Rui Hong Xin Cheng project, KIC Village R1 and R2, and KIC Plaza Phase 1 and Phase 2 of the Shanghai KIC project, Phase 1 and a portion of Phase 2 of The Riviera and the retail and entertainment area, Chongqing Tiandi of the Chongqing Tiandi project, Phase 1 and Phase 2 of The Riverview and the retail and entertainment area, Wuhan Tiandi of the Wuhan Tiandi project, the Regency Phase 1 of the Foshan Lingnan Tiandi project and a portion of Phase 1 of the Dalian Tiandi project.

We are one of the few leading property developers with experience in managing large-scale, complex, long-term projects in China. We generally hold a portfolio of quality properties we have developed as strategic, long-term investments. To date, such portfolios comprise office, retail, entertainment and cultural properties. We have also developed and currently operate 88 Xintiandi, a boutique hotel.

In addition, we have a small development in Hangzhou, namely Hangzhou Xihu Tiandi project. After the disposal of the Phase 2 of this project in February 2011, the remaining part of this project is comprised of retail, food and beverage and entertainment facilities with a GFA of 6,000 sq.m. It was completed in 2003. The project is situated adjacent to Hangzhou's West Lake, one of China's most famous and appreciated areas of natural beauty.

The following table provides information relating to our landbank as of June 30, 2011:

<u>Approximate/Estimated leasable and saleable GFA</u>								
	<u>Office</u>	<u>Retail</u>	<u>Residential</u>	<u>Hotel/ serviced apartment</u>	<u>Sub-total GFA</u>	<u>Clubhouse, car park and other facilities</u>	<u>Total GFA</u>	<u>Group's Interest</u>
	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(percent)</i>
Completed properties:								
Shanghai Taipingqiao	81,000	81,000	4,000	5,000	171,000	82,000	253,000	99.0% ⁽¹⁾
Shanghai Rui Hong Xin Cheng	—	35,000	—	—	35,000	38,000	73,000	74.3% ⁽²⁾
Shanghai KIC	90,000	42,000	—	—	132,000	93,000	225,000	86.8%
Hangzhou Xihu Tiandi	—	6,000	—	—	6,000	—	6,000	100.0%
Wuhan Tiandi	—	46,000	2,000	—	48,000	27,000	75,000	75.0%
Chongqing Tiandi	—	53,000	9,000	—	62,000	53,000	115,000	79.4%
Foshan Lingnan Tiandi	—	—	1,000	—	1,000	18,000	19,000	100.0%
Dalian Tiandi	42,000	—	29,000	—	71,000	14,000	85,000	48.0% ⁽³⁾
Subtotal	<u>213,000</u>	<u>263,000</u>	<u>45,000</u>	<u>5,000</u>	<u>526,000</u>	<u>325,000</u>	<u>851,000</u>	
Properties under development:								
Shanghai Taipingqiao	105,000	51,000	90,000	—	246,000	78,000	324,000	99.0% ⁽¹⁾
Shanghai Rui Hong Xin Cheng	—	30,000	179,000	—	209,000	83,000	292,000	74.3% ⁽²⁾
Shanghai KIC	42,000	14,000	—	—	56,000	19,000	75,000	86.8%
THE HUB	106,000	128,000	—	45,000	279,000	108,000	387,000	100.0%
Wuhan Tiandi	57,000	112,000	177,000	—	346,000	45,000	391,000	75.0%
Chongqing Tiandi	770,000	281,000	541,000	25,000	1,617,000	469,000	2,086,000	79.4% ⁽⁴⁾
Foshan Lingnan Tiandi	—	144,000	95,000	46,000	285,000	106,000	391,000	100.0%
Dalian Tiandi	411,000	245,000	706,000	40,000	1,402,000	104,000	1,506,000	48.0% ⁽³⁾⁽⁶⁾
Subtotal	<u>1,491,000</u>	<u>1,005,000</u>	<u>1,788,000</u>	<u>156,000</u>	<u>4,440,000</u>	<u>1,012,000</u>	<u>5,452,000</u>	
Properties held for future development:								
Shanghai Taipingqiao	174,000	118,000	166,000	38,000	496,000	44,000	540,000	99.0%
Shanghai Rui Hong Xin Cheng	272,000	252,000	535,000	10,000	1,069,000	12,000	1,081,000	74.3% ⁽²⁾
Shanghai KIC	93,000	—	48,000	18,000	159,000	—	159,000	99.0%
Wuhan Tiandi	287,000	92,000	424,000	50,000	853,000	40,000	893,000	75.0%
Chongqing Tiandi	25,000	91,000	780,000	78,000	974,000	218,000	1,192,000	79.4%
Foshan Lingnan Tiandi	450,000	137,000	545,000	80,000	1,212,000	38,000	1,250,000	100.0% ⁽⁵⁾
Dalian Tiandi	879,000	360,000	431,000	42,000	1,712,000	—	1,712,000	48.0% ⁽³⁾⁽⁶⁾
Subtotal	<u>2,180,000</u>	<u>1,050,000</u>	<u>2,929,000</u>	<u>316,000</u>	<u>6,475,000</u>	<u>352,000</u>	<u>6,827,000</u>	
Total landbank GFA	<u>3,884,000</u>	<u>2,318,000</u>	<u>4,762,000</u>	<u>477,000</u>	<u>11,441,000</u>	<u>1,689,000</u>	<u>13,130,000</u>	

(1) The Group has a 99.0% interest in all the remaining lots, except for Shanghai Xintiandi and Lot 116, in which the Group has a 97.0% and 50.0% effective interest respectively.

(2) The Group has a 75.0% interest in Phase 1, Lot 167A and Lot 167B of Shanghai Rui Hong Xin Cheng project, a 99.0% effective interest in the non-retail portion of Lot 6 (Phase 5) and 74.3% interests in all the remaining phases.

BUSINESS

- (3) Dalian Tiandi has a landbank of 3.3 million sq.m in GFA. The master planning with respect of this landbank has been approved by the Dalian Urban Planning Bureau on January 2, 2008. As of June 30, 2011, approximately 3.0 million sq.m. had been acquired through public bidding. In order to comply with PRC rules and regulations, the remaining GFA of approximately 0.3 million sq.m. is planned to be acquired through public bidding.
- (4) The Group has a 79.4% interest in Chongqing Tiandi, except for Lot B11-1/02 in which the Group has a 59.5% effective interest. Lot B11-1/02 will be developed into super high rise office towers.
- (5) The Group has a 100% interest in Foshan Lingnan Tiandi, except for Lot 18 in which the Group has a 59.43% effective interest.
- (6) The Group has a 48% interest in Dalian Tiandi, except for Lots C01, C03, B08, B09, E02A and D06 in which the Group has a 33.6% effective interest.

OUR COMPETITIVE STRENGTHS

We believe that our success and future prospects are underpinned by a combination of the following competitive strengths:

Experienced management team

Our management team has a number of key executives with over 20 years of property development experience in mainland China and over 30 years of construction and property development experience in Hong Kong. We benefit from the involvement of Mr. Lo in our property development projects, particularly during the origination and design stages of the projects. At the beginning, a team from the Shui On Group was transferred in to set up the business, some of whom had been with the Shui On Group for over 15 years. Since then, we have hired staff from other reputable developers in Hong Kong, where they accumulated in-depth industry knowledge, developed strong technical capabilities and established project development expertise. We also conduct ongoing training and management programs for our employees to keep their knowledge current on industry standards and developments and to enhance their expertise in managing large and complex property developments to international standards.

We have also designed and established a number of management training programs to foster and develop the future generations of our management. These include our management trainee and cadet schemes, through which we seek to attract, train and retain the best graduates from premier schools, universities and education institutions in China. See the section entitled “*Employees — Training and Development.*” We also sponsor members of our senior management to undertake further education (including master degree courses or non-degree courses) at leading international academic institutions, including Harvard University and the Wharton School, University of Pennsylvania.

Our highly experienced management team operates in accordance with what we believe to be international industry best practices and strong corporate governance standards. We have a remuneration committee, an audit committee, a nomination committee and a finance committee. We also have an ethics committee which is responsible for conflicts of interest, ethical business practices, fair dealings in business relationships and proper financial dealings.

We have received several awards in recognition of the Group’s outstanding corporate governance, including 5th Corporate Governance Asia Recognition Award from “Corporate Governance Asia” magazine in 2009, The Best in Corporate Governance 2008 — Honorable Mentions (Hong Kong) from “The Asset” magazine, Best Practice Awards 2008 — Enterprise Governance from the Best Practice Management Group and the 7th Corporate Governance Asia Recognition Award 2011 from “Corporate Governance Asia” magazine.

Tiandi — unique business model

We believe we are one of the leading property developers in China possessing end-to-end capabilities to develop and manage large-scale, multi-phase premium integrated residential and commercial properties, from master planning expertise, through the development cycle to ongoing property management expertise. We have a proven track record of developing and managing premium properties that comprise our city-core development projects. Our development projects are characterized by innovative designs and high-quality construction and finishing and usually become a landmark of the cities in which they are located.

Before embarking on a development, we usually carry out extensive feasibility studies on the region, the city and the specific project. We also work closely with local governments to understand their needs and aspirations for the whole area and develop a plan that will be economically viable while preserving any historical aspects of the location. We then start our development of a project by developing the entertainment area, with high-end restaurants and shops under the “Tiandi” brand blending in with local heritage and tranquil amenities, such as parks and man-made lakes. The next phase of our projects usually consists of the development of a residential area, targeting local high-end buyers. We aim to provide a “Live-Work-Play” community to our customers and our finished properties are of high delivery standard with fully fitted move-in condition. Our residential blocks will typically have clubhouses and other sports facilities available for the use of the residents. The last stage of our project development is usually the development of office buildings and shopping malls. Such commercial buildings will provide us with recurrent and growing rental income. We believe that our approach to master planning has helped shape the social and urban development of Shanghai and we take the same approach with all our projects. See “*Our Property Projects*”.

Quality landbank in high growth cities

Our well-established presence and highly regarded reputation in China has enabled us to gain access to quality landbanks. As of June 30, 2011, our landbank stood at 13.1 million sq.m. of total GFA, of which approximately 8.4 million sq.m. of leasable and saleable GFA is attributable to us. Our existing projects are located in the cities of Shanghai, Wuhan, Chongqing, Foshan and Dalian, all of which are cities where we expect demand for quality properties to grow. Within each of these cities, our projects are in or near business or education centers. We expect demand for properties in these areas to be higher than in other locations, including less central locations in each of the respective cities. We believe our product mix of each project fits well within its location.

Strong track record and pricing power

We believe we are one of the leading property developers in China with superb track record. Our existing projects are located in high-growth cities and we have successfully built our “Tiandi” brand. Although we commenced our operation in Shanghai we have since expanded our business out of Shanghai to enable us to benefit from the strong economic growth in second-tier cities in China. We entered the market of Chongqing in 2004, Wuhan in 2005, Foshan and Dalian in 2007. Leveraging on our track record, we are able to gain strong pricing power for our properties. The average selling price and its growth rate of our projects in Shanghai, Chongqing and Wuhan outperformed the respective city average, demonstrating our pricing power and the recognition of the established “Tiandi” model.

BUSINESS

The following table sets out the ASP of our projects as compared with the ASP of their respective cities.

Project	Shui On Land				City Average ²				
	Six months ended			ASP Growth Rate in 2010	2010 City Center ASP	2009 City Center ASP	ASP Growth Rate in 2010	10-year GDP Growth Rate	2010 GDP per Capita
	June 30, 11 Contracted ASP	2010 Contracted ASP	2009 Contracted ASP						
	<i>RMB per sq.m.</i>	<i>RMB per sq.m.</i>	<i>RMB per sq.m.</i>	%	<i>RMB per sq.m.</i>	<i>RMB per sq.m.</i>	%	%	<i>RMB per capita</i>
Shanghai					46,000	35,000	31%	11.5%	76,000
- Taipingqiao	142,300	113,100	70,500	60%					
- Rui Hong Xin Cheng	39,700	38,600	27,700	39%					
- KIC	20,500	25,100	22,900	10%					
Wuhan	33,400	20,200	14,300	41%	6,600	5,700	16%	13.6%	59,000
Chongqing ¹	15,100	12,400	7,100	75%	5,900	4,300	37%	12.9%	28,000
Foshan	36,500	18,000	N/A	N/A	9,900	7,800	27%	16.3%	80,000
Dalian	12,300	17,600	N/A	N/A	12,000	8,900	35%	15.2%	77,000

1 ASP of Chongqing is based on net floor area, a common market practice in the region.

2 Source: City Statistics Bureau.

Growing investment property portfolio

Our investment properties have prime city center locations and generate growing rental income for us. As of June 30, 2011, our investment property portfolio in Shanghai, Hangzhou, Wuhan and Chongqing was approximately 439,000 sq.m. of leasable GFA. The carrying value of these completed investment properties was approximately RMB14,508 million and the Shanghai portfolio accounted for 91% and Chongqing and Wuhan portfolio accounted for the remaining 9%. According to the Three-Year Plan, we expect the completed commercial GFA in 2011 and 2012 will be around 306,000 sq.m. and 515,000 sq.m. respectively.

Prudent financial management

Our focus on large-scale developments provides us with a number of strategic and operational benefits, including:

- The development of earlier phases of a multi-phase development often enhances the desirability of properties in the surrounding area, as it provides us with an opportunity to demonstrate to the market our appealing concept and the possibility to further improve our concept in the following phases. This enhances the value of our projects and reduces our development risk;
- Mobilization of construction equipment for a subsequent phase of an existing site can be accomplished more quickly and cheaply than relocating plant, equipment, staff and sales offices and display apartments to a new site; and
- Cost efficiencies, particularly in terms of procurement of materials and in negotiating construction contracts and optimization of our utilization of plant and equipment, personnel resources and information systems.

Our management has over 30 years of construction and property development experience during which time we have developed and adopted a systematic and disciplined approach to cost identification, control and management. We have developed cost accounting and management reporting systems and adopted cost control systems to enable us to track costs against set budgets. To maximize cost benefits and the quality of our services, we have established strategic partnerships with capable consultants, contractors and suppliers.

STRATEGY

In response to the need for balancing value creation and cash flow in a volatile global business environment, together with our vision to be the premier and most innovative property developer in China, in mid-2009, we introduced and are now implementing our Three-Year Plan to maintain a closer balance between value creation for the long term and cash generation in the short-to-medium term in order to achieve sustainable growth. The cornerstone of our Three-Year Plan is to expedite the development and to increase the completion rate consistently and continuously, by which we target to stay ahead of the market and generate sufficient cash flow for our accelerated program and expansion.

Our strategies to achieve our vision are as follows:

Standardization and customization to achieve efficiency

Standardization includes synchronizing best practice, standards and the operating systems of project teams and centralizing procurement, product design and layouts through formalized strategic partnerships with key architects, consultants, contractors and suppliers. We have set a target that 70% of construction materials for our projects are purchased through centralized procurement systems. Such strategies have been in operation for the last three years and have been proved to be effective. In addition, we have introduced an e-tendering system for procurement to further enhance operational efficiency. These initiatives have lowered production costs, streamlined procedures, guaranteed quality, and improved control of delivery timing and procedures. Standardization of product design, technical specifications and layout plans has shortened the development cycle and construction time with better quality assurance, enabling us to expedite our construction works and to achieve targets.

In order to provide better quality and differentiated products to end-users, we continue our premium customization program in our projects by offering customers a selection of interior designs based on different floor plans. Such initiatives evoked a favorable market response since Phase 3 Shanghai Rui Hong Xin Cheng project was launched in 2009. Now, we offer customized programs across all of our projects which are highly appreciated by our customers.

Strong and steady cash flow from investment properties

Steady growth in the rental income of our investment properties portfolio further enhances our financial performance, improving our cash flow position and capital structure. Property sales from various projects and rental income from our investment properties provides stable and recurrent income. The rental income stream will continue to grow as more of our investment properties are completed in the coming years. Strong cash flow and a low gearing ratio provide us with more flexibility in capital management and enable us to meet our funding requirements.

Decentralized decision-making and project-based management

The decentralization process and project-based management were implemented on January 1, 2010. At the central level, the corporate head office retains responsibility for financial management and capital allocation, as well as formulation of corporate development strategies. At the project level, because many of our projects are maturing, with a significant portion of the site area cleared and site formation completed, we initiated a project-based organization which is more conducive to coping with the ever-increasing construction volume and product delivery and providing for faster cash flow. In order to facilitate project teams to make timely, front line decisions about product development, construction management, sales and marketing and leasing, we initiated decentralization to allow greater autonomy for the project teams to make these decisions so that our projects are not only of the highest quality but also financially self-sufficient.

Achieving and maintaining geographic diversity and a well-diversified business mix between properties for sale and investment properties and minimize development risk

The locations and scope of our projects help us achieve turnover, geographic and product diversity. We have a geographically diverse project portfolio located in Shanghai, Wuhan, Chongqing, Foshan and Dalian and have been constantly exploring project development opportunities in other strategic cities. We will continue to maintain a spread of our development sites to limit earnings volatility from potential regional property market fluctuations and to allow us to enjoy regional growth upsides.

Our projects are typically completed in several phases and each project may contain properties that range from those for which we have entered into master agreements but where construction work has not yet begun, to fully completed properties for which land use rights have been granted, sales have commenced and retail and office space has been leased. We believe that the spread of development phases allows us to minimize development risks while providing earnings growth potential.

In addition, an important part of our long-term business strategy is to achieve and maintain a diversified earnings base balanced between development activities, which generate profits primarily from the sale of completed residential projects or other assets, and investment activities, which consist predominantly of office and retail assets retained by us to generate recurring income and long-term capital gains. We intend to continue to pursue turnover, product and geographical diversification, together with a sequencing of development phases, with a view to achieving and maintaining a well-diversified earnings base.

Forging strategic partnerships with developers, contractors, consultants and investors

Strategic partnership continues to be one of the pillars of our long-term business strategies to give synergies to the project developments. We continue our strategic partnership with Winnington Capital Limited (“**Winnington**”) and its affiliates, with whom we are working together to re-position the Shanghai Rui Hong Xin Cheng project. Further, we entered into agreements with Mitsui for the sale and purchase of certain issued share capital (and related shareholder’s loan) of Many Praises Dalian Limited and Value Land Investment Limited in respect of the land known as Lots C01, C03, B08, B09, E02A and D06 of the Dalian Tiandi project and Lot 18 of the Foshan Lingnan Tiandi project. The cooperation will enable us to leverage on Mitsui’s contribution in attracting Japanese buyers, tenants and other participants.

The following table sets forth Winnington's investments in a certain number of our projects as at December 31, 2011:

Project	Holding company of the project	Shareholding in holding company held by Winnington or its affiliates
Lot 116 of Shanghai Taipingqiao project	Portspin Limited	49.0%
Shanghai Rui Hong Xin Cheng project ⁽¹⁾	Foresight Profits Limited	25.0%
Wuhan Tiandi project	Fieldcity Investments Limited	25.0%
Chongqing Tiandi project	Score High Limited	19.8%
Super High Rise development in Chongqing Tiandi project	Rightchina Limited	25.0%

(1) Except for the non-retail portion of Lot 6 in Shanghai Rui Hong Xin Cheng project.

The following table sets forth Mitsui's investments in a certain number of our projects as at December 31, 2011:

Project	Holding company of the project	Shareholding in holding company held by Mitsui or its affiliates
Lots C01, C03, B08, B09, E02A and D06 of the Dalian Tiandi project	Many Praises Dalian Limited	30%
Lot 18 of the Foshan Lingnan Tiandi project	Value Land Investment Limited	44.1% ⁽¹⁾

(1) Upon occurrence of the second closing of the sale and purchase agreement between Shui On Development (Singapore) Pte. Ltd. and Mitsui, the shareholding in holding company held by Mitsui are expected to increase from 44.1% to 49%.

We continue to look for appropriate strategic partners to co-develop projects, either at a project level and/or for a particular parcel of land. This strategy allows us to accelerate returns from our projects, diversify our risks and enhance cash flow. This strategy brings synergies to us by tapping the expertise and know-how of prospective partners.

OUR PROPERTY PROJECTS

We have eight major multi-phase projects at various stages of development. Four are located in Shanghai, and one in each of Wuhan, Chongqing, Foshan and Dalian.

Our property projects take a number of years to complete and we classify each project into three categories according to their stage of development:

- **Completed properties:** Completed properties are projects for which construction of all constituent buildings has been completed and that are available for lease or sale. As of June 30, 2011, the total GFA of our completed properties is approximately 851,000 sq.m., of which approximately 712,000 sq.m. of GFA is attributable to us;

- **Properties under development:** Properties under development are incomplete property projects that are under construction or design and are in the delivery pipeline. As of June 30, 2011, the total GFA of our properties under development is approximately 5,452,000 sq.m., of which approximately 3,913,000 sq.m. of GFA is attributable to us; and
- **Properties held for future development:** Properties held for future development are properties under planning or under relocation. They represent projects for which we have entered into a legally binding master agreement or similar arrangement with, or which we have been awarded following a competitive tender by the relevant regulatory authorities, and for which we have started planning but not relocation or construction. As these properties are still at the planning stage, the details of the development plans or estimated GFAs in this document reflect our current design and expectations only, and are subject to change and approvals by the relevant government authorities. As of June 30, 2011, the total GFA of our properties held for future development is approximately 6,827,000 sq.m., of which approximately 5,183,000 sq.m. is attributable to us.

The total landbank consists of the above-mentioned three categories of properties. Generally, it takes a total of approximately 36 months to complete a lot for a project once construction commences.

Our Shanghai projects

We have four projects in Shanghai, namely Shanghai Taipingqiao project, Shanghai Rui Hong Xin Cheng project, Shanghai KIC project and THE HUB.

Shanghai Taipingqiao project

Description

The Shanghai Taipingqiao project is a city-core development project. The planning of the Shanghai Taipingqiao project adopts an integrated approach to urban planning, with an emphasis on the restoration of historic buildings and the establishment of an integrated community. At the center of the project is one of the largest man-made lakes in the center of Shanghai with a surface area of approximately 12,000 sq.m., and a park which covers an area of approximately 44,000 sq.m. with an underground car park which has approximately 230 spaces. When completed, we expect the Shanghai Taipingqiao project to comprise a GFA of approximately 653,000 sq.m. of office, retail, entertainment, hotels, serviced apartments and cultural space, in addition to a GFA of approximately 509,000 sq.m. of high-end residential properties, including approximately 249,000 sq.m. of GFA sold as of June 30, 2011.

Master planning

The Shanghai Taipingqiao project is located in the city center of Shanghai. A number of domestic and multinational corporations have offices nearby and important transport lines, such as the South-North Viaduct and the Inner Ring Viaduct, and Shanghai's Metro Line no. 1, no. 8 and no. 10, run through this area. The project is just south of Huai Hai Zhong Road, one of Shanghai's principal commercial streets. This section of Huai Hai Zhong Road is a prime office location, with a number of Grade A office towers.

In December 1996, Shui On Properties Limited, a company within the Shui On Group, entered into a master agreement with the Luwan District¹ government in relation to the development of the Shanghai Taipingqiao project.

¹ Luwan District has now merged with Huangpu District.

Under the terms of the master agreement, the development of the site will be carried out by a Sino-foreign equity joint venture in which Shui On Properties Limited or any of its subsidiaries holds a 90% to 95% interest and a Chinese partner entrusted or designated by the Luwan District¹ government holds a 5% to 10% interest. We acquired our interest in the equity joint venture from the Shui On Group in April 2004. In connection with that acquisition, Shui On Properties Limited undertook to exercise all of its rights under the master agreement for our benefit and as we direct, pursuant to a deed of undertakings dated April 29, 2004.

Pursuant to the Taipingqiao master agreement, the parties commissioned the international planning and urban design architectural firm Skidmore, Owings & Merrill to develop a master development plan for the Taipingqiao area. The last revised plan was approved by the Shanghai Municipal Planning Bureau in September 2005.

The first phase of the Shanghai Taipingqiao project consisted of the historic restoration zone and construction of the lake and park area and part of the up-market residential zone. Included in this phase is the northern part of Shanghai Xintiandi (Lot 109), which has been open since mid-2001, and Lakeville (first phase of the high-end residential zone), which was completed in 2003. Substantially all of the retail spaces in the northern part of Shanghai Xintiandi have been leased and all of the residential units of Lakeville were sold following the completion of Shanghai Xintiandi.

The southern part of Shanghai Xintiandi (Lot 112) consists of a four-story shopping mall and a six-story boutique hotel known as 88 Xintiandi. We completed the construction of the shopping mall and 88 Xintiandi in 2002, and commenced operations in the same year.

We commenced pre-sales of the second phase of the residential zone, Lakeville Regency, in the first quarter of 2006. We commenced pre-sales of the third phase of the residential zone, Casa Lakeville, in June 2008. The relocation of residents on Lot 126 and Lot 127 commenced in early 2007 and the relocation of residents on Lot 115 commenced in December 2009. In addition, the relocation of Lot 116 began in November 2010. We plan to start development on the remaining lots on a progressive basis from 2012 onwards.

On June 29, 2007, Shui On Development entered into a legally binding agreement with Trophy Property Development L.P. (“**Trophy Property**”) for the sale of 49% of Portspin Limited, a BVI company which has the right to develop Lot 116 of the Shanghai Taipingqiao project. The transaction closed in July 2007. On December 17, 2008, Trophy Property transferred all its shares in Portspin Limited to Taipingqiao 116 Development Company Limited.

¹ Luwan District has now merged with Huangpu District.

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Project overview

The following table sets forth the development status of the Shanghai Taipingqiao project as of June 30, 2011:

<u>Approximate/Estimated leasable and saleable GFA</u>								
	Office	Retail	Residential	Hotel/ serviced apartment	Sub-total GFA	Clubhouse, car park and other facilities	Total GFA	Group's Interest
	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(percent)</i>
Completed properties:								
Xintiandi	5,000	47,000	—	5,000	57,000	12,000	69,000	97.0%
Corporate Avenue	76,000	7,000	—	—	83,000	16,000	99,000	99.0%
Xintiandi Style	—	27,000	—	—	27,000	20,000	47,000	99.0%
The Lakeville and Lakeville Regency	—	—	—	—	—	29,000	29,000	99.0%
Casa Lakeville	—	—	4,000	—	4,000	5,000	9,000	99.0%
Subtotal	<u>81,000</u>	<u>81,000</u>	<u>4,000</u>	<u>5,000</u>	<u>171,000</u>	<u>82,000</u>	<u>253,000</u>	
Properties under development:								
Lot 126	50,000	23,000	—	—	73,000	35,000	108,000	99.0%
Lot 127	55,000	28,000	—	—	83,000	43,000	126,000	99.0%
Lot 116	—	—	90,000	—	90,000	—	90,000	50.0%
Subtotal	<u>105,000</u>	<u>51,000</u>	<u>90,000</u>	<u>—</u>	<u>246,000</u>	<u>78,000</u>	<u>324,000</u>	
Properties for future development:								
Subtotal	<u>174,000</u>	<u>118,000</u>	<u>166,000</u>	<u>38,000</u>	<u>496,000</u>	<u>44,000</u>	<u>540,000</u>	99.0%
Total	<u><u>360,000</u></u>	<u><u>250,000</u></u>	<u><u>260,000</u></u>	<u><u>43,000</u></u>	<u><u>913,000</u></u>	<u><u>204,000</u></u>	<u><u>1,117,000</u></u>	

We completed construction of Lakeville in 2003, Lakeville Regency in 2006 and Casa Lakeville in 2010. The sold residential units together comprised an aggregate GFA of approximately 249,000 sq.m. as of June 30, 2011. Ownership of all units in these residential developments, and some car parking spaces, have been transferred to the individual owners. We have, however, retained the property ownership rights in relation to the unsold units, clubhouses and the unsold car parking spaces.

Relocation of original residents

Pursuant to the relocation agreements entered into between us and the Luwan District¹ government, the Luwan District¹ government has appointed relocation companies to handle the relocation for the Shanghai Taipingqiao project. We are responsible for the costs of relocation. As of June 30, 2011, approximately 91% and 79% of households on Lot 127 and the first stage of residential Phase 4 (Lot 116), respectively, had signed relocation agreements. The relocation of Lot 126 has been completed and construction works commenced. See “*Regulation — The Land System of the PRC*” and “*Risk Factors — Risks relating to our Business — For some of our development projects, we are required to relocate existing residents and pay relocation costs, and the relocation process may not be completed as planned*”.

¹ Luwan District has now merged with Huangpu District.

Project details

The Shanghai Taipingqiao project blends the architecture and charm of “Old Shanghai” with modern features and amenities. The objective of the Shanghai Taipingqiao project is to revitalize the quality of the district’s living environment and infrastructure.

Historic restoration zone

The historic restoration zone, Shanghai Xintiandi, is a retail and entertainment area. The northern part of Shanghai Xintiandi has been open since mid-2001 and the southern part of Shanghai Xintiandi has been open since August 2002. Xintiandi, which means “New Heaven and Earth” in Chinese, features a mix of upscale, well known retail shops and boutiques, coffee shops, restaurants, sidewalk cafes, art galleries, a museum and entertainment, cultural and recreational facilities. Shanghai Xintiandi was designed to be a re-creation of a large area of old “Shikumen”, with stone-gated, courtyard houses with stone-framed entrances, an architectural symbol of early 20th century Shanghai. These old buildings, which are located throughout the site, were restored and integrated with modern buildings and feature historical and cultural characteristics. Shanghai Xintiandi has become popular with both locals and visitors.

The northern part of the Shanghai Xintiandi site features renovated or restored traditional stone buildings, or Shikumen houses, and consists primarily of speciality food and beverage, entertainment and retail facilities. The southern part of the Shanghai Xintiandi site consists of a multi-purpose entertainment and retail complex with a contemporary architectural design and a boutique hotel (88 Xintiandi). The central piazza running from north to south features landscaped open areas, outdoor cafes and show areas, which we believe introduces an element of action and vitality to the area and also serves as a link between the various areas within Shanghai Xintiandi. An underground car park with approximately 210 parking spaces has been constructed in the southern part of the Shanghai Xintiandi site. In addition, we have one clubhouse, one souvenir shop and one open-house museum located in the northern part of Shanghai Xintiandi.

Shanghai Xintiandi, which has a leasable and saleable GFA of approximately 57,000 sq.m., has been retained for rental purposes and, as of June 30, 2011, these rental units had been completely rented. Our tenants include Blancpain, UME, I.T., Starbucks, TMSK, Paulaner, Va Bene, Shanghai Tang, Zen, Ye Shanghai and a lot of renowned retailers.

As an extension of Shanghai Xintiandi, the new shopping mall in Lot 113, Xintiandi Style, was completed in September 2010 and held its grand opening ceremony in November 2010. Xintiandi Style, which has a leasable and saleable GFA of approximately 27,000 sq.m., achieved an occupancy rate of 98% as of June 30, 2011.

Following the completion and opening of Langham Xintiandi Hotel and Andaz Hotel, we will re-position the retail shops along Taicang Road and upgrade the area to a destination of luxurious jewelry and watch boutiques. This new positioning will create a luxury shopping atmosphere along Taicang Road towards Hubin Road with the existing Rolex and Omega shops, thereby enhancing the high-end image of Taipingqiao area, attracting more affluent shoppers and facilitating the leasing of Lots 126/127 shopping mall.

Corporate headquarters zone

The corporate headquarters zone, known as Corporate Avenue, comprises properties built around the Taipingqiao lake and is adjacent to Shanghai Xintiandi. Corporate Avenue consists of Grade A office buildings with commercial and entertainment complexes, including high-end luxury retail stores designed to create a prestigious retail shopping corridor along the lakefront. The office towers serve

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as an extension to the commercial area along Huai Hai Zhong Road and are intended to capitalize on their proximity to the Huang Pi Nan Road and Xi Zang Zhong Road metro stations. Tenants in this area are to include major multinational and domestic corporations. We plan to retain and lease out all units in the corporate headquarters zone.

A portion of Corporate Avenue to the north of the Taipingqiao lake, Lot 110, was completed in 2004. Lot 110 consists of lakefront twin towers and a retail podium. The office portion has a GFA of approximately 76,000 sq.m. The twin towers feature art deco style architecture, characteristic of Shanghai in the 1930s. The towers are linked by retail facilities, with a GFA of approximately 7,000 sq.m. The retail portion of Lot 110 is intended to be part of the planned retail shopping corridor (referred to above). Our major multinational corporate tenants include PricewaterhouseCoopers, Amway, BHP, Eli Lilly, SONY and Pernod Ricard. As of June 30, 2011, Lot 110 had been almost completely rented.

Lot 126 and Lot 127 will be mixed retail and office developments around the Taipingqiao lake. We intend to target multinational and domestic corporations, major professional firms, financial institutions, consultants and selected high-end retailers as tenants of the office properties. The retail portion will serve as an extension of the lakefront shopping corridor and will feature retail outlets of luxury brands and specialty merchandise.

An office tower with retail podium on Lot 126 with a GFA of approximately 73,000 sq.m. commenced construction in the first half of 2011 and the construction for Lot 127 with a GFA of approximately 83,000 sq.m. also commenced construction in the second half of 2011 and they are expected to be completed in 2013 and 2014, respectively.

Up-market residential zone

The up-market residential zone will be a multi-phase residential development, targeting high-income residents.

Lakeville (Lot 117). Lakeville is located at the junction of Zi Zhong Road and Ji Nan Road, southeast of Shanghai Xintiandi and south of the Taipingqiao lake and park. Lakeville consists of one detached villa, six townhouses and 277 residential units in residential buildings ranging from 8 stories to 23 stories. The apartment buildings have been built in a modified Old Shanghai style. Recreational amenities include a clubhouse and an indoor heated swimming pool. We completed construction of Lakeville in 2003 and have sold all of the residential units, comprising an aggregate GFA of approximately 48,000 sq.m.

Lakeville Regency (Lot 114). Lakeville Regency is adjacent to Lakeville and comprises 645 residential units in four high-rise and four low- to medium-rise apartment buildings. Each of these buildings consists of two or three blocks. Lakeville Regency comprises 17 blocks in total. We completed the construction in September 2006. The total residential GFA of Lakeville Regency is approximately 127,000 sq.m., of which all had been sold.

Casa Lakeville (Lot 113). We commenced construction of residential units on Casa Lakeville in early 2007 and completed in 2010. Casa Lakeville has a total GFA of approximately 147,000 sq.m., consisting of approximately 78,000 sq.m. of residential units, 27,000 sq.m. of retail properties (also known as Xintiandi Style), 5,000 sq.m. of clubhouse and 37,000 sq.m. of car park and other facilities. The residential units in Casa Lakeville in Towers 1, 2, 9, 10, 11 and 12 of approximately 71,400 sq.m. were launched for pre-sales in phases starting in June 2008. As of June 30, 2011, approximately 71,000 sq.m. had been sold and delivered to home buyers. We upgraded Casa Lakeville Towers 3 to 8 into

luxury apartments (“**The Manor**”) in 2010 totaling 18 units or 7,000 sq.m. As of June 30, 2011, only 8 units or 3,500 sq.m. were left available in The Manor. Due to the scarcity of luxury homes in the city center of Shanghai, the latest contracted ASP has reached RMB 178,000 per sq.m. in December 2011, which is one of the highest in Shanghai in 2011.

Lot 116 and Lot 118. Relocation of Lot 116 is underway and Lot 118 is being planned for future development. These lots will consist of high-end residential properties. We expect to commence construction of these lots progressively from 2012 onwards.

Lot 122-1/2. Lot 122-1/2 will consist of apartment properties and is located on the top of the metro station of Metro Line no. 8. We intend to sell part of the serviced apartments and to retain the rest of the building as an investment. We have entered into a land grant contract for Lot 122-1/2, and the construction of this lot will commence following the completion of relocation.

Commercial zone

The retail complex on Lot 122-3 is also located on top of a metro station and is in the traditional commercial district of Lao Ximen. These retail and entertainment outlets are designed to complement the residential and office buildings in the vicinity to create an important entertainment center in Shanghai. Construction of this lot will commence following the completion of the relocation of existing residents.

Shanghai Rui Hong Xin Cheng

Description

The Shanghai Rui Hong Xin Cheng project, also known as Rainbow City, is a city-core development project aimed at redeveloping existing residential neighborhoods into a mixed-use, sustainable, large-scale development including office, retail, hotel, entertainment, cultural and residential space. The Shanghai Rui Hong Xin Cheng project is located within the Inner Ring Viaduct of Shanghai and is served by three metro lines. The Shanghai Rui Hong Xin Cheng project comprises twelve land parcels, of which Lot 5 (Phase 1), Lot 149 (Phase 2) and Lot 8 (Phase 3) have been completed as of June 30, 2011.

Master planning

The Shanghai Rui Hong Xin Cheng project is located in the Hongkou district in Shanghai close to several leading universities and the central business district. It is connected by Metro Line no. 4, no. 8 and no. 10 to the other districts of Shanghai. There is a cluster of elementary, middle and high schools close to the Shanghai Rui Hong Xin Cheng project. In addition, pursuant to an agreement entered into between us, the Hongkou District government and Hongkou District Education Administration, a high school has been relocated to a site within the Shanghai Rui Hong Xin Cheng project. The master plan for the Shanghai Rui Hong Xin Cheng project divides the project into ten plots of land.

In June 2010, we completed the transaction to acquire a special purpose company that holds the development rights to two lots of land (Lot 167A and Lot 167B) with GFA of approximately 230,000 sq.m. according to the new approved master plan, for a total consideration of approximately RMB109 million. The two sites are located adjacent to the existing Shanghai Rui Hong Xin Cheng project and existing households on these two sites are subject to relocation. The acquisition enlarged the Rui Hong Xin Cheng project to twelve plots of land.

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Upon completion, the Shanghai Rui Hong Xin Cheng project will comprise a total leasable and saleable GFA of approximately 1.7 million sq.m. according to the new approved master plan, of which approximately 388,000 sq.m. of GFA had been sold as of June 30, 2011. A broad and landscaped avenue, Rui Hong Road, is planned to connect the Peace Park in the north and run through the site. The site will include high-rise residential buildings, commercial shopping complexes, offices and schools. One shopping complex has already opened and includes E-mart, a hypermarket chain, as a core tenant.

We did not enter into a master agreement for the Shanghai Rui Hong Xin Cheng project as we were granted the required land use rights for all lots of this project.

The Shui On Group completed the development of Lot 5, or Shanghai Rui Hong Xin Cheng Phase 1, in 2002, and sold all of the residential units by the end of September 2004. The remaining part of Shanghai Rui Hong Xin Cheng Phase 1, consists of retail shops, clubhouse, kindergarten and some office spaces. In February 2008, we acquired Shanghai Rui Hong Xin Cheng Phase 1 from SOCL for an aggregate consideration of HK\$154 million (US\$24 million).

In June 2008, we completed the disposal of 25% of our interest in the Shanghai Rui Hong Xin Cheng project to Winnington. We also granted Winnington an irrevocable call option to acquire a further 24% of our equity interest in the Shanghai Rui Hong Xin Cheng project, exercisable from December 1, 2008 to December 31, 2008. The call option was not exercised during the period nor during the extended exercisable period agreed to in April 2009. On June 30, 2008, Winnington transferred all its shares in Foresight Profits Limited to Elegant Partners Limited. See “*Management’s Discussion and Analysis of Financial Condition and Results of Operations — Key factors affecting our results of operations and financial condition — Sale of interest in projects*”.

Project overview

The following table sets forth the development status for the Shanghai Rui Hong Xin Cheng project as of June 30, 2011:

	Approximate/Estimated leasable and saleable GFA							Group’s Interest (percent)
	Office	Retail	Residential	Hotel/ serviced apartment	Sub-total GFA	Clubhouse, car park and other facilities	Total GFA	
	(sq.m.)	(sq.m.)	(sq.m.)	(sq.m.)	(sq.m.)	(sq.m.)	(sq.m.)	
Completed properties:								
Phase 1	—	5,000	—	—	5,000	13,000	18,000	75.0%
Phase 2	—	28,000	—	—	28,000	21,000	49,000	74.3%
Phase 3 Lot 8	—	2,000	—	—	2,000	4,000	6,000	74.3%
Subtotal	—	35,000	—	—	35,000	38,000	73,000	
Properties under development:								
Phase 4 Lot 4	—	12,000	63,000	—	75,000	31,000	106,000	74.3%
Phase 5 Lot 6 ⁽¹⁾	—	18,000	116,000	—	134,000	52,000	186,000	74.3%
Subtotal	—	30,000	179,000	—	209,000	83,000	292,000	
Properties for future development:								
Subtotal	272,000	252,000	535,000	10,000	1,069,000	12,000	1,081,000	74.3% ⁽²⁾
Total	272,000	317,000	714,000	10,000	1,313,000	133,000	1,446,000	

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- (1) On April 1, 2011, the Group's effective interest in the non-retail portion of Lot 6 was increased from 74.3% to 99% through an acquisition from Winnington.
 - (2) The Group has a 75.0% interest in Lot 167A and Lot 167B and 74.3% interest in the remaining Lots.

Relocation of original residents

Pursuant to the relocation agreements entered into between us and the local government, we have engaged two relocation companies in the Hongkou district to handle the relocation of residents in Lot 4, Lot 6 and Lot 8. Our relocation costs in relation to Shanghai Rui Hong Xin Cheng are based on the compensation policy set by the local authorities which may be revised as and when market conditions change. We have completed the relocation of the households located on Lot 4 and Lot 8. As of June 30, 2011, approximately 99% of households on Lot 6 have signed relocation agreements. By adopting the new relocation scheme, the relocation work for Lot 2 Stage 1 and Lot 3 began in 2009. As of June 30, 2011, approximately 77% of households on this lot have signed relocation agreements. With the successful implementation of the new relocation scheme, the district government plans to speed up the relocation of Shanghai Rui Hong Xin Cheng project. The second round of relocation consultation on Lot 2 Stage 2, Lot 9 and Lot 10 started in December 2010. 74%, 79% and 76% of residents respectively have signed the relocation agreements up to June 30, 2011. See "*Regulation — The Land System of the PRC*" and "*Risk Factors — Risks relating to our Business — For some of our development projects, we are required to relocate existing residents and pay relocation costs, and the relocation process may not be completed as planned*".

Project details

We used to design the Shanghai Rui Hong Xin Cheng project as a residential community. According to the new master plan approved in January 2011, it has become a mixed-use, sustainable, large-scale development including office, retail, hotel, entertainment, cultural and residential space. Upon completion, it will be a humongous shopping center in Northeast Shanghai. Rui Hong Road will draw the greenery from the Peace Park into the community and provide an open green area covered with beautiful landscapes. Each residential block will have a beautiful garden, creating a peaceful and appealing living environment.

Lot 149, Phase 2 of the Shanghai Rui Hong Xin Cheng project, consists of 1,759 units and has a total GFA of approximately 187,000 sq.m. of residential and 28,000 sq.m. of retail podium as well as a clubhouse with a GFA of approximately 5,000 sq.m. Lot 149 is located above the metro station of Metro Line no. 4. All the residential units were sold out. The commercial facilities comprise a two-level "northern" shopping complex and a two-level "southern" commercial podium located in the lower floors of the apartment buildings. The shopping complex had been completely rented as of June 30, 2011.

Lot 8, Phase 3 of the Shanghai Rui Hong Xin Cheng project, comprising 248 units with a residential GFA of approximately 32,000 sq.m., was launched in July 2009 and as of June 30, 2011, all units had been sold and were delivered to the home buyers.

Lot 4, consisting of four residential towers with a GFA of approximately 63,000 sq.m. together with approximately 12,000 sq.m. of retail area, is under construction. The first batch of two towers with a total of 310 units of apartment were launched for pre-sale in December 2010 and all units have been sold as of June 30, 2011. The remaining two towers were launched for pre-sale on April 17, 2011. As of June 30, 2011, 276 units out of a total of 326 units have been pre-sold with sale and purchase agreements signed by the purchasers. The construction of Lot 4 was completed in November 2011.

Subsequent lots of the Shanghai Rui Hong Xin Cheng project

Lot 6 is now in the final stage of relocation and demolition work with approximately 99% of households having signed relocation agreements as of June 30, 2011. The planned GFA for residential use is approximately 116,000 sq.m. and a retail street in it is planned with 18,000 sq.m. of GFA. The construction work has commenced in the second quarter of 2011.

Lot 2 Stage 1 and Lot 3 successfully completed the second round of relocation intention consultation with the existing residents on April 15, 2010, with around 77% of households signing the relocation agreements as of June 30, 2011.

Lot 2 Stage 2, Lot 9 and Lot 10 will be developed progressively with relocation having commenced in December 2010. Construction of these lots is expected to commence after the relocation is completed. Construction of each lot is expected to last from two to three years.

Shanghai KIC

Description

The Shanghai KIC project, also known as the Shanghai Chuangzhi Tiandi project, is a city-core development project that is located adjacent to numerous major universities and research institutes in the Yangpu district, northeast of downtown Shanghai. The Yangpu district is the home to some of China's top universities and colleges, including Fudan University, Tongji University and 12 other universities and colleges. The Shanghai KIC project is designed to be a multi-functional community for people to study, live, work and engage in leisure activities. As a result, through the Shanghai KIC project, we intend to transform Yangpu from an industrial and manufacturing zone into a knowledge and innovation center by drawing on the readily available intellectual capital and human resources in the vicinity, and by creating an environment that we believe will foster innovation, commercialization, technology development, cultural activities, research and business incubation, growth and development.

Master planning

In March 2004, Shui On Holdings Limited, a company within the Shui On Group, entered into a master agreement with the Yangpu District government. The master agreement shows the proposed development of a plot with a site area of approximately 839,000 sq.m. into a comprehensive large-scale community for commerce, offices, education, science and research, culture and entertainment, sports and residential purposes. It is well connected to the city center by a public transportation network consisting of the Mid-Ring Highway, over 30 public transportation routes and three metro lines, namely Metro Line no. 3, no. 8 and no. 10.

Under the terms of the master agreement, the development of the site will be carried out by a Sino-foreign equity joint venture in which a company controlled by the Yangpu District government holds a 30% equity interest and our subsidiary Shanghai Yang Pu Centre Development Co., Ltd. ("**KIC Development**") holds the remaining 70% equity interest. We acquired our interest in KIC Development from the Shui On Group in December 2004. In connection with that acquisition, the Shui On Group undertook to exercise all rights under this master agreement pursuant to a deed of undertakings entered into by us with Shui On Holdings Limited on December 31, 2004. In October 2010, we injected US\$77 million by our subsidiary, Bright Continental Limited, into the joint venture for the Shanghai KIC project. As a result, our interest increased to 86.8%.

The Shanghai KIC will include:

- A “Plaza Area” comprising a work, leisure, educational, cultural and service center;
- A “Live and Work” mixed-use area comprising office buildings, retail shops and residential accommodation; and
- A historic restoration zone, including the Jiangwan Sports Stadium.

Project overview

The following table sets forth the development status of the Shanghai KIC project as of June 30, 2011:

<u>Approximate/Estimated leasable and saleable GFA</u>								
	<u>Office</u>	<u>Retail</u>	<u>Residential</u>	<u>Hotel/ serviced apartment</u>	<u>Sub-total GFA</u>	<u>Clubhouse, car park and other facilities</u>	<u>Total GFA</u>	<u>Group's Interest</u>
	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(percent)</i>
Completed properties:								
KIC Village R1 and R2	22,000	11,000	—	—	33,000	38,000	71,000	86.8%
KIC Plaza Phase 1 (Plaza 1)	29,000	21,000	—	—	50,000	25,000	75,000	86.8%
KIC Plaza Phase 2 (Plaza 2)	39,000	10,000	—	—	49,000	30,000	79,000	86.8%
Subtotal	<u>90,000</u>	<u>42,000</u>	<u>—</u>	<u>—</u>	<u>132,000</u>	<u>93,000</u>	<u>225,000</u>	
Properties under development:								
C2 (Lots 5-5 ⁽¹⁾ , 5-7, 5-8)	42,000	14,000	—	—	56,000	19,000	75,000	86.8%
Subtotal	<u>42,000</u>	<u>14,000</u>	<u>—</u>	<u>—</u>	<u>56,000</u>	<u>19,000</u>	<u>75,000</u>	
Properties for future development:⁽²⁾								
Subtotal	<u>93,000</u>	<u>—</u>	<u>48,000</u>	<u>18,000</u>	<u>159,000</u>	<u>—</u>	<u>159,000</u>	99.0%
Total	<u>225,000</u>	<u>56,000</u>	<u>48,000</u>	<u>18,000</u>	<u>347,000</u>	<u>112,000</u>	<u>459,000</u>	

(1) On November 7, 2011, the Group entered into agreements with Industrial and Commercial Bank of China Limited, Shanghai Yangpu Branch for the sale of certain offices, retail units and car parking space in Lot 5-5.

(2) Includes Lot R3, Lot R4 and Lot C3 as described below.

The development of the Shanghai KIC project also comprises restoration of the Jiangwan Sports Stadium, a historic athletic stadium originally built in 1935, and construction of office, residential and commercial buildings.

Relocation of original residents

Under our master agreement with the Yangpu District government, we have agreed to pay compensation to residents to be relocated. To date, the relocation process in Yangpu District has been completed as planned. The identified residents and businesses that needed to be relocated for designated plots of the Shanghai KIC project have already moved and the land cost is fixed. In March 2010, we successfully bid for Lot R3, Lot R4 and Lot C3, also known as North Parcel, in Shanghai

KIC. This land parcel is clear and no relocation work is required. See “*Regulation — The Land System of the PRC*” and “*Risk Factors — Risks relating to our Business — For some of our development projects, we are required to relocate existing residents and pay relocation costs, and the relocation process may not be completed as planned*”.

Project details

The Shanghai KIC project is a mixed-use project, designed to be a multi-function community for education, technology, culture, research and development and business incubation uses. When completed, the Shanghai KIC project is expected to comprise a leasable and saleable GFA of approximately 0.5 million sq.m. (excluding the historical zone). The master plan for the Shanghai KIC project was developed by the international consultants, Skidmore, Owings and Merrill.

In 2006, the Plaza Area of the Shanghai KIC won the Urban Design Citation Award from the AIA San Francisco, a Chapter of the American Institute of Architects.

The Plaza Area

The Plaza Area is located along Song Hu Road, in between Zheng Tong Road and Zheng Li Road. The Plaza Area will serve as the commercial center of the Shanghai KIC project comprising office buildings, learning centers, exhibition halls, conference and convention facilities and commercial outlets serving the needs of students, professors, entrepreneurs and professionals studying, living and working in the area.

The Plaza Area covers a site of approximately 62,000 sq.m. with a total leasable and saleable GFA of approximately 99,000 sq.m. The development of the Plaza Area is divided into two phases. Plaza 1 comprises office and commercial buildings which we intend to lease along the University Avenue leading to a plaza in front of the entrance of the stadium and the stadium itself. Construction of Plaza 1 was completed in November 2006 and the occupancy rate was approximately 78% as of June 30, 2011. Plaza 2 was fully completed in December 2010 and the occupancy rate was approximately 39% as of June 30, 2011.

Live and Work Area

The Live and Work Area will consist of Lot R1, Lot R2, Lot R3 and Lot R4 and Lot C1, Lot C2 and Lot C3. It is located in the blocks surrounded by Zheng Tong Road, Guo Ding Road, Zheng Li Road and Song Hu Road. The Live and Work Area will be a mixed-use area comprising low-rise buildings with offices in the front and residential units at the back. The low-rise buildings will be targeted at entrepreneurs engaged in start-up ventures, professionals and faculty members of nearby universities. The buildings are to be designed in a loft style. The Live and Work Area will also have retail outlets serving the daily needs of residents such as restaurants, cafes, laundries and convenience stores.

Lot C2 comprises three office buildings with a retail podium. The construction was completed in September 2011.

The development of Lot R1 and Lot R2 were completed in phases from 2006 to 2010. In March 2010, we successfully bid for Lot R3, Lot R4 and Lot C3 (also known as North Parcel) in Shanghai KIC with a total GFA of approximately 159,000 sq.m. for a consideration of approximately RMB1,264 million. The land use right certificate was obtained in the first half of 2011 and construction work commenced in June 2011. This parcel of land is included as part of the master plan for the entire development of Shanghai KIC.

THE HUB*Description*

THE HUB, wholly-owned by Shui On Land by way of a successful auction bid in September 2010 at RMB3,188 million, is strategically located next to the Hongqiao Transportation Hub in the core area of Hongqiao Central Business District (“**Hongqiao CBD**”) in Shanghai, an area targeted for major economic development in Shanghai’s 12th Five Year Plan (2011 — 2015). Hongqiao CBD is planned as one of the four key economic drivers in this plan and its planned area is 3 times larger than Luijiazui Financial Zone. It is positioned as the “Western Gate” of Shanghai, and with the benefit of its comprehensive transportation facilities, Hongqiao CBD will become the international trade center for Shanghai and the central business district for Yangtze River Delta in the coming few years.

THE HUB is linked directly to the Shanghai High-speed Rail Terminal, Terminal 2 of the Shanghai Hongqiao International Airport, five underground Metro lines, long-haul bus station and the future maglev terminal. It aims to become the heart of Hongqiao CBD in Shanghai and to link Shanghai to the rest of China and the world.

Master planning

THE HUB is located in Lot 6 of Hongqiao CBD core area Phase I. It comprises mixed-use, large retail component, office, hotel and exhibition properties consisting of approximately 279,000 sq.m. of leasable and saleable GFA upon completion.

Project overview

The following table sets forth the development status of THE HUB as of June 30, 2011, which is subject to variation according to future development plans:

	Approximate/Estimated leasable and saleable GFA				Sub-total GFA	Clubhouse, car park and other facilities	Total GFA	Group’s Interest
	Office	Retail	Residential	Hotel/ serviced apartment				
	(sq.m.)	(sq.m.)	(sq.m.)	(sq.m.)				
Properties under development:								
Subtotal	106,000	128,000	—	45,000	279,000	108,000	387,000	100.0%
Total	<u>106,000</u>	<u>128,000</u>	<u>—</u>	<u>45,000</u>	<u>279,000</u>	<u>108,000</u>	<u>387,000</u>	

The land grant contract of THE HUB was signed in March 2011 and the land use right certificate has been obtained on July 28, 2011.

Relocation of original residents

The land we obtained is cleared, no relocation work is required.

Project details

THE HUB is separated into Block D17 and D19 in the north-south direction by the central line of Hongqiao Transportation Hub. Block D17 is designed to build three 10-storey offices, one 11-storey hotel and a 1-3-storey retail zone; whereas Block D19 will have one 7-storey shopping mall, one 9-storey office and one exhibition & performance building. The project is planned to be developed in 2 phases with construction of Phase 1, which includes 2 offices and XTD retail zone in D17 & shopping mall in D19, commenced in the second quarter of 2011.

Major Projects outside of Shanghai

Wuhan Tiandi

Description

In April 2005, we won the bid for the development of a site known as “Yong Qing Pian” in Wuhan. Our project in Wuhan is known as the Wuhan Tiandi project. The Wuhan Tiandi project is a city-core development project with an estimated total leasable and saleable GFA of approximately 1.4 million sq.m. upon completion, of which approximately 153,000 sq.m. of GFA had been sold as of June 30, 2011. We plan to develop a large-scale, mixed-use urban property development on two main sites, Site A and Site B. Site A is mainly for office buildings, retail, food and beverage and entertainment facilities, with some residential lots. Site B is mainly for residential usage, neighborhood retail facilities and some commercial parcels for office and retail development. Construction of the Wuhan Tiandi project commenced in the first quarter of 2006.

Master planning

Wuhan, the capital of Hubei Province, is a major transportation hub in China located between Shanghai and Chongqing, at the confluence of the Yangtze River and the Han River, a tributary of the Yangtze River. The site is located in Hankou’s Jiang’an District, at a prominent position along the Yangtze River where the city’s second bridge has been built connecting Hankou to Wuchang. The bridge is part of the roadwork system that forms Wuhan’s inner ring road. The site is separated into Site A and Site B by the elevated road works linking to the bridge.

On June 29, 2007, Shui On Development entered into a legally binding agreement with Trophy Property for the sale of 25% of the issued share capital of Fieldcity Investments Limited and the sharing of 25% of then outstanding loans owed by Wuhan Shui On Tiandi Property Development Co., Ltd. to Trophy Property. Wuhan Shui On Tiandi Property Development Co., Ltd. is a wholly foreign owned project company that was formed by Fieldcity Investments Limited. The transaction was closed on July 12, 2007. On December 17, 2008, Trophy Property transferred all its shares in Fieldcity Investments Limited to Wuhan Tiandi Development Company Limited.

Project overview

The following table sets forth the development status of the Wuhan Tiandi project as of June 30, 2011:

<u>Approximate/Estimated leasable and saleable GFA</u>								
	<u>Office</u>	<u>Retail</u>	<u>Residential</u>	<u>Hotel/ serviced apartment</u>	<u>Sub-total GFA</u>	<u>Clubhouse, car park and other facilities</u>	<u>Total GFA</u>	<u>Group's Interest</u>
	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(percent)</i>
Completed properties:								
Wuhan Tiandi (Lots 4-1/2/3) . . .	—	46,000	—	—	46,000	25,000	71,000	75.0%
The Riverview (Lots A6, A7) . . .	—	—	2,000	—	2,000	2,000	4,000	75.0%
Subtotal	<u>—</u>	<u>46,000</u>	<u>2,000</u>	<u>—</u>	<u>48,000</u>	<u>27,000</u>	<u>75,000</u>	
Properties under development:								
Lot A5	57,000	2,000	—	—	59,000	24,000	83,000	75.0%
Lots A1/A2/A3 — Retail								
Podium	—	110,000	—	—	110,000	—	110,000	75.0%
Residential Phase 3								
(Lots A11/A12)	—	—	51,000	—	51,000	21,000	72,000	75.0%
Residential Phase 4 (Lot B9) . . .	—	—	72,000	—	72,000	—	72,000	75.0%
Residential Phase 4 (Lot B11) . . .	—	—	54,000	—	54,000	—	54,000	75.0%
Subtotal	<u>57,000</u>	<u>112,000</u>	<u>177,000</u>	<u>—</u>	<u>346,000</u>	<u>45,000</u>	<u>391,000</u>	
Properties for future development:								
Subtotal	<u>287,000</u>	<u>92,000</u>	<u>424,000</u>	<u>50,000</u>	<u>853,000</u>	<u>40,000</u>	<u>893,000</u>	75.0%
Total	<u>344,000</u>	<u>250,000</u>	<u>603,000</u>	<u>50,000</u>	<u>1,247,000</u>	<u>112,000</u>	<u>1,359,000</u>	

Relocation of original residents

The Wuhan Tiandi project was obtained through public bidding and we have made substantial payment for the land. The Wuhan government is responsible for all the related relocation work at its own cost. Land on Site A has been completely cleared and delivered to us in phases and is now under construction. Site B is currently under relocation. As of June 30, 2011, approximately 46% of the residents signed relocation agreements. Part of the land parcels of Lot B9 and Lot B11 have been handed over to us in late 2010. See “*Regulation — The Land System of the PRC*” and “*Risk Factors — Risks relating to our Business — For some of our development projects, we are required to relocate existing residents and pay relocation costs, and the relocation process may not be completed as planned*”.

Project details

In the plan that we prepared in consultation with Skidmore, Owings & Merrill, we envisaged an urban mixed-use community that is intended to promote the redevelopment of Wuhan as one of the transportation hubs of China.

BUSINESS

Site A

The planned leasable and saleable GFA of Site A is expected to be approximately 723,000 sq.m. upon completion, of which approximately 153,000 sq.m. of GFA had been sold as of June 30, 2011.

Nine historic buildings on Site A are planned to be restored to create buildings with historical and cultural characteristics similar to those restored at Shanghai Xintiandi. We propose to build a high-rise landmark office tower next to the light rail transit station.

Site A is planned to be developed in five phases. The initial construction commenced in the first quarter of 2006. The first phase of the residential development of Lot A9 and Lot A7, known as Phase 1 of The Riverview, with approximately 69,000 sq.m., was completed in 2007 and 2008, respectively. The second phase of the residential development, Phase 2 of The Riverview, consists of three plots of land, namely Lot A6, Lot A8 and Lot A10. Apartments in Lot A8 and Lot A10, with approximately 55,000 sq.m. of residential GFA, were pre-sold in 2009 and delivered to the customers in the first half of 2010. Lot A6 in Phase 2 of the Riverview was launched for pre-sale in January 2010 and the construction of this lot was completed in the second half of 2010.

We have also completed the commercial portion of Site A, Wuhan Tiandi on Lot A4-1, Lot A4-2 and Lot A4-3, which has a total leasable GFA of approximately 46,000 sq.m. As of June 30, 2011, the Wuhan Tiandi had been substantially rented.

Lot A5 is a grade A office building named as “Corporate Centre No. 5” with a leasable and saleable GFA of 57,000 sq.m. of office space and 2,000 sq.m. of retail space. The office building was pre-sold to Ping An Life Insurance Company of China, Ltd. for a total consideration of approximately RMB963 million in 2011. Construction works of Lot A5 were completed in December 2011. Lot A11 and Lot A12, also known as Phase 3 of The Riverview, with a total residential GFA of approximately 51,000 sq.m., are luxury residential apartments and the construction works were completed in November 2011. Pre-sale of these residential apartments began in December 2010.

The construction of the shopping mall (retail podium of Lot A1, Lot A2 and Lot A3) commenced after the ground breaking ceremony held in November 2010.

Site B

We expect the total leasable and saleable GFA of Site B to be approximately 677,000 sq.m. when the site is completed, of which more than 81% will comprise residential units.

Site clearance and formation of Site B is underway. Part of the land parcels of Lot B9 and Lot B11, also known as Phase 4 of the Riverview, have been handed over to us in late 2010. These two residential lots have a total leasable and saleable GFA of approximately 126,000 sq.m., and are scheduled for delivery in 2012 and 2013, respectively.

Chongqing Tiandi

Description

The Chongqing Tiandi project is a city-core development project comprising, on completion, an expected leasable and saleable GFA of approximately 2.8 million sq.m., of which approximately 146,000 sq.m. of GFA had been sold as of June 30, 2011. The project is situated on the south bank of the Jialing River on the hillside, just upstream of the confluence of the Yangtze and Jialing Rivers. The Chongqing Tiandi project is located adjacent to the central business district in the Yuzhong District in Chongqing, an economic hub of southwest China. We intend for this project to support and

service Chongqing's extensive manufacturing and service industries. It will include facilities such as an exhibition and merchandise center, luxury hotels and office buildings as well as residential and retail, food and beverage and entertainment properties. Construction of the Chongqing Tiandi project commenced in the fourth quarter of 2005.

On completion, we expect that the Chongqing Tiandi project will be integrated with and become a new part of Chongqing's central business district. The design takes advantage of the plot's unique landscape and envisions a commercial and residential space around a man-made lake and the surrounding hillsides.

Master planning

In August 2003, our subsidiary, Grand Hope Limited, entered into a master agreement with the Yuzhong District government in relation to the development of the Chongqing Tiandi project, following which, our subsidiary, Chongqing Shui On Tiandi Property Development Company Limited, entered into three land grant contracts with Chongqing Municipal Bureau of Land Resources and Housing Management in December 2003, March 2005 and March 2007, respectively, for the Chongqing Tiandi project covered in the master agreement.

Chongqing Shui On Tiandi Project Development Co., Ltd. is a Sino-foreign equity joint venture project company that was formed pursuant to a master agreement entered into between Grand Hope Limited, a 100% indirect subsidiary of Score High Limited, and the Yuzhong District government in relation to the development of the Chongqing Tiandi project. Grand Hope Limited holds a 99% interest in this project company and Chongqing Yuzhong State-owned Asset Management Co., Ltd. holds the remaining 1% interest.

Shui On Development entered into legally binding agreements with Winnington and Ocean Equity Holdings Limited on September 1, 2006 and September 9, 2006, respectively, for the sale of 19.8% in total (9.9% to each of Winnington and Ocean Equity Holdings Limited) of Score High Limited which holds 99% indirect interest in the Chongqing Tiandi project.

On December 30, 2008, Winnington transferred all its shares in Score High Limited to Chongqing City Centre Development Company Limited.

Pursuant to a sale and purchase agreement dated August 21, 2008, as amended by a supplementary agreement dated August 29, 2008, between Score High Limited as seller and Winnington as purchaser, Score High Limited agreed to sell its 25% equity interest in Rightchina Limited which holds 99% interest in the Super High Rise development in the Chongqing Tiandi project. Pursuant to the agreement, Score High Limited also granted an irrevocable call option to Winnington or its affiliate to acquire an additional 25% equity interest of Score High Limited in Rightchina Limited, exercisable during the period from December 1, 2008 to December 31, 2008. The call option was not exercised during the period nor the extended exercisable period agreed to in April 2009. Super High Rise development is our development for the Chongqing Tiandi project on Lot B11-1/02, comprising primarily office, hotel, retail and other commercial space, with a planned leasable and saleable GFA of approximately 515,000 sq.m. upon completion.

On December 18, 2008, Winnington transferred all its shares in Rightchina Limited to Golden Swan Holdings Limited.

BUSINESS

The following table sets forth the development status of for the Chongqing Tiandi project as of June 30, 2011:

<u>Approximate/Estimated leasable and saleable GFA</u>								
	<u>Office</u>	<u>Retail</u>	<u>Residential</u>	<u>Hotel/ serviced apartment</u>	<u>Sub-total GFA</u>	<u>Clubhouse, car park and other facilities</u>	<u>Total GFA</u>	<u>Group's Interest</u>
	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(sq.m.)</i>	<i>(percent)</i>
Completed properties:								
Chongqing Tiandi (Lot B3/01)	—	49,000	—	—	49,000	25,000	74,000	79.4%
The Riviera Phase 2 Stage 1 (Lot B2-1/01)	—	2,000	4,000	—	6,000	12,000	18,000	79.4%
The Riviera Phase 1 (Lot B1-1/01)	—	2,000	5,000	—	7,000	16,000	23,000	79.4%
Subtotal	<u>—</u>	<u>53,000</u>	<u>19,000</u>	<u>—</u>	<u>62,000</u>	<u>53,000</u>	<u>115,000</u>	
Properties under development:								
The Riviera Phase 2 Remaining (Lot B2-1/01)	—	5,000	155,000	—	160,000	47,000	207,000	79.4%
Residential Phase 3 (Lot B19/01)	—	6,000	117,000	—	123,000	35,000	158,000	79.4%
Residential Phase 4 (Lot B20-5/01)	—	—	88,000	—	88,000	27,000	115,000	79.4%
Residential Phase 5 (Lot B18/02)	—	5,000	181,000	—	186,000	43,000	229,000	79.4%
Super High Rise (Lot B11-1/02)	376,000	114,000	—	25,000	515,000	173,000	688,000	59.5%
Lot B12-1/02	99,000	3,000	—	—	102,000	32,000	134,000	79.4%
Lot B12-3/02	77,000	35,000	—	—	112,000	30,000	142,000	79.4%
Lot B12-4/02	66,000	30,000	—	—	96,000	25,000	121,000	79.4%
Lot B13-1/02	112,000	49,000	—	—	161,000	39,000	200,000	79.4%
Lot B13-2/02	40,000	34,000	—	—	74,000	18,000	92,000	79.4%
Subtotal	<u>770,000</u>	<u>281,000</u>	<u>541,000</u>	<u>25,000</u>	<u>1,617,000</u>	<u>469,000</u>	<u>2,086,000</u>	
Properties for future development:								
Subtotal	<u>25,000</u>	<u>91,000</u>	<u>780,000</u>	<u>78,000</u>	<u>974,000</u>	<u>218,000</u>	<u>1,192,000</u>	79.4%
Total	<u>795,000</u>	<u>425,000</u>	<u>1,330,000</u>	<u>103,000</u>	<u>2,653,000</u>	<u>740,000</u>	<u>3,393,000</u>	

Relocation of original residents

We negotiated a fixed land price with the land bureau in Chongqing and the local government is responsible for relocating original residents. Almost all the relocation work has been completed as of June 30, 2011 and most of the land parcels in the Chongqing Tiandi project had been handed over to us phase by phase. See “Regulation — The Land System of the PRC” and “Risk Factors — Risks relating to our Business — For some of our development projects, we are required to relocate existing residents and pay relocation costs, and the relocation process may not be completed as planned”.

Project details

The master plan for the Chongqing Tiandi project was developed by us in consultation with Skidmore, Owings and Merrill. The main features of the Chongqing Tiandi project are planned to include:

- A man-made lake with pavilions and walkways along the shore;
- A commercial core comprising business service facilities including an exhibition and merchandise center, luxury hotels, conference facilities, office buildings as well as retail and entertainment properties; and
- Residential clusters on the hillside replicating Chongqing's traditional hill-town characteristics and offering scenic views of the lake and the river.

Construction of the first phase of residential development on Lot B1-1/01, Phase 1 of The Riviera, was completed in June 2008. The site comprises approximately 109,000 sq.m. of leasable and saleable GFA. As of June 30, 2011, 102,000 sq.m. of residential properties had been sold and delivered to the home buyers.

Towers 1 to 5 of Lot B2-1/01, The Riviera Phase 2, was completed in 2010, among which, 44,000 sq.m. of residential properties had been sold and delivered to the end-buyers as of June 30, 2011. The construction of towers 6 to 12 of Lot B2-1/01 was completed by December 2011. Construction works at Lot B19/01, The Riviera Phase 3, commenced in the first quarter of 2010. Pre-sales of the residential towers in Lot B19/01 were launched in phases from December 2010.

Construction works of Chongqing Tiandi commercial portion in Lot B3/01 have been fully completed in 2010. A soft opening was held in January 2010. Public facilities, such as the Grand Theatre and man-made lakes were opened to the public in May and June of 2010, respectively, providing a new recreational area to residents in Chongqing. Construction work of a Grade A office tower in Phase 1 of Lot B11-1/02 with a leasable and saleable GFA of 127,000 sq.m. commenced in late 2009. Construction works of office towers in commercial zone (including Lot B12-1/02, Lot B12-3/02, Lot B12-4/02, Lot B13-1/02 and Lot B13-2/02) commenced in December 2010.

Foshan Lingnan Tiandi

Description

The Foshan Lingnan Tiandi project, a large-scale city center development project similar to the Shanghai Taipingqiao project, is located in Zumiao and Donghuali in Foshan City, Guangdong Province, with a planned leasable and saleable GFA of approximately 1.5 million sq.m. This development is zoned for a comprehensive mixed-use community with a restoration project. Construction of the Foshan Lingnan Tiandi project commenced in 2008.

Master Planning

The Foshan Lingnan Tiandi project is located in the center of Chancheng district, which is the urban district of Foshan and also the political, finance, cultural and transportation center. Among the 22 historic culture heritage centers located in the area, Zumiao and Donghuali are the most famous sites. Zumiao, meaning "Temple of Ancestor" in Chinese, is an ancient temple which attracts millions of tourists from all over the world every year. Donghuali is a lane where upper-class residents lived in the Qing Dynasty and is now known for its artistic and unique architecture. Zumiao and Donghuali are both national-level cultural relics.

BUSINESS

On November 30, 2007, we, through eight subsidiaries duly organized in Hong Kong, successfully acquired the site for the Foshan Lingnan Tiandi project in a public auction. A land grant contract between us and the local government was signed on May 30, 2008, and we have made substantial payment for the site.

On November 29, 2011, Shui On Development and Mitsui entered into a sale and purchase agreement in respect of 49% of the issued share capital of Value Land and the related shareholder's loan. Value Land holds all the class A shares of Magic Bright Investments Limited which wholly owns Regal Victory Limited, which in return owns 92% of Foshan Yong Rui which owns the land known as Lot18 of the Foshan Lingnan Tiandi project. Upon the acquisition of 49% of the equity interests in Value Land, Mitsui will be entitled to a 45.08% attributable interest in Foshan Yong Rui. As at December 31, 2011, upon occurrence of the first closing, Mitsui is entitled to 40.57% attributable interest in Foshan Yong Rui.

The Foshan Lingnan Tiandi project is a city-core development project comprising office, retail, hotel, cultural facilities and residential properties. The project is expected to comprise nearly 1.5 million sq.m. of leasable and saleable GFA and is planned for development in 5 phases over a period of 10 years.

Project overview

The following table sets forth the development status of the Foshan Lingnan Tiandi project as of June 30, 2011:

	Approximate/Estimated leasable and saleable GFA							
	Office	Retail	Residential	Hotel/ serviced apartment	Sub-total GFA	Clubhouse, car park and other facilities	Total GFA	Group's Interest
	(sq.m.)	(sq.m.)	(sq.m.)	(sq.m.)	(sq.m.)	(sq.m.)	(sq.m.)	(percent)
Completed properties:								
The Regency Phase 1 (Lot 4)	—	—	1,000	—	1,000	18,000	19,000	100%
Subtotal	—	—	1,000	—	1,000	18,000	19,000	
Properties under development:								
The Legendary Phase 1 (Lot 14)	—	—	13,000	—	13,000	11,000	24,000	100%
Lingnan Tiandi Stage 1 (Lot 1-1)	—	23,000	—	—	23,000	1,000	24,000	100%
Lingnan Tiandi Stage 2 (Lot 1-2)	—	26,000	—	9,000	35,000	3,000	38,000	100%
Lot D+G	—	17,000	—	37,000	54,000	25,000	79,000	100%
The Regency Phase 2 (Lot 5)	—	1,000	49,000	—	50,000	19,000	69,000	100%
The Legendary Phase 2 (Lot 15)	—	1,000	17,000	—	18,000	15,000	33,000	100%
Lot E1	—	54,000	—	—	54,000	19,000	73,000	100%
Lot E2	—	16,000	16,000	—	32,000	6,000	38,000	100%
Lot EOS	—	6,000	—	—	6,000	7,000	13,000	100%
Subtotal	—	144,000	95,000	46,000	285,000	106,000	391,000	
Properties for future development:								
Subtotal	450,000	137,000	545,000	80,000	1,212,000	38,000	1,250,000	100% ⁽¹⁾
Total	450,000	281,000	641,000	126,000	1,498,000	162,000	1,660,000	

(1) The Group has a 100% interest in Foshan Lingnan Tiandi, except for Lot 18 in which the Group has a 59.43% effective interest.

Relocation of original residents

The neighborhood of our Foshan Lingnan Tiandi project is the traditional commercial center of Foshan city. The government plans to rebuild this area into the central business district of Foshan, which would include high-end retail, office, hotel, cultural facilities and residential properties. Pursuant to a Bidding Confirmation dated November 30, 2007, the Foshan government promised to handle all the related relocation work at its own cost.

Project details

We have engaged Skidmore, Owings & Merrill to prepare a master plan for the project. The proposed master plan includes a comprehensive mixed-use community comprised of Grade A offices, five-star standard hotels, high-end residential and cultural facilities, and also Foshan Tiandi, a restoration project similar to Shanghai Xintiandi. The master plan has won the following international renowned awards including American Institute of Architects (the “AIA”) Honor Award for Regional & Urban Design 2009, AIA San Francisco Chapter — Honor Award for Urban Design 2009, AIA Hong Kong Chapter — Merit Award for Urban Design 2008 and MIPIM Architectural Review Future Project Award 2009, which reflected its high recognition by these professional institutions.

The project will be a city-core development like the Shanghai Taipingqiao project, with the following planning principles:

- developing a mixed-use district that creates a balance among live, work and play lifestyles;
- creating a development with historic assets but also serving as cultural and entertainment venues;
- utilizing small blocks to create pedestrian streets;
- planning a street framework that will allow for a high degree of connectivity and phasing flexibility;
- building open space amenities that provide value to adjacent properties;
- providing a high degree of connectivity with mass transit systems (such as subways and buses);
- integrating public facilities, like schools, that will serve families in the residential community; and
- erecting a super high-rise as a landmark for the area.

Construction of the Foshan Lingnan Tiandi project’s commercial portion (Lot 1) began in 2009. A portion of it was soft opened in the second half of 2011.

Construction of Lot D, which is a mixed-use complex with a hotel, serviced apartments and a retail podium was completed in December 2011. Marco Polo Hotels was appointed to be the operator of the hotel and serviced apartments. The hotel has its soft opening on December 21, 2011.

Construction of the low-rise apartments at The Regency Phase 1 (Lot 4) was completed in June 2011. Pre-sale of Lot 4 was launched in the second half of 2010 and as of June 30, 2011, 243 units out of a total of 246 units have been sold with an ASP of approximately RMB18,000 per sq.m. 41,000 sq.m. in GFA has been delivered to buyers in the first half of 2011. The townhouses at The Legendary Phase 1 (Lot 14) were launched for pre-sale in mid-February 2011. As of June 30, 2011, 32 units out of the 38 units have been pre-sold. The ASP was approximately RMB39,900 per sq.m. and these units have been delivered to buyers in September 2011.

Dalian Tiandi project

Description

Located in the city of Dalian, the Dalian Tiandi project (previously called Dalian Software Park Phase 2) is a large-scale development with an expected aggregate GFA of approximately 3.3 million sq.m. according to the master planning. As of June 30, 2011, approximately 3.0 million sq.m. of aggregate GFA had been acquired by the Group together with two equity partners through public bidding. We plan to acquire the remaining GFA of approximately 0.3 million sq.m. through public bidding. Dalian is a regional economic center in northeast China. With rapid growth over the past few years, the software and business process industries in Dalian have been designated among its pillar industries by the Dalian government. It is expected that Dalian will become one of the major information technology outsourcing and business process outsourcing centers in China.

Master planning

On May 25, 2007, our subsidiary, Innovate Zone Group Limited (“**Innovate Zone**”), entered into a shareholders agreement with Main Zone Group Limited (“**Main Zone**”) and Many Gain International Limited (“**Many Gain**”) to form a joint venture company incorporated in BVI, Richcoast Group Limited (“**Richcoast**”), which is owned 61.54%, 28.20% and 10.26% by Innovate Zone, Main Zone and Many Gain, respectively. Richcoast, in turn, established four subsidiaries incorporated in Hong Kong and acquired from the Yida Group a 78% equity interest in each of the four Dalian joint ventures formed by the Yida Group in the PRC (the “**PRC JV Company**”). The PRC JV Company holds the relevant Dalian project companies for development of Dalian Tiandi project. Main Zone is a subsidiary of SOCAM and Many Gain is a subsidiary of the Yida Group. Our aggregate interest in the PRC JV Company is 48%. As of June 30, 2011, Innovate Zone, Main Zone and Many Gain had injected all required fundings into the Dalian Tiandi project.

On February 22, 2011, we entered into agreement with Mitsui for the sale and purchase of 30% of the issued share capital of Many Praises Dalian Limited in connection with the land known as Lots C01, C03, B08, B09, E02A and D06 of the Dalian Tiandi project.

Other than the Designated Land for which the land use right has been granted to the Yida Group and been transferred to the Dalian joint ventures, the acquisition of the land was and will be by way of competitive bidding and there can be no assurance that the Dalian joint ventures will be successful in acquiring all or any piece of the land (other than the Designated Land). As the Yida Group has already incurred costs in reclaiming, clearing and preparing the land and has done so with the consent of the relevant government authorities in the PRC, if any part of the land is granted to a third party in the bidding process, we believe that the PRC government will compensate the Yida Group for the relevant costs incurred, even though there is no written assurance from the PRC government to that effect. The Yida Group has agreed to assign such rights to compensation to the Dalian joint ventures in such case.

Project overview

The following table sets forth the development status of the Dalian Tiandi project as of June 30, 2011:

	<u>Approximate/Estimated leasable and saleable GFA</u>							Group's Interest
	Office	Retail	Residential	Hotel/ serviced apartment	Sub-total GFA	Clubhouse, car park and other facilities	Total GFA	
	(sq.m.)	(sq.m.)	(sq.m.)	(sq.m.)	(sq.m.)	(sq.m.)	(sq.m.)	
Completed properties:								
Lot D22 — Software Office. . .	42,000	—	—	—	42,000	14,000	56,000	48.0%
Site C — E06 (villa)	—	—	29,000	—	29,000	—	29,000	48.0%
Subtotal	<u>42,000</u>	<u>—</u>	<u>29,000</u>	<u>—</u>	<u>71,000</u>	<u>14,000</u>	<u>85,000</u>	
Properties under development:								
Huangnichuan Road North								
Lots D14/E29/E06	49,000	—	58,000	—	107,000	76,000	183,000	48.0%
Lot B02	114,000	—	—	—	114,000	3,000	117,000	48.0%
Lot C10	—	—	40,000	—	40,000	8,000	48,000	48.0%
Lot D10	—	37,000	—	40,000	77,000	17,000	94,000	48.0%
Other lots	84,000	—	348,000	—	432,000	—	432,000	48.0% ²
Hekou Bay — The first stage development	<u>164,000</u>	<u>208,000</u>	<u>260,000</u>	<u>—</u>	<u>632,000</u>	<u>—</u>	<u>632,000</u>	48.0% ²
Subtotal	<u>411,000</u>	<u>245,000</u>	<u>706,000</u>	<u>40,000</u>	<u>1,402,000</u>	<u>104,000</u>	<u>1,506,000</u>	
Properties for future development:								
Subtotal¹	<u>879,000</u>	<u>360,000</u>	<u>431,000</u>	<u>42,000</u>	<u>1,712,000</u>	<u>—</u>	<u>1,712,000</u>	48.0% ²
Total	<u>1,332,000</u>	<u>605,000</u>	<u>1,166,000</u>	<u>82,000</u>	<u>3,185,000</u>	<u>118,000</u>	<u>3,303,000</u>	

1 Dalian Tiandi has a landbank of 3.3 million sq.m. of GFA. The master planning with respect to this landbank has been approved by the Dalian Urban Planning Bureau on January 2, 2008. As of June 30, 2011, approximately 3.0 million sq.m. had been acquired through public bidding. In order to comply with the PRC rules and regulations, the remaining GFA of approximately 0.3 million is planned to be acquired through public bidding.

2 The Group has a 48% interest in Dalian Tiandi, except for Lots C01, C03, B08, B09, E02A and D06 in which the Group has a 33.6% effective interest.

The Dalian Tiandi project is a large-scale integrated development project comprising software offices, residential, commercial and retail properties, together with educational, research, outdoor recreational and environmental facilities and other public amenities. It will involve the development, construction, sale, lease, operation and management of the Dalian Software Park (“**DSP**”) at Dalian. The project is planned for development in phases over a period of about 10 years.

Relocation of original residents

The Yida Group is responsible for the relocation of residents on the site of Dalian Tiandi. As of June 30, 2011, the relocation was completed and the two plots of land with an aggregate GFA of 3.0 million sq.m., for which we have obtained land use right certificates, have been handed over to us by land bureau.

Project details

Dalian Tiandi, a large scale mixed-use development, is located adjacent to the Dalian Software Park in the west of Dalian City. It is designed to serve the city's emerging information technology outsourcing and business process outsourcing industries.

The projects in Huangnichuan Road North mainly comprise the software offices, residential, IT Tiandi, training centers and supporting facilities. We plan to build an indoor area similar to Shanghai Xintiandi and other commercial facilities, a hotel, offices and high-end residential units, acting as a business hub in Hekou Bay to serve the expatriates and professionals in Dalian Tiandi, and also the people from the city center and Northeast China.

In the first half of 2011, a total contracted amount of RMB294 million was achieved from pre-sale of townhouses and apartments in Greenville Phase 1 at an ASP of RMB12,300 per sq.m. More townhouses and apartments are expected to be launched for pre-sale in latter part of 2011. A portion of Phase 1 of Greenville with GFA of 17,000 sq.m. was delivered to customers by June 30, 2011.

A total GFA of 1.4 million sq.m. is currently under development. It is planned to be developed into software office building, IT training centers, IT Tiandi and residential apartments.

OVERVIEW OF OUR PRINCIPAL ACTIVITIES

Our principal business activities are discussed below:

Site selection and master planning

We place a strong emphasis on the site selection process and consider it fundamental to the success of our property development projects. Our site selection process is led by members of our senior management including our chairman and other executive directors. We conduct in-depth market analysis in order to understand the spatial dynamics and relevant economic trends of a city before we proceed with site acquisition and preparation of the conceptual master plan for a property development project. In addition to accepting invitations from PRC government authorities to review development prospects in their respective cities, we continually screen cities and locations in China to identify new property development opportunities. In the city screening process, our research and strategic planning department, in conjunction with outside consultants, would undertake in-depth site feasibility analysis to evaluate its development potential. This analysis includes:

- an assessment of the economic and property market trends;
- a study of the physical characteristics of the site;
- a site positioning analysis; and
- a preliminary planning proposal to match the target development with its location and to determine the amount and mix of floor areas of office, residential, commercial and other land uses appropriate for the site.

In determining whether to enter into a new development, we consider, among others, the following factors and risks of development:

- the appropriate mix of office, residential or retail property type proposed for the development;
- the supply and demand for the various product types and the competitive landscape;

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- the degree to which the proposed development fits in with our business and growth strategies, as well as the development plans of the local, provincial and central government;
 - the expected financial returns arising from sales and leasing activities as well as overall capital appreciation, from the development;
 - the tax and regulatory environment in the geographic area in which the development is to be located;
 - the availability of suitable plots of land for the site, in terms of size and location;
 - the presence of historically significant architectural details that can be preserved and incorporated into the project; and
 - the convenience of transport access to the site and any benefits from features or facilities located near the site, such as natural parks, lakes, rivers, greenery, schools, universities and commercial facilities.

Land acquisition

We actively seek land suitable for our projects. We enter into master agreements or similar arrangements with respect to our projects. We seek to acquire land use rights directly by: (i) competitive bidding through public tenders, auctions or listing at a land exchange administered by the local government; and (ii) purchasing land use rights directly from third parties or acquiring companies that hold land use rights. In addition, where we are permitted by PRC law to do so, we acquire land use rights by agreement with local governments for the comprehensive redevelopment of urban areas.

Project design, interior design and product positioning

We engage independent architects and engineering consultants to provide the design services required for each of our development projects, all in accordance with the intentions of the approved master plans, the design guidelines, market positioning and the development schedules adopted by our project directors.

The services of the architects and the engineering consultants are managed by a design management team which helps project directors to organize a project consultants' team that is most appropriate for the size and nature of each project undertaken. Generally, such consultants' team consists of an architect, a structural engineering consultant, a building services consultant, a landscape designer, an interior designer and any other specialist consultants as required by each specific project. We focus on the importance of consistency and detailing in architectural design. Project architects will be commissioned to provide full design service, whenever possible.

We maintain and constantly update a list of pre-qualified architects and engineering consultants, local and international firms of good professional standing and firms that are fully committed to the Chinese market. We appoint a project consultants' team and the design management team formulates a design brief based on the proposals of the master plan and consultations with the project director, his market research advisors, if any, our in-house sales and marketing/leasing team, the construction manager, the property manager and other relevant individuals in order to position the project to respond to the demands of the prevailing market and to meet the development costs budgeted by the project director. Progress and quality of the service of the project consultants' team is closely monitored by the design management team.

Procurement and construction work

We engage independent contractors to provide construction work to our projects including, but not limited to, piling and foundation work, civil work, electrical and mechanical work, interior fitting out work. In addition to our centralized procurement of material, we have established strategic partnering with capable and reliable main contractors, electrical and mechanical contractors, interior fitting out contractors to our projects and thus enhance our efficiency, quality and cost benefits. We also engage, to a limited extent, related parties in the Shui On Group and SOCAM to carry out the construction of development projects or supply materials to our development projects. Any transactions with these related parties are carried out on an arm's-length basis on normal commercial terms. We establish and maintain approved registers of design consultants, other consultants, contractors and material suppliers to ensure that only those that are competent are permitted to participate in the tender process.

In 2010, we adopted the project-base operation model. Under such model, our procurement and quality management department in the corporate office is responsible for (i) establishing strategic partnerships with selected capable contractors and material suppliers for major trades and key material/products of construction work; (ii) formulating procurement policy and standardizing procurement documents and operation procedure to ensure consistency in all projects; (iii) setting up a project cost data bank for information sharing among projects; (iv) performing regular technical audits on projects to ensure that good quantity surveying and procurement practices and company policies are being observed. The quantity surveying and procurement department in project offices is responsible for the contract administration and cost control as well as tendering of other trade work and material/products not covered under the strategic partnership arrangement for the projects under their management. The decision to award is to be made by the procurement committee for the relevant project and is made on the basis of capability to satisfy contract requirements and reputation for quality and price.

During the construction phase, a project team is assigned for each development. These project teams, under the direction of the respective project directors, manage the project development process, ensure the quality and timely completion of each project and control the costs according to the approved budget. They are supported by external design consultants, construction supervisory consultants required by the PRC government and quantity surveying consultants as well as internal quantity surveyors, site engineers, and procurement and design staff. The project teams are further supported by sales and marketing, corporate finance and development, finance and accounting, research and strategic planning, legal, public relations and branding and communications personnel. Each project team is required to plan and perform incoming material inspection/testing and control the in-process and final inspection/testing works prior to handing over of the completed units to the customers in accordance with the ISO 9001:2008 procedures and systems developed by the procurement and quality management department.

None of our directors, their associates or any shareholders holding more than 5% of our share capital has any interest in our five largest construction contractors during any of the three years ended December 31, 2010 except for SOCAM, which holds 70% equity interest in Shanghai Shui On Construction Company Limited, one of our five largest construction contractors in 2010. See "*Related Party Transactions — Provision of construction services by SOCAM to the Group*".

Pre-sales, sales and marketing

Upon satisfaction of certain requirements set out in the relevant laws and regulations, we typically conduct pre-sales of our property units prior to the completion of a project or a project phase. All of the proceeds from the pre-sales of our properties are required to be deposited into special accounts. Before the completion of the pre-sold properties, the proceeds deposited in the special accounts may be used for the restricted purposes of purchasing construction materials, equipment, making interim

construction payments and paying taxes, with the prior approval of the relevant local authorities and/or project financing banks. See “*Regulation — The land system of the PRC — Pre-sales*” for details of regulations with which we must comply relating to pre-sales (including further details of pre-sales regulations which must be complied with in each of Shanghai, Chongqing, Wuhan, Foshan and Dalian).

We have a team of sales and marketing personnel located in Shanghai, Chongqing, Wuhan, Foshan and Dalian who are responsible for the branding, positioning and sales and marketing of our property developments. Our sales and marketing functions are delegated in part or in whole to our subsidiaries which specialize in marketing and sales. The sales and marketing staff cooperate and coordinate closely in order to determine and execute appropriate advertising and sales plans for a particular property development.

By nature, property sales generally involves sales to a diverse group of purchasers. Due to the high capital outlay involved in property purchases, we expect that sales to purchasers may not be recurrent within a single year such that any one purchaser cannot be meaningfully considered as a “major customer.”

An important part of our sales and marketing process is the branding and positioning of our property developments before and after their completion. During the planning and design phase, our sales and marketing personnel work closely with our planning and business development staff to develop the branding and positioning of each property development. This process includes a determination of the target customers of each project, as well as strategies to maximize usage of and turnover from the property. In our city-core property developments, such as our Shanghai Taipingqiao and Shanghai KIC projects, the branding and positioning process is designed to build a particular type of community and lifestyle. After completion of a project, our sales and marketing staff also develop advertising, sales and rental plans for the office, retail, cultural and entertainment properties held for rental, and for the residential properties sold.

We use various advertising media to market our property developments, including newspapers, magazines, television, radio, direct mail, e-marketing and outdoor billboards. We also participate in real estate exhibitions to enhance our brand name and promote our property developments.

We set up on-site reception centers to display information relating to the relevant property development and off-site promotional centers in areas frequented by targeted customers in circumstances where on-site reception centers may not be suitable.

Property management and after sales services

We emphasize customer service and efficient and effective maintenance services for our completed projects. Our property management staff also assist the project teams in handover inspections and the follow-up work required on our completed projects.

In accordance with local regulations, we manage properties developed by us on behalf of our customers until the owners’ committee of the relevant property is established and a new property manager is appointed. With respect to our completed residential property developments, the owners of units in these developments are free to choose their own property management company upon establishment of a homeowners’ organization but, to date, most of our completed residential properties are managed by Shanghai Feng Cheng Property Management Company Limited, one of our wholly owned subsidiaries. We are committed to enhancing the value of our projects on a continuing basis through comprehensive management of our properties.

BUSINESS

We conduct customer satisfaction surveys regularly on our hand-over projects and our property management services to identify areas that could be further improved to enhance customer satisfaction.

JOINT VENTURE ARRANGEMENTS

Our joint venture partners

Each of our joint venture partners in China is an associated enterprise of the local district government in the area where the development project is located. We have established subsidiaries in Hong Kong, Mauritius and the British Virgin Islands to enter into the relevant joint venture contracts with our joint venture partners in China.

Capital contributions

Except for Hangzhou Scenic Garden Development Corporation Ltd., our cooperative joint venture partner of Hangzhou Xihu Tiandi Management Co., Ltd., which contributed the operating rights of the buildings at Phase 1 of the Hangzhou Xihu Tiandi project as its capital contribution, and our other joint venture partners make their capital contributions in cash in amounts proportionate to their percentage of equity interests specified in the relevant joint venture contracts.

In addition, the Chinese joint venture partners are generally responsible for, among other things, the following:

- assisting the project companies in applying for relevant government approvals and permits for the establishment and operation of the project companies; and
- liaising among the joint venture partners, the project companies and the relevant government authorities to ensure efficient operation of the project companies and the relevant development projects.

Apart from making cash contributions in accordance with the percentage of our equity interest in the relevant joint ventures, we are generally required to:

- prepare application documents for the establishment of the project companies, including, among others, feasibility studies, joint venture contracts and articles of association;
- establish financial reporting and accounting systems in accordance with international standards; and
- assist the project companies in obtaining the financing necessary for their operations and the relevant development projects.

Profit sharing and assets distribution

Except as described below, our joint venture partners are generally entitled to share distributable profits according to their respective percentage of ownership specified in the relevant joint venture contract.

Hangzhou Scenic Garden Development Corporation Ltd., our joint venture partner of Hangzhou Xihu Tiandi Management Co., Ltd., is entitled to a fixed annual distributable profit, or 50% of the total annual distributable profit if it exceeds a certain amount.

Upon the expiration of all the equity joint venture contracts (including any extension thereof), the joint venture parties will generally share the proceeds from the liquidation of the relevant project companies according to their respective percentage of ownership.

Board representation and management

The board of directors of each joint venture is the highest decision-making authority of each of our joint ventures. In general, the board of directors of our joint ventures consists of three to seven directors, and the voting power to appoint the directors correspond to the respective percentage of ownership of the joint venture partners.

We have majority interests in all of our joint ventures and can appoint the chairman of each of these joint ventures except for the four joint venture companies for the development of the Dalian Tiandi project in which we have an attributable interest of 48%.

The general managers and, in some cases, one or more deputy general managers are in charge of day-to-day operation and management of our joint ventures. We appoint the general manager of each joint venture.

Term of operation and termination

Our joint ventures have a term of operation ranging from 20 to 70 years commencing from the date of establishment of the joint venture, subject to extension upon the unanimous consent of its board of directors and the approval by the original examination and approval authorities.

Each of our joint ventures may be terminated upon the unanimous consent of its board of directors and the approval of the original approval authority.

Except for Hangzhou Xihu Tiandi Management Company Limited, and Shanghai Rui Hong Xin Cheng Co., Ltd., each of our joint ventures may be terminated by either party if any of the following events occurs:

- the other party to the joint venture materially breaches the joint venture contract and fails to rectify the breach within 90 days or causes the joint venture to be inoperable or unable to achieve its business goals, as the case may be;
- the joint venture or either party to the joint venture becomes insolvent, is under liquidation or dissolution proceedings, ceases operation, or is unable to repay its debts when due;
- an event of force majeure lasts more than three or six months, as the case may be, and the parties to the joint venture fail to reach a fair resolution; or
- any other events as set out in the relevant PRC laws and regulations.

Hangzhou Xihu Tiandi Management Company Limited and Shanghai Rui Hong Xin Cheng Co., Ltd. may be terminated by either party to the joint venture if the other party materially breaches the joint venture contract or the articles of association, and such breach causes the joint venture to be inoperable or unable to achieve its business goals.

TENANTS AND LEASES

We usually retain ownership of our office, retail, cultural and entertainment buildings, renting these out to tenants. We seek to maintain long-term relationships with our tenants and to maintain a good balance in their composition.

Our leases are generally for terms of 24 to 36 months (up to 120 months for anchor tenants, with rental escalation and/or review provisions) and typically require security deposits of three months' rent. The rental we receive under certain leases with restaurant and entertainment properties are based on a participation in the turnover of the businesses.

Rents are typically set based on prevailing market rates, and the rents payable by our retail tenants often include a turnover component. Our tenants are generally charged a monthly management fee, which covers building maintenance expenses and air-conditioning services. Tenants are also required to pay their own utility charges.

We regularly monitor the creditworthiness and payment history of the tenants of our retail properties. We may elect not to renew the leases of retail tenants whose creditworthiness or payment history is lagging, in order to improve our rental income.

FINANCING

We have three main sources of funding for our property development: internal resources, offerings of equity or debt securities and secured or unsecured loans. Our financing methods vary from project to project. Our project construction loans are generally secured by mortgages over the land use rights of the project companies, our equity interests in the project companies, insurance over their assets and properties, the proceeds of the rental and sale of our completed properties and bank accounts. We also obtain loans from non-controlling interest shareholders for the development of co-investment projects.

Our memorandum and articles of association do not limit the amount or percentage of indebtedness that we may incur. However, certain agreements relating to our borrowings contain customary restrictions, requirements and other limitations on our ability to incur indebtedness.

QUALITY MANAGEMENT

We establish and implement procedures and systems in accordance with the requirements of ISO 9001:2008 to monitor the different aspects of our project management activities in design, quantity surveying, procurement, construction and maintenance works. Regular audits are conducted to ensure compliance by the respective departments and projects.

The quality management of each of our projects is headed by the respective project management team and performed in accordance with approved ISO procedures and systems to ensure compliance with the specifications of our projects. We construct and approve specific mock-ups to establish the quality standard required for each project before mass construction begins. We regularly monitor and assess the performance of the design consultants, other consultants, contractors and material suppliers to ensure that they meet the specified requirements and appropriate follow-up action is taken against, and penalties imposed on, those that do not meet the required standards.

We place strong emphasis on quality management to ensure that the quality of our projects complies with relevant regulations and meets market standards and customers expectations. Records that are necessary to provide evidence of conformity and the performance of quality control activities are required to be kept in related functional departments of each project. Each project is also subject to the supervision of the appointed construction work supervision engineer, as required by PRC government regulations. An independent inspection unit is also hired to perform the final inspection and testing works in addition to the effort by the project team. Defects found during handover inspection and during the maintenance period are recorded in the Warranty and Maintenance System for follow-up action and as a statistical tool for improvement actions. We employ a third party quality consultant to conduct regular quality assessments of each project during construction phase who reports to the respective project managers, project general managers, project directors responsible for the projects and top management. We offer a quality incentive scheme to contractors and the construction work supervision engineer when their projects achieve both our third party quality assessment target score and our project handover quality targets. The assessment scores of each project are also used as a basis for measuring performance of the responsible project team.

SUSTAINABILITY DEVELOPMENT AND SAFETY MATTERS

As a socially responsible property developer, we have always firmly believed that sustainability is key to the long-term development of both our enterprise and society. Our Sustainable Development Committee formulates and monitors sustainable initiatives. Our efforts are well recognized in society. We received the 2010 Platinum Award for **Green Office Management** and **Green Purchasing** from Hong Kong Green Council, a non-profit organization based in Hong Kong. Also, our projects have achieved various leading national and international green certifications such as the Leadership in Energy & Environment Design (LEED), Chinese Technical Standard for Performance Assessment of Residential Buildings, and the Evaluation Standard for Green Building. See “*Sustainable Development Initiatives*” table, as below.

Sustainable Development Initiatives

Corporate	Achieve/Target-Green Building Certification
1. Shui On Land Ltd HQ — 26/F, Shui On Plaza	Achieved LEED — Commercial Interiors Silver rating
2. Shui On Land Ltd HQ — 25/F, Shui On Plaza	Achieved LEED — Commercial Interiors Silver rating
Projects — Master Planning Stage	Achieve/Target-Green Building Certification
1. Wuhan	Achieved LEED — Neighbourhood Development Pilot Version (Stage 2) Gold rating
2. Chongqing	Achieved LEED — Neighbourhood Development Pilot Version (Stage 2) Gold rating

BUSINESS

Projects — Development Stage	Achieve/Target-Green Building Certification
1. Wuhan Tiandi Lot A4, Wuhan (Entertainment & Retail)	Achieved LEED — Core & Shell pre-Certification Gold rating
2. Chongqing Tiandi Lot B3, Chongqing (Entertainment & Retail)	Achieved LEED — Core & Shell pre-Certification Gold rating
3. Taipingqiao Lots 126/127, Shanghai (Office & Retail)	Achieved LEED — Core & Shell pre-Certification Gold rating
4. Rainbow City Lot 4, Shanghai (Residential & Retail)	Achieved Chinese Green Building 2 Star rating. 15 Nov 2010, awarded allowance from Shanghai Government as an energy-saving housing project
5. KIC Plaza Phase II, Shanghai (Office)	Achieved LEED — Core & Shell pre-Certification Silver rating
6. KIC Lots 5-5/5-7/5-8, Shanghai (Office)	Achieved LEED Core & Shell pre-Certification Gold rating
7. KIC Village Phase II, Lots 7-7/7-9, Shanghai (Office & Residential)	Achieved Chinese Green Building 2 Star rating
8. Dalian Tiandi Aspen and Maple Towers, Site D22, Dalian	Achieved LEED Core & Shell pre-Certification Gold rating

As an operator and property developer in the PRC, we are subject to various environmental laws and safety regulations set by the PRC national, provincial and local governments. These include regulations on air and noise pollution and discharge of waste and water into the environment. We incorporate such requirements into our construction contracts and our project teams monitor their implementation. In addition to the basic statutory requirements, we incorporate pay for health, environmental and safety scheme into contracts with our contractors to encourage them to enhance the health, safety and environment condition in and around their construction site during the whole construction period.

EMPLOYEES

As of June 30, 2011, the number of employees in the Group was 1,258. In addition, the headcount of the property management business was 1,125. The following table sets out the number of our employees categorized by function as of that date:

Department	No. of Employees
Management	31
Sales and Marketing	158
Research and Development, Planning & Design	81
Project Construction and Engineering	286
Quantity Survey and Procurement	75
Operation Management	233
Finance & Accounting	113
Human Resources	34
Legal	29
Administration & IT	117
Corporate Development, PR and Corporate Communication & Branding	42
Food & Beverage	12
Kindergarten	47
Total	1,258

Employee benefits

We provide comprehensive benefit package for all employees, as well as career development opportunities. This includes retirement schemes, share option scheme, medical insurance, other insurance, in-house training, on-the-job training, external seminars and programs organized by professional bodies and educational institutes.

We strongly believe in the principle of equality of opportunity. The remuneration policy of the Group for rewarding its employees is based on their performance, qualifications and competency displayed in achieving the corporate goals.

Training and development

We formed the Shui On Academy in 2008 to provide systematic learning programs for our employees in four areas: core knowledge (company and industry), management, professional and personal excellence. The learning experiences cover in-house programs, external training, e-learning and on-the-job learning. We partner with leading institutions to bring in outside best practices. Additionally, staff have the opportunity to participate in innovative learning practices such as action learning projects that challenge learners to apply their new knowledge and skills to real-life business issues. Finally, we have several training programs that focus on accelerating the capability of high-potential staff.

To ensure our sustainable growth, we offer different trainee programs designed to help identify high-potential employees at early stages in their careers and then enhance their development through targeted programs, with the ultimate goal of preparing them for management and leadership roles.

Management Cadet (“MC”) program

This fast track development program was established in 2002 to help employees take up core management positions in an accelerated time frame. The program is open to all internal staff who have at least two years of working experience and have the potential for development. A rigorous, fair and transparent process is used to select the best candidates with senior management to take part as assessor. Once accepted into the program, MCs are given challenging job assignments and/or postings within corporate service departments to increase the breadth and depth of their understanding of our operations and business. Mentored by members of the top management, including CEO and directors, MCs are given learning opportunities through special assignments and privileged exposure to high level meetings and contacts, knowledge and experience sharing sessions, internal and external workshops, as well as overseas programs and visits.

Functional Executive (“FE”) program

Established in 2009, professionals and managers selected for the FE program are given customized development plans designed to prepare them to serve in senior functional positions.

Management Trainee (“MT”) program

Established in 1997, this program puts recent university graduates on the road to future management positions. Beginning with an intensive 6-week induction period that takes the trainees across the country to all of the cities with our projects, trainees are also given an in-depth understanding of the business through half-day seminars with each of the company’s departments. These promising graduates are expected to form the backbone of our management team and must go through a three-year program that includes personal development, management skills training and job rotations. Each trainee is assigned a senior manager as a mentor who provides guidance and career development counseling. Upon successful completion of the program, MTs are assigned to a first line management position.

Graduate Trainee (“GT”) program

This program was established to prepare fresh graduates for professional positions by acquiring technical/ professional knowledge and management skills through a structured and systematic on-the-job development program. GTs go through the same intensive six-week induction period as the MTs, but while the duration of the GT program varies by professional stream, all GTs are rotated to different positions within their field, including a six-to-twelve-month secondment to an external professional institution or consultancy for some streams. In 2009, we expanded the program beyond Project Management and recruited its first batch of Commercial, Legal, Human Resources, and IT trainees. At the same time, this program was also extended to existing employees with outstanding performance records.

Relationship with our employees

We maintain good working relations with our employees. We sponsor a number of employees’ self-organized social clubs and task forces and provide support in organizing and promoting staff social activities and community services. We have not suffered from any material disruption to our normal business operations as a result of any labor dispute, strike or employee dispute.

COMPETITION

We believe that the real estate market in the PRC is highly fragmented. While there are a number of competitors who may target different segments and regions of the PRC real estate market from us, we currently are not aware of other property developers with the same record of property development coupled with master planning expertise relating to large-scale integrated property projects in the PRC.

On a city and district level, however, we face varying levels of competition for our products, depending on the location and positioning of our projects. Our existing and potential competitors in each city and district include major domestic state-owned and private developers in the PRC, as well as developers from Hong Kong and elsewhere in Asia and other parts of the world. See “*Risk Factors — Risks relating to our Industry — Increasing competition in the PRC property market may adversely affect our business and financial condition*”.

NON-COMPETITION AGREEMENT

We have entered into a non-competition agreement with Mr. Lo and SOCL, to govern the conduct of the following activities in the PRC between Mr. Lo and the Shui On Group on the one hand, and us on the other:

- the acquisition, development or dealing in land, real estate or investments in land or real estate, or any option or right in relation to any of such interests;
- the development of real estate projects, or acquiring or holding any right, option or other interest in such developments;
- property management; and
- acquisition, holding or dealing in any shares of, or interest in, any company, investment trust, joint venture or other entity which engages in any of the above businesses (together, the “**Defined Business**”).

Under this agreement, Mr. Lo and SOCL have undertaken that we shall be the flagship company of the Shui On Group for its property development and investment business in the PRC. In particular, they have undertaken on a several basis, subject to the exceptions referred to below, that they shall not, and will ensure that no company controlled by Mr. Lo (other than SOCAM or its subsidiaries) (the “**Associated Companies**”) or in the Shui On Group shall carry on or engage, invest, participate or be interested (economically or otherwise) in any Defined Business in the PRC. Mr. Lo and SOCL have further undertaken to ensure that any business investment or other commercial opportunity in the PRC relating to the Defined Business (the “**New Opportunity**”) that Mr. Lo (or his Associated Companies) or the Shui On Group identifies or that is offered to them by a third party are first referred to us.

The non-competition agreement will terminate upon the earlier of:

- In relation to SOCL, the date when SOCL ceases to control, directly or indirectly, 30% or more of our Shares;
- In relation to Mr. Lo, the date when Mr. Lo ceases to control, directly or indirectly, 30% or more of our Shares; or

- The date when our Shares cease to be listed on any internationally recognized stock exchange (provided that such delisting is voluntary and at our instigation).

LEGAL PROCEEDINGS

We are subject to various legal proceedings and claims that arise in the ordinary course of business such as disputes with tenants of our office and commercial properties and disputes with the owners of units in our residential properties. However, as of the date of this document, we are not subject to any material litigation which, if determined adversely against us, would have a material adverse effect in our results of operation or financial position.

LITIGATION, TAX AND ESTATE DUTY INDEMNITY FROM SOCL

Under a deed of indemnity dated May 30, 2006, SOCL has undertaken to us that it will indemnify and keep us indemnified against (a) any losses arising from any third party litigation, arbitration or administrative proceedings brought against any member of us with respect to acts or omissions by us before the date of our listing on the Hong Kong Stock Exchange, (b) any and all tax liabilities (including for estate duty) falling on any member of us which might be payable by us as a consequence of any event occurring, or with respect to, any income, profits or gains earned, accrued or received on or before the date of our listing on the Hong Kong Stock Exchange, and (c) any LAT liability under PRC law in relation to sales or pre-sales of properties during the year ended December 31, 2006 to the extent not disclosed in the profit forecast in the prospectus regarding our listing on the Hong Kong Stock Exchange provided no claims may be brought against SOCL for such LAT liability after the expiry of one month from the date of the signature of the auditor's report with respect to the audited consolidated financial statements of our Group as of December 31, 2006 and for the year ended December 31, 2006. As of the date of this document, we have not brought any claims against SOCL arising out of the deed of indemnity.

SOCL will not, however, be liable under the deed of indemnity for litigation or taxation in certain circumstances including where (a) a provision or reserve has been made for such litigation or taxation in our audited accounts as of December 31, 2005, (b) the claim would not have arisen but for a voluntary act carried out by us after the date of our listing on the Hong Kong Stock Exchange, (c) the claim is disclosed in the prospectus regarding our listing on the Hong Kong Stock Exchange, or (d) we fail to act in accordance with the reasonable request of SOCL in relation to the handling of the claim. In addition, SOCL will not be liable under the deed of indemnity for taxation claims to the extent that (a) a provision or reserve in our audited accounts as of December 31, 2005 is determined to be excessive, or (b) the taxation liability or the increase in tax liability arises as a result of an increase in rates of taxation or change in law made after the date of our listing on the Hong Kong Stock Exchange with retrospective effect.

The liability of SOCL under the deed of indemnity will terminate after the expiry of 7 years from the date of the deed of indemnity.

The directors have been advised that no material liability for estate duty is likely to fall upon us or any of our subsidiaries in the Cayman Islands, Hong Kong, the British Virgin Islands, Mauritius, or the PRC, being jurisdictions in which we or one or more of our subsidiaries are incorporated.

INTELLECTUAL PROPERTY RIGHTS

We rely on a combination of trademarks, service marks, domain name registrations, copyright protection and contractual restrictions to establish and protect our brand name and logos, marketing designs and Internet domain names.

We have registered trademarks relating to our business in the PRC. Some of these marks will also be registered, or are in the process of being registered, in Hong Kong where we believe it is important to establish our right to use these marks. We have also registered the Internet domain name “shuion.com.cn” and other related domain names.

Our trademark advisor, Shanghai Changan Trademark Service Company Limited, has advised us that we cannot apply for registration in the PRC of our corporate logo in our name because the trademark is too similar to the seagull logo used by the Shui On Group, which is already registered in the name of Shui On Holdings Limited, a member of the Shui On Group, and that both logos must be registered in the name of one entity pursuant to PRC law. Shui On Holdings Limited has successfully completed the registration of our corporate logo in the PRC in its name.

We have entered into a licensing arrangement with Shui On Holdings Limited with regards to our exclusive right to use our corporate logo for all purposes in the PRC. The license is royalty-free for a term of 10 years from May 30, 2006 and can be renewed by notice from either party.

The Shui On Group has transferred certain trademarks and domain names to us. The Shui On Group is not entitled to use the same trademarks and domain names as used by the Group.

INSURANCE

We maintain insurance policies with insurance companies in the PRC which cover property damage due to natural hazards, including lightning, typhoons, tornadoes, floods, landslides and other natural phenomena, and accidents, including fire and explosion, and general liability under property all risk insurance, business interruption insurance, public liability insurance and money insurance. As of June 30, 2011, we have not experienced any significant loss or damage to our properties.

We maintain all risk and third party liabilities insurance coverage for our properties under construction, including those that have been completed and are pending delivery, subject to customary deductibles, limitations and exclusions. There are no mandatory requirements to maintain insurance coverage in the PRC with respect to our property development operations. Since January 1, 2002, we have not suffered any losses or damages or incurred any liabilities relating to our properties that had a material adverse effect on our business.

PROPERTIES OCCUPIED BY US

Our principal office and corporate headquarters are located at Shui On Plaza, 25th and 26th Floor, 333 Huai Hai Zhong Road, Shanghai, PRC. Our headquarters, which comprise approximately 5,148 sq.m., are staffed by our management and office personnel. We lease our headquarters from the Shui On Group at market rates. Our lease with the Shui On Group is for a term to December 31, 2012. On September 9, 2011, the Group entered into an agreement with the Shui On Group to acquire 80% equity interest in Shui On Plaza and the transaction is expected to complete when all closing conditions are satisfied. The existing lease will thereafter be transferred to the Group and we do not anticipate any difficulty in renewing this lease or finding replacement facilities. We also maintain offices located at or close to each of our project sites, which are used by our project teams, as well as sales and rental offices. Of these offices, the Shanghai Rui Hong Xin Cheng, Shanghai KIC, Chongqing, Wuhan and Dalian offices are located on properties owned by us, and the Shanghai Taipingqiao, THE HUB and Foshan offices are located in leased premises not owned by us.

MANAGEMENT

DIRECTORS

Our Board currently consists of nine Directors, comprising three Executive Directors, one Non-executive Director and five Independent Non-executive Directors.

The following table sets out the name, age and position of our Directors as of the date of this document:

Name	Age	Position
Mr. Vincent H. S. LO, GBS, JP	63	Chairman and Executive Director
Mr. Freddy C. K. LEE	50	Executive Director, Managing Director and Chief Executive Officer
Mr. Daniel Y. K. WAN	53	Executive Director, Managing Director and Chief Financial Officer
Mr. Frankie Y. L. WONG	62	Non-executive Director
Sir John R. H. BOND	70	Independent Non-executive Director
Dr. William K. L. FUNG, SBS, JP	62	Independent Non-executive Director
Professor Gary C. BIDDLE	60	Independent Non-executive Director
Dr. Roger L. McCARTHY	63	Independent Non-executive Director
Mr. David J. SHAW	65	Independent Non-executive Director

Executive directors

Mr. Vincent H. S. LO, GBS, JP, aged 63, has served as our Chairman since our inception in February 2004. Mr. Lo leads the Board of Directors in deciding on Shui On Land's direction and to set corporate strategies. Mr. Lo was our Chief Executive Officer from 2004 to March 16, 2011. He is also Chairman of the Shui On Group, which he founded in 1971, Chairman of SOCAM, a Non-executive Director of Great Eagle Holdings Limited and a Non-executive Director of Hang Seng Bank Limited.

Mr. Lo has been honored for his entrepreneurial endeavors with the international prestigious business award "Ernst & Young Entrepreneur of the Year 2009" in the China Real Estate Category, and also been chosen as the grand country award winner among the 12 category winners. He was also awarded the Gold Bauhinia Star (GBS) in 1998 and appointed Justice of the Peace in 1999 by the Government of the Hong Kong Special Administrative Region (HKSAR). Mr. Lo was made an Honorary Citizen of Shanghai in 1999 and Foshan in 2011. He was named Businessman of the Year at the Hong Kong Business Awards in 2001, and won the Director of the Year Award from The Hong Kong Institute of Directors in 2002 and Chevalier des Arts et des Lettres by the French government in 2005.

In addition to his business capacity, Mr. Lo has been active in community services. He participated in the preparatory works of the establishment of the Hong Kong Special Administrative Region. He currently serves as a Member of The Eleventh National Committee of the Chinese People's Political Consultative Conference, Hong Kong's representative to the Asia Pacific Economic Cooperation (APEC) Business Advisory Council, the President of Yangtze Council, an Economic Advisor of the Chongqing Municipal Government, the Honorary Life President of the Business and Professionals Federation of Hong Kong, a Vice Chairman of the Chamber of International Commerce Shanghai and the Honorary Court Chairman of Hong Kong University of Science and Technology.

Mr. Freddy C. K. LEE, aged 50, is the Managing Director and Chief Executive Officer. Mr. Lee joined the Shui On Group in 1986 and has over 16 years of working experience in construction management and 10 years of working experience in property development in the PRC. Besides being responsible for the operations and management of Shui On Land, Mr. Lee is responsible for the implementation of Shui On Land's Three-Year Plan. Mr. Lee holds a Master's degree in Construction Management from the City University of Hong Kong and a Bachelor's degree in Quantity Surveying from Reading University, England. He is currently a member of the Royal Institution of Chartered Surveyors in the United Kingdom and a member of the Hong Kong Institute of Surveyors.

Mr. Daniel Y. K. WAN, aged 53, is the Managing Director and Chief Financial Officer of Shui On Land responsible for all aspects relating to our finance and accounting, legal, company secretarial and information technology affairs. He is also responsible for the day-to-day management of Shui On Land together with the other senior executives. Mr. Wan joined Shui On Land in March 2009. He has extensive experience in the financial industry with over 20 years in senior management positions. Prior to joining Shui On Land, Mr. Wan was the General Manager and Group Chief Financial Officer of The Bank of East Asia, Ltd. Mr. Wan holds a Bachelor of Business Administration degree from The Chinese University of Hong Kong and a Master of Business Administration degree from The University of Wales. He is a fellow member of The Association of Chartered Certified Accountants, fellow member of The Hong Kong Institute of Certified Public Accountants and a member of The Institute of Chartered Accountants in England and Wales. Mr. Wan was a member of the Accounting Standards Advisory Panel of the Hong Kong Society of Accountants, member of the Auditing Standards Committee of the Hong Kong Society of Accountants, member of the Board of Review (Inland Revenue), member of the Small and Medium Enterprises Committee, member of the Travel Industry Compensation Fund Management Board, Chairman of the Investment Committee of the Travel Industry Compensation Fund and part-time member of the Central Policy Unit.

Non-executive director

Mr. Frankie Y. L. WONG, aged 62, has been appointed as a Non-executive Director of Shui On Land since August 17, 2011 and is Non-executive Director of SOCAM. He was the Vice Chairman of SOCAM from 1997 to 2004 and from April 2010 to August 2011 and the Chief Executive Officer of SOCAM from July 2004 to March 2010. Mr. Wong joined the Shui On Group in 1981. He was a Director of Shui On Land from May 2004 to May 2006 prior to the listing of the Company on The Stock Exchange of Hong Kong Limited in October 2006. He is also one of the Trustees of the Shui On Provident and Retirement Scheme. Prior to joining the Shui On Group, Mr. Wong had many years of banking experience with several major international banks in Hong Kong. He graduated with a Bachelor of Science degree in Economics and a Master of Arts degree from the London School of Economics and Political Science and The University of Lancaster in the United Kingdom respectively. Mr. Wong is currently an Independent Non-executive Director of Solomon Systech (International) Limited, which is listed in Hong Kong, and a Non-executive Director of Walcom Group Limited, a company listed on the Alternative Investment Market of the London Stock Exchange plc.

Independent non-executive directors

Sir John R. H. BOND, aged 70, has served as an Independent Non-executive Director of Shui On Land since September 2006. He was previously the Group Chairman of HSBC Holdings plc and was with HSBC from 1961 until May 2006. Sir John was the Chairman of Vodafone Group Plc until July 26, 2011. He is currently the Chairman of Xstrata plc, a Non-executive Director of A. P. Moller Maersk and an Advisory Director of Northern Trust Corporation. He is also a member of the Mayor of Shanghai's International Business Leaders' Advisory Council, a participant in the China Development Forum, a member of the International Advisory Board to the Tsinghua University School of Economics and Management and a member of the Mitsubishi International Advisory Committee.

Dr. William K. L. FUNG, SBS, JP, aged 62, has served as an Independent Non-executive Director of Shui On Land since May 2006. Dr. Fung is Executive Deputy Chairman of Li & Fung Limited and has held key positions in major trade associations. He is past Chairman of the Hong Kong General Chamber of Commerce, Hong Kong Exporters' Association and Pacific Economic Cooperation Committee. He has been awarded the Silver Bauhinia Star by the Hong Kong Special Administrative Region Government in 2008. Dr. Fung graduated from Princeton University with a Bachelor of Science degree in Engineering and also holds an MBA degree from the Harvard Graduate School of Business. He was conferred Honorary Doctorate degrees of Business Administration by Hong Kong University of Science and Technology and by the Hong Kong Polytechnic University. Dr. Fung is an Independent Non-executive Director of VTech Holdings Limited, and Sun Hung Kai Properties Limited and The Hongkong and Shanghai Hotels, Limited (since January 3, 2011) and an Independent Director of Singapore Airlines Limited. He retired as a Non-executive Director of HSBC Holdings plc on May 28, 2010. He is also a Non-executive Director of other listed Li & Fung group companies including Convenience Retail Asia Limited, Trinity Limited and Integrated Distribution Services Group Limited which has been privatized on October 29, 2010.

Professor Gary C. BIDDLE, aged 60, has served as an Independent Non-executive Director of Shui On Land since May 2006. Professor Gary Biddle is PCCW Chair Professor of Accounting at the University of Hong Kong. He was previously Dean of the Faculty of Business and Economics and Associate Dean of the School of Business and Management at the Hong Kong University of Science and Technology ("HKUST"). Professor Gary Biddle was also a Court Member and Council Member of HKUST from 2003 to 2005 and his research appears in leading academic and professional journals. Professor Gary Biddle obtained his MBA and Ph.D. degrees from the University of Chicago. Professor Gary Biddle served as professor at the University of Chicago and the University of Washington before joining HKUST in 1996. He has offered executive programs for Columbia Business School, London Business School, CEIBS, IMD and other premier business schools globally. Professor Gary Biddle is a member of the American Institute of Certified Public Accountants, Hong Kong Institute of Certified Public Accountants, Hong Kong Institute of Directors, Washington Society of Certified Public Accountants, and is past president and co-founding Council Member of the Hong Kong Academic Accounting Association. Professor Biddle is also an Independent Non-executive Director of Kingdee International Software Group Company Limited.

Dr. Roger L. McCARTHY, aged 63, has served as Independent Non-executive Director of Shui On Land since May 2006. Dr. McCarthy is currently the principal of McCarthy Engineering. He was formerly Chairman Emeritus of Exponent, Inc. (NASDAQ symbol "EXPO"). He was also Chairman of Exponent Science and Technology Consulting Co., Ltd. (Hangzhou) (毅博科技諮詢(杭州)有限公司), a wholly owned subsidiary of Exponent, Inc., which he founded in 2005 to expand Exponent Inc.'s services to the PRC. Dr. McCarthy holds five academic degrees: an Arts Bachelor (A.B.) in Philosophy and a Bachelor of Science in Mechanical Engineering (B.S.E.M.E.) from the University of Michigan; and an S.M. degree in Mechanical Engineering, the professional degree of Mechanical Engineer (Mech.E.), and a Ph.D. in Mechanical Engineering all from the Massachusetts Institute of Technology ("MIT"). He graduated from the University of Michigan Phi Beta Kappa, summa cum laude, the Outstanding Undergraduate in Mechanical Engineering in 1972. He was a National Science Foundation fellow. In 1992, Dr. McCarthy was appointed by the first President Bush to the President's Commission on the National Medal of Science. Dr. McCarthy is one of approximately 165 US Mechanical Engineers elected to the National Academy of Engineering. He currently serves on the External Advisory Boards of the Department of Mechanical Engineering at the University of Michigan, and he delivered the 2008 commencement address for the University of Michigan's College of Engineering. He is currently a member of the US National Academies Panel on Air and Ground Vehicle Technology.

Mr. David J. SHAW, aged 65, has served as an Independent Non-executive Director of Shui On Land since May 2006. Mr. Shaw is employed by the HSBC Group as Advisor to the Board of HSBC Holdings plc, a London-based appointment which he took up in June 1998. Mr. Shaw is a solicitor, admitted in England and Wales and in Hong Kong. He was a partner of Norton Rose from 1973 until 1998 and during that period spent approximately 20 years working in Hong Kong. Mr. Shaw obtained a law degree from Cambridge University. He is a Non-executive Director of HSBC Private Banking Holdings (Suisse) SA, HSBC Bank Bermuda Limited and a director of HSBC Private Bank (Suisse) SA, which are companies within the HSBC Group. He is also an Independent Non-executive Director of Kowloon Development Company Limited.

SENIOR MANAGEMENT

Mr. TANG Ka Wah, aged 52, is Director - Chongqing and is also an Executive Director of Shui On Development Limited (“**Shanghai SOD**”). He is responsible for all aspects of our project in Chongqing. He joined the Shui On Group in 1985 and has over 25 years of working experience in the construction industry. He is a member of the Institution of Structural Engineers and a member of the Hong Kong Institution of Engineers. Mr. Tang is a chartered engineer. He holds a Bachelor’s degree in Engineering from The University of Hong Kong and a Master’s degree in Business Administration — E-Commerce from the West Coast Institute of Management & Technology, West Australia.

Mr. Charles W. M. CHAN, aged 56, is an Executive Director of Shanghai SOD, Project Director — KIC Project as well as the Executive Director of Dalian Software Park Shui On Development Ltd. Mr. Chan leads the Dalian Tiandi project and the Shanghai KIC project and works closely with other directors of Shanghai SOD on the overall management and development of Shanghai SOD. He joined the Shui On Group in January 2004. Prior to joining us, Mr. Chan was Deputy Managing Director of Frasers Property (China) Limited, Executive Director of SunCorp Technologies Limited, Vice President of Citibank N.A. and Manager of PricewaterhouseCoopers. He is a fellow of the Hong Kong Institute of Certified Public Accountants and an associate of the Institute of Chartered Accountants in Australia. Mr. Chan holds a Bachelor’s degree in Economics from the University of Sydney.

Mr. Albert K. B. CHAN, aged 51, is Director of Planning and Development. He is currently responsible for the conceptualization and master planning of our new projects and takes charge of the Development Planning & Design Department. He was previously responsible for the overall planning and design of the Shanghai Xintiandi development project. Mr. Chan joined Shui On Properties Limited in 1997. Prior to joining us, he was a Project Director at the Department of Design and Construction, New York City. Mr. Chan holds a Bachelor’s degree in Architectural Design from the University of Minnesota, a Master’s degree in Architecture from the University of California, Berkeley, and a Master’s degree in Science in Architecture and Urban Design from Columbia University. He also holds an MBA, majoring in finance from New York University. He is a member of the American Institute of Architects, a member of the American Planning Association, a member of the Urban Land Institute and a registered architect of New York State.

Mr. UY Kim Lun, aged 48, is Director of Legal Affairs and Company Secretary of Shui On Land. He joined us in 2005 and is responsible for the legal, company secretarial and compliance issues of Shui On Land. Mr. Uy holds a Bachelor’s degree, with honors, in Laws and a Postgraduate Certificate in Laws from The University of Hong Kong. He was admitted as a solicitor in Hong Kong in 1991 and in England and Wales in 1994. He has over 19 years of post-qualification experience and has worked in the legal departments of several bluechip companies in Hong Kong before joining us.

Mr. Bryan K. W. CHAN, aged 37, is currently the Project Director of THE HUB. He is fully in charge of the Group’s mixed used development project adjacent to the Hongqiao Transportation Hub in Hongqiao, Shanghai. Mr. Chan joined us in February 2009 as Director of Corporate Development. Prior to joining us, Mr. Chan had been an advisor to the Commercial Division of Shui On Land and

has extensive experience in both retail and real estate industries. Mr. Chan received a Bachelor of Arts degree in Economics from Northwestern University and a Master's of Accounting degree from the University of Southern California. He is a member of the Urban Land Institute (ULI), International Council of Shopping Centers (ICSC), Shanghai Youth Federation and Shanghai Youth Entrepreneurs Association.

Ms. Jessica Y. WANG, aged 36, is currently the Project Director for the Rui Hong Xin Cheng Project. She is responsible for all aspects of our project in Rui Hong Xin Cheng, Shanghai. Ms. Wang joined the Group in August 1997 and has over 16 years of working experience in the property development industry in PRC. Prior to joining the Group, Ms Wang was engaged in sales & marketing in one of the well-known real estate company. Ms. Wang received a Bachelor of engineering degree in Shanghai University of Technology. Ms. Wang has completed the courses of Executive Master of Business Administration of Real Estate (EMBA) in Shanghai Fudan University & Hong Kong University and China New Entrepreneur Development Program in Center for Sustainable Development and Global Competitiveness in Stanford University. Ms. Wang is a member of Hong Kou District Political Consultative Committee, Chairman of Hong Kou District Association of Enterprises with Foreign Investment, a Director of Shanghai Federation of Industry & Commerce Real Estate Chamber of Commerce, a member of Hong Kou District Youth Federation and Youth Entrepreneurs Association, Chairman of Hong Kou Overseas Chinese Friendship Association and a Director of Hong Kou Federation of Returned Overseas Chinese.

Mr. Matthew Q. GUO, aged 36, is currently the Project Director for the Wuhan Project. He is responsible for all aspects of our Wuhan Tiandi project. Mr. Guo joined the Group in 1997 and has over 14 years of working experience in the property development industry in the PRC. In addition to the Wuhan Tiandi project, Mr. Guo was involved in other projects of the Group including Shanghai Xintiandi, Taipingqiao Park, The Lakeville Phase I and the Yangpu Knowledge and Innovation Community project in Shanghai. Mr. Guo holds a Bachelor's degree in urban planning from the Tongji University.

Mr. Alex H. M. WONG, aged 56, is currently the Project Director for the Foshan Project. He is responsible for all aspects of this large scale city center redevelopment project in Foshan, Guangdong. Mr. Wong initially joined the Group in 1978, left in 1994 and rejoined in 2008. Mr. Wong has over 30 years working experience in the property development and construction industry in the PRC and Hong Kong. Mr. Wong holds a Bachelor of Applied Science Degree from the University of Toronto, Canada.

BOARD COMMITTEES

Audit Committee

We established an Audit Committee in June 2004. The Audit Committee was re-constituted in May 2006 with terms of reference in compliance with Rule 3.21 of the Rules Governing the Listing of Securities and the Code on Corporate Governance Practices (“**CG Code**”). The Audit Committee currently comprises three members, namely Professor Gary C. Biddle (Chairman), Dr. Roger L. McCarthy and Mr. Frankie Y. L. Wong, two of whom are Independent Non-executive Directors who possess the appropriate professional qualifications or accounting or related financial management expertise. To retain independence and objectivity, the Audit Committee has been chaired by an Independent Non-executive Director (with appropriate professional qualifications or accounting or related financial management expertise). None of the members of the Audit Committee is a former partner of our existing external auditors. The primary duties of the Audit Committee are to review and supervise Shui On Land's financial reporting process and internal control system and nominate and monitor external auditors.

Remuneration Committee

We established a Remuneration Committee in June 2004. The Remuneration Committee was re-constituted in May 2006 with terms of reference in compliance with the CG Code. The Remuneration Committee currently comprises three members, Dr. William K. L. Fung (Chairman), Mr. Lo and Professor Gary C. Biddle. The majority are Independent Non-executive Directors. The primary duties of the Remuneration Committee are to evaluate the performance and make recommendations on the remuneration package of our Directors and senior management and evaluate and make recommendations on employee benefit arrangements.

Nomination Committee

We established a Nomination Committee in April 2009. The Nomination Committee was constituted in April 2009 with terms of reference in compliance with the recommended best practices of the CG Code. The Nomination Committee currently comprises three members, Mr. Lo, Sir John R. H. Bond and Professor Gary C. Biddle. The majority are Independent Non-executive Directors. The primary duties of the Nomination Committee are to review the structure, size and composition of the Board, identify individuals suitably qualified to become members of the Board, and assess the independence of Independent Non-executive Directors.

Finance Committee

We established a Finance Committee in April 2009. The Finance Committee was also constituted in April 2009 with well defined terms of reference that stipulate and monitor the financial strategies, policies and guidelines of the Group. The Finance Committee currently comprises seven members, Mr. Lo, Sir John R. H. Bond, Dr. William K. L. Fung, Professor Gary C. Biddle, Mr. Freddy C. K. Lee, Mr. Daniel Y. K. Wan and Mr. Frankie W. L. Wong. The primary duties of the Finance Committee are to make recommendations to the Board on financial policies and planning.

COMPENSATION OF DIRECTORS AND SENIOR MANAGEMENT

The aggregate amount of compensation (including fees, salaries, housing allowances, other allowances and benefits in kind) paid and granted by us to our Directors for each of the years ended December 31, 2008, 2009 and 2010 and the six months ended June 30, 2010 and 2011 were approximately RMB43 million (US\$7 million), RMB15 million (US\$2 million), RMB31 million (US\$5 million), RMB21 million (US\$3 million) and RMB15 million (US\$2 million), respectively¹.

The performance related incentive payments paid to our Directors for each of the years ended December 31, 2008, 2009 and 2010 were approximately RMB27 million (US\$4 million), RMB5 million (US\$1 million) and RMB16 million (US\$2 million), respectively.

During the years ended December 31, 2008, 2009 and 2010 and other than as set out above:

- No remuneration was paid by us to or receivable by our Directors as an inducement to join or upon joining us.
- No compensation was paid by us to or receivable by our Directors or past directors for the loss of office as a director or for loss of any other office in connection with the management of our affairs.

1. Only the aggregate amounts of compensation paid and granted to our Directors are available for the six months ended 2010 and 2011.

- None of our Directors waived any compensation.

The remuneration of members of our senior management team is determined by the Remuneration Committee of our Board and is reviewed on an annual basis taking into consideration performance criteria such as Shui On Land's operating results, individual performance and comparable market statistics.

The five highest paid individuals of Shui On Land include three Directors for the year ended December 31, 2008, two Directors for the year ended December 31, 2009 and three Directors for the year ended December 31, 2010, whose aggregate compensation has been included in the aggregate compensation of our Directors above. Including the compensation of such Directors, the aggregate amount of fees, salaries, housing allowances, contribution to retirement benefits plans, bonuses paid or receivable, and other allowances and benefits in cash or in kind paid by us to the five highest paid employees during the years ended December 31, 2008, 2009 and 2010 were approximately RMB16 million (US\$2 million), RMB16 million (US\$2 million) and RMB10 million (approximately US\$2 million), respectively. No compensation was paid by us to or receivable by such employees for the years ended December 31, 2008, 2009 and 2010 for loss of office in connection with the management of our affairs, or as an inducement to join or upon joining us.

Except as disclosed above, no other payments have been paid or are payable by us or any of our subsidiaries to our Directors, with respect to the years ended December 31, 2008, 2009 and 2010.

REGULATION

The following discussion summarizes certain aspects of PRC laws and regulations, which are relevant to our operations and business. These include laws relating to land, real estate development, foreign investment enterprises and foreign exchange control. For a description of the legal risks relating to government regulations of our business, and in particular the land system in China, see “Risk Factors”.

ESTABLISHMENT OF FOREIGN INVESTED PROPERTY DEVELOPMENT ENTERPRISES

Overview

The PRC promulgated its first joint venture law in 1979. Since then, a broad range of related laws, administrative rules and regulations have been adopted to provide a framework within which foreign investment activities can be effectively conducted and regulated. The government has encouraged foreign direct investment in order to accelerate the inward flow of foreign capital, technology and management techniques.

Foreign invested enterprises in the PRC, or FIEs, may take a number of forms, including:

- Equity joint ventures;
- Co-operative joint ventures; and
- Wholly foreign-owned enterprises.

PROCEDURES FOR ESTABLISHMENT OF A FIE

The establishment of a foreign invested enterprise requires the approval of the MOFCOM (or its delegated authorities). Certain documents including a feasibility study report, joint venture contract and articles of association of a joint venture are required to be submitted to MOFCOM or its delegated authorities for approval. Within 30 days after the issue of the approval certificate by MOFCOM, the applicant is required to apply to the State Administration Bureau for Industry and Commerce (“SAIC”) (or its local bureau) for the issue of a business license. A joint venture entity is formally established on the date its business license is issued.

Establishment of a Property Development Enterprise

According to the Law of the People’s Republic of China on Administration of Urban Real Estate (中華人民共和國城市房地產管理法) (the “**Urban Real Estate Law**”), promulgated by the Standing Committee of the National People’s Congress (“NPC”) on July 5, 1994 and effective on January 1, 1995, and amended on August 30, 2007 by the Standing Committee of the NPC, a property developer is defined as an enterprise which engages in the development and sale of property for the purpose of making profits. Under the Regulations on Administration of Development of Urban Real Estate (城市房地產開發經營管理條例) (the “**Development and Operation Regulations**”), promulgated and implemented by the State Council in July 1998, an enterprise which is to engage in property development shall satisfy the following requirements: (i) its registered capital shall be RMB 1 million or more; and (ii) have four or more full-time professional property/construction technicians and two or more full-time accounting officers, each of whom shall hold the relevant qualification certificate. The local government of a province, autonomous region or municipality directly under the central government may, based on local circumstances, impose more stringent requirements on the registered capital and the professional personnel of a property developer. According to The Notice on Relevant Issues on Establishment and Filing of the Property Development Enterprise in Shanghai (關於房地產開發企業設立和備案有關問題的通知) promulgated jointly by Shanghai Municipal Housing, Land and Resources Administration Bureau and Shanghai Administration of Industry and Commerce, effective

as of January 1, 1995, an enterprise engaging in the property development business shall satisfy the following requirements: (i) The registered capital shall be no less than RMB 5 million; and (ii) such enterprise shall have four or more personnel with at least an intermediate professional qualification.

Under the Notice on Adjusting the Portion of Capital Fund for Fixed Assets Investment of Certain Industries (關於調整固定資產投資項目資本金比例的通知) issued by the State Council on May 25, 2009, the minimum portion of capital fund for affordable housing and ordinary housing is 20%, while for other real estate property project, the minimum capital portion is 30%.

To establish a property development enterprise, the developer should apply for registration with the Administration for Industry and Commerce. The property developer must also report its establishment to the government authority in the jurisdiction where the registration authority is located, within 30 days of the receipt of its Business License. Where a foreign-invested enterprise is to be established to engage in the development and sale of property, the relevant requirements of the laws and administrative regulations regarding foreign-invested enterprises must also be observed and relevant examination and approvals be administered and received.

Under the Foreign Investment Industrial Guidance Catalogue (外商投資產業指導目錄) promulgated by MOFCOM and NDRC in November 2004, effective as of January 1, 2005, foreign investment in the development and construction of ordinary residential units is encouraged, whereas, foreign investment in the development of a whole land lot which shall be operated only by a Sino-foreign equity joint venture or a Sino-foreign co-operative joint venture, and the construction and operation of high-end hotels, villas, premium office buildings, international conference centers and large theme parks are subject to restrictions, foreign investment in other property development is permitted. On October 31, 2007, MOFCOM and NDRC jointly issued the new Foreign Investment Industrial Guidance Catalogue (外商投資產業指導目錄), effective as of December 1, 2007, foreign investment in the development and construction of ordinary units falls in the permitted category, whereas, foreign investment in secondary market transactions in the real estate sector and the businesses of real estate intermediaries or agents is subject to restrictions. A foreign investor intending to engage in the development and sale of real estate may establish a joint venture, cooperative venture or wholly-owned enterprise by the foreign investor in accordance with the laws and administrative regulations regarding foreign-invested enterprise. Prior to its registration, the enterprise must be approved by the relevant commerce authorities, upon which an Approval Certificate for a Foreign-Invested Enterprise will be issued. On December 24, 2011, NDRC and MOFCOM jointly issued the new Foreign Investment Industrial Guidance Catalogue (外商投資產業指導目錄 (2011年修訂)), which will be effective as of January 30, 2012 and pursuant to which foreign investment in the construction and operation of villas is removed from the restriction category to the prohibited category.

In July 2006, the Ministry of Construction, MOFCOM, NDRC, PBOC, SAIC and SAFE promulgated the Circular on Standardizing the Admittance and Administration of Foreign Capital In the Real Estate Market (關於規範房地產市場外資准入和管理的意見). Under such circular, when a foreign investor establishes a property development enterprise in China where the total investment amount is US\$10 million or more, such enterprise's registered capital must not be less than 50 percent of its total investment amount. Foreign institutions which have no branches or representative offices in the PRC or foreign individuals who work or study in the PRC for less than one year, are prohibited from purchasing any real property in the PRC. Furthermore, the admittance and administration of foreign capital in the property market must comply with the following requirements:

- foreign institutions or individuals who buy property not for their own use in China should follow the principle of Commerce Existence and apply for the establishment of a foreign-invested

enterprise, pursuant to the regulations of foreign investment in property. After obtaining approval from the relevant authorities and upon completion of the relevant registrations, foreign institutions and individuals can then carry on their business pursuant to their approved business scope;

- where the total investment amount of a foreign-invested property enterprise is US\$10 million or more, its registered capital shall be no less than 50 percent of the total investment amount; where the total investment amount is less than US\$10 million, its registered capital shall follow the requirements of the existing regulations;
- for establishment of a foreign-invested property enterprise, the commerce authorities and the administration for industry and commerce take charge of the approval and registration of the foreign-invested property enterprise and the issuance of the Approval Certificate for a Foreign-Invested Enterprise (which is only effective for one year) and the Business License. Upon full payment of the land premium, the foreign-invested property enterprise should apply for a “Certificate of Land Use Rights”. With a Certificate of Land Use Rights, it can obtain a formal Approval Certificate for a Foreign-Invested Enterprise from the commerce authorities, and an updated Business License which will have the same approved business period with the formal Approval Certificate for Foreign-Invested Enterprise from the administration of industry and commerce;
- transfers of projects or shares in foreign-invested property enterprises or acquisitions of domestic property enterprises by foreign investors should strictly follow the relevant laws, regulations and policies and obtain the relevant approvals. The investor should submit: (i) a written undertaking of fulfillment of the “Contract for the State-owned land use rights assignment”, the “Construction Land Planning Permit” and the “Construction Works Planning Permit”, (ii) a “Certificate of Land Use Rights”, (iii) documents evidencing the filing for modification with the construction authorities, and (iv) documents from the relevant tax authorities evidencing the payment of tax; and
- when acquiring domestic property enterprises by way of share transfer or otherwise, or purchasing shares from Chinese parties in Sino-foreign equity joint ventures, foreign investors should make proper arrangements for the employees, handle the debts of the banks and pay the consideration in one single payment with its own capital. Foreign investors with bad records shall not be allowed to undertake the aforementioned activities.

On August 14, 2006, the General Office of MOFCOM enacted the Notice on Relevant Issues Concerning the Carrying Out Circular on Standardizing the Admittance and Administration of Foreign Capital in the Property Market (商務部辦公廳關於貫徹落實關於規範房地產市場外資准入和管理的意見有關問題的通知). According to the Notice, if the total investment of a foreign-invested property development enterprise exceeds US\$3 million, the registered capital must not be less than 50% of the total estimated investment; if the total investment is less than or equal to US\$3 million, the registered capital must not be less than 70% of the total estimated investment. When a foreign investor merges with a domestic property development enterprise by transferring equity or by purchasing equity from other Chinese shareholders of a foreign-invested property development enterprise, the original employees of the merged companies must be settled down properly, bank debts must be settled and the entire consideration for the transfer must be paid off at one time with its own capital within three months after the earlier of the issue of the business license or the effective date of the equity transfer agreement.

On May 23, 2007, MOFCOM and SAFE jointly issued the Notice on Further Strengthening and Regulating the Approval and Supervision on Foreign Investment in the Real Estate Sector in the PRC (商務部、國家外匯管理局關於進一步加強、規範外商直接投資房地產業審批和監管的通知), which stipulates the following requirements for the approval and supervision of foreign investment in real estate:

- foreign investment in the PRC real estate sector relating to high-grade properties should be strictly controlled;
- before obtaining approval for the setup of real estate entities with foreign investment, (i) both the land use rights certificates and housing ownership right certificates should be obtained or, (ii) contracts for obtaining land use rights or housing ownership rights should be entered into;
- entities which have been set up with foreign investment need to obtain approval prior to the expansion of their business operations into the real estate sector, and entities which have been set up for the purpose of real estate development operation need to obtain new approvals, in case they expand their real estate business operations;
- acquisitions of real estate entities and foreign investment in the real estate sector by way of round-trip investment should be strictly regulated. Foreign investors should not avoid approval procedures by changing actual controlling persons;
- parties to real estate entities with foreign investment should not in any way guarantee a fixed investment return;
- registration shall be immediately effected according to applicable laws with MOFCOM regarding the setup of real estate entities with foreign investment approved by local PRC governmental authorities;
- foreign exchange administration authorities and banks authorized to conduct foreign exchange business should not effectuate foreign exchange settlements regarding capital account items to those who fail to file with MOFCOM or fail to pass the annual reviews; and
- for those real estate entities who are wrongfully approved by local authorities for their setups, (i) MOFCOM should carry out investigations and order punishment and corrections, and (ii) foreign exchange administrative authorities should not carry out foreign exchange registrations for them.

On June 10, 2010, MOFCOM issued the Notice Relating to Releasing the Authorization Level for Foreign Enterprise's Investment (商務部關於下放外商投資審批權限有關問題的通知). It stipulates that for investment of USD300 million under the Encouraged and Permitted category and USD50 million under the Restricted Category in the Foreign Investment Industrial Guidance Catalogue, institutions for approval is MOFCOM departments of Provincial or Specific Cities level. While for investment over the limited amount under the encouraged category and without comprehensive balance usage by the State, institutions for approval is the local authority level.

On July 10, 2007, the General Affairs Department of SAFE issued the Notice Regarding the Publication of the List of the First Batch of Property Development Projects with Foreign Investment That Have Properly Registered with MOFCOM (國家外匯管理局綜合司關於下發第一批通過商務部備案的外商投資房地產項目名單的通知). This new regulation restricts the ability of foreign-invested

real estate companies to raise funds offshore for the purposes of injecting such funds into the companies by way of shareholder loans. The notice stipulates, among other things that:

- SAFE will no longer process foreign debt registration or applications for purchase of foreign exchange submitted by real estate enterprises with foreign investment who obtained authorization certificates from and registered with MOFCOM on or after June 1, 2007; and
- SAFE will no longer process foreign exchange registrations (or change of such registrations) or applications for the sale and purchase of foreign exchange submitted by real estate enterprises with foreign investment who obtained approval certificates from local government commerce departments on or after June 1, 2007 but who have not registered with MOFCOM.

On September 27, 2007, PBOC and CBRC jointly issued a Circular on Strengthening Commercial Real Estate Loan Administration (中國人民銀行、銀監會關於加強商業性房地產信貸管理的通知). This circular reaffirmed some of the restrictions applicable to the sale of residential and commercial units imposed by prior regulations as well as introduced new rules that prohibit, among other things, the provision of working capital financing by commercial banks to property developers (other than property development loans, which may only be used on local property development projects and not on projects in other regions without prior approvals from governmental authorities). In the case of a borrower who purchases his first residential unit with GFA of more than 90 sq.m., he is required to make a down payment of no less than 30% of the purchase price, with such percentage increasing to 40% for his subsequent residential unit purchases. In addition, the loan interest rate applicable to such subsequent residential unit purchases cannot be lower than 1.1 times of the benchmark lending rate published by PBOC during the same period. For commercial units, the down payment should be no less than 50% of the purchase price, with a maximum loan period of 10 years and a minimum loan interest rate of 1.1 times PBOC lending rate for the same period.

On June 18, 2008, MOFCOM promulgated Notice on Record of Foreign-invested Real Estate Enterprises (商務部關於做好外商投資房地產業備案工作的通知). This new regulation aimed to strictly supervise record materials, simplify registration procedures, improve work efficiency, and further promotes the record registration. MOFCOM hereby notifies the relevant issues as follows:

- MOFCOM shall authorize the provincial counterparts of commerce to supervise the record materials on foreign-invested real estate enterprises. After approval on foreign-invested real estate enterprises (including but not limited to incorporation of enterprises, increase of the registered capitals, transfer of equity interests, merger and acquisition), the competent commercial department shall present the relevant materials, which should be submitted to MOFCOM for record, to the provincial counterparts of commerce for supervising;
- the provincial counterparts of commerce shall supervise the validity, authenticity and accuracy of the following materials pursuant to requirements on a Notice On Relevant Issues Concerning the Carrying Out Circular On Standardizing the Admittance and Administration of Foreign-Invested Real Estate Enterprises, Notice On Further Strengthening and Regulating the Approval and Supervision On Foreign Investment in the Real Estate Sector in the PRC and the relevant provisions;
- the provincial counterparts of commerce shall cooperate with other relevant provincial departments to supervise relevant materials pursuant to the relevant laws and regulations, then send the fulfilled the Filing Form on foreign-invested real estate enterprises with the Stamp of the General Office of provincial government and the provincial counterparts of commerce to MOFCOM for record files;

- MOFCOM shall cooperate with other relevant departments of the state council to supervise foreign-invested real estate enterprises (five to ten companies are selected at random quarterly). The provincial counterparts of commerce shall present materials of the selected company to MOFCOM within five days of the notice being issued; and
- provided that the selected company fails to pass such supervision, MOFCOM shall notify SAFE to cancel their foreign exchange registration formalities and foreign investment statistics.

THE LAND SYSTEM OF THE PRC

Overview

All land in the PRC is either state-owned or collectively-owned, depending on the location of the land. All land in the urban areas of a city or town is state-owned, and all land in the rural areas and all farm land is, unless otherwise specified by law, collectively-owned. The state has the right to resume its ownership of land or the right to use land in accordance with law if required for the public interest.

Although all land in the PRC is owned by the state or by collectives, individuals and entities may obtain land use rights and hold such land use rights for development purposes or transfer their interests to other parties. Individuals and entities may acquire land use rights in different ways, the two most important being land grants from local land authorities and land transfers from land users who have already obtained land use rights.

Land grants

National and local legislation

In April 1988, the NPC passed an amendment to the constitution of the PRC. The amendment, which allowed for the transfer of land use rights according to the PRC Law stipulations, paved the way for reforms of the legal regime governing the use of land and transfer of land use rights. In December 1988, the Standing Committee of the NPC also amended the Land Administration Law of the PRC to permit the transfer of land use rights for value.

In May 1990, the State Council enacted the Provisional Regulations of the PRC Concerning the Grant and Assignment of the Right to Use State-owned Land in Urban Areas (中華人民共和國城鎮國有土地使用權出讓和轉讓暫行條例). These regulations, generally referred to as the Urban Land Regulations, formalized the process of the grant and transfer of land use rights. Under this system, the State retains the ultimate ownership of the land. However, the right to use the land, referred to as land use rights, can be granted by the state and local governments at or above the county level for a maximum period of 70 years for specific purposes, including for residential and commercial development, pursuant to a land grant contract and upon payment to the State of a land grant fee for the grant of land use rights.

The Urban Land Regulations prescribe different maximum periods of grant for different uses of land as follows:

Use of land	Maximum period (years)
Commercial, tourism and entertainment	40
Residential	70
Industrial	50
Educational, scientific, cultural, public health and sports	50
Comprehensive utilization or others	50

Under the Urban Land Regulations, domestic and foreign enterprises are permitted to acquire land use rights unless the relevant laws, provide otherwise. The State may not resume possession of lawfully-granted land use rights prior to expiration of the term of grant. If the public interest requires the resumption of possession by the State under special circumstances during the term of corresponding grant, compensation may be paid by the State. Subject to compliance with the terms of the land grant contract, a holder of land use rights may exercise substantially the same rights as a land owner during the grant term, including holding, leasing, transferring, mortgaging and developing the land for sale or lease.

In addition to the general framework for transactions relating to land use rights set out in the Urban Land Regulations, local legislation provides for additional requirements, including those applicable to specific transactions within specific areas relating to the grant and transfer of land use rights. These local regulations are numerous and some of them are inconsistent with national legislation. Under PRC law, national laws and regulations prevail to the extent of such inconsistencies.

Methods of land grant

There are two methods by which land use rights may be granted, namely by private agreement or competitive processes (i.e., tender, auction or listing at a land exchange administered by the local government).

Under the Regulations on the Assignment of State-Owned Land Use Rights through Competitive Bidding, Auction and Listing-for-Sale (招標拍賣掛牌出讓國有土地使用權規定) promulgated by the Ministry of Land and Resources on May 3, 2002, or as the “**2002 Regulations**”, amended in 2007 and effective on November 1, 2007, land for the use of industry, commerce, tourism, entertainment and commodity housing development shall be assigned by way of competitive bidding, a public auction or a listing-for-sale. The procedures are as follows:

- (a) The land authority under the people’s government of the city and county (the “**assignor**”) shall make an announcement at least 20 days prior to the date of the proposed competitive bidding, public auction or listing-for-sale. The announcement should include basic particulars such as land parcel, the qualification requirements of the bidder and auction applicants, methods and criteria on confirming the winning tender or winning bidder, and other conditions such as the deposit for the bid.
- (b) Unless it is otherwise prescribed by any law or regulation, all the natural persons, legal persons and other organizations inside and outside the territory of the PRC may apply for the participation in the assignment of state-owned construction land use rights through bid invitation, auction or quotation. No assignor may set restrictions that may affect fair and impartial competition in the announcement on the assignment through bid invitation, auction or quotation. For the assignment through quotation, the expiry date for applications in the announcement shall be two days prior to the completion of the assignment through quotation. For the applicants complying with the requirements as set down in the announcement on the assignment through bid invitation, auction or quotation, the assignor shall notify them to participate in the bid invitation, auction or quotation.
- (c) After determining the winning tender or the winning bidder by the competitive bidding, public auction or listing-for-sale, the assignor and the winning tender or winning bidder shall then enter into a confirmation. The assignor should return the bidding or tender deposit to other bidding or auction applicants within five working days after the completion of bidding, public auction or listing-for-sale.

- (d) The assignor and the winning tender or winning bidder shall enter into a contract for state-owned land use right assignment according to the time and venue set out in the confirmation. The deposit of the bid paid by the winning tender or winning bidder will be used to set off part of the assignment price of the state-owned land use rights.
- (e) The winning tender or winning bidder should apply for land registration after paying off the assignment price in accordance with the state-owned land use right assignment contract. The government above the city and county level should issue the “Land Use Permit for State-Owned Land”.

According to the Notice of the Ministry of Land and Resources on Relevant Issues Concerning the Strengthening of Examination and Approval of Land Use in Urban Construction on September 4, 2003 (國土資源部關於加強城市建設用地審查報批工作有關問題的通知) (the “**Notice**”), land use for luxurious commodity houses shall be stringently controlled, and applications for land use for building villas shall be stopped. On May 30, 2006, the Ministry of Land and Resources issued the Urgent Notice of Further Strengthening the Administration of the Land (國土資源部關於當前進一步從嚴土地管理的緊急通知). It is expressly prescribed in this Notice that land for property development must be assigned by way of competitive bidding, public auction or listing-for-sale; the rules for stopping the development project for villas should be strictly enforced; and all supply of land for such purpose and the handling of related land use procedure will be ceased from the date of the Notice’s issuance.

Under the Urgent Notice of Further Strengthening the Administration of the Land, the land authority should rigidly execute the Model Text of the State-Owned Land Use Right Assignment Contract (國有土地使用權出讓合同示範文本) and Model Text of the State-Owned Land Use Right Assignment Supplementary Agreement (for Trial Implementation) (國有土地使用權出讓合同補充協議示範文本(試行)) jointly enacted by the Ministry of Land and Resources, and SAIC. The document of the land use rights assignment should ascertain the requirements of planning, construction and land use such as the restriction of the dwelling size, plot ratio and the time limit of starting and completion. All these should be agreed to in the Land Use Rights Assignment Contract.

Under the revised Regulations on the Assignment of State-Owned Land Use Rights for Construction Use Right Through Competitive Bidding, Auction and Listing-for-Sale (招標拍賣掛牌出讓國有建設用地使用權規定) issued by the Ministry of Land and Resource on September 28, 2007, and enforced on November 1, 2007, land of industrial use (including the land for warehouses but not including the land for mining), commercial use, tourism, entertainment and commodity housing development or more than 2 competing users on one piece of land shall be assigned by way of competitive bidding, a public auction or a listing-for-sale. The assignee shall apply for the land registration and obtain the “Land Use Permit for State-Owned Construction Land” after paying off the assignment price in accordance with the contract on the assignment of state-owned construction land use rights. Provided that the assignee fails to do so, neither the entire “Land Use Permit for State-Owned Construction Land” nor “Land Use Permit for State-Owned Construction Land” for the land, in divided portion (based on the already paid sum), may be issued by the local government.

In June 2003, the Ministry of Land and Resources promulgated the Regulations on Grant of State-Owned Land Use Rights by Agreement (協議出讓國有土地使用權規定) (the “**2003 Regulations**”), to regulate granting of land use rights by agreement with respect to land, the designated uses of which are other than for commercial purposes as described above. According to the 2003 Regulations, the local land bureau, together with other relevant government departments, including the city planning authority, will formulate the plan concerning the land grant, including the specific location, boundary, purpose of use, area, term of grant, conditions of use, conditions for planning and design as well as the proposed land premium, which shall not be lower than the minimum price regulated by the State, and submit such plan to the relevant government for approval.

Afterwards, the local land bureau and the relevant party will negotiate and enter into the land grant contract based on the above-mentioned plan. If two or more parties are interested in the land use rights proposed to be granted, such land use rights shall be granted by way of tender, auction or listing on a land exchange in accordance with the 2002 Regulations.

The grantee is required to pay the land grant fee pursuant to the terms of the contract and the contract is then submitted to the relevant local bureau for the issue of the land use rights certificate. Upon expiration of the term of land grant, the grantee may apply for its renewal. Upon approval by the relevant local land bureau, a new contract shall be entered into to renew the grant, and a land grant fee shall be paid.

Model state-owned construction land grant contract

To standardize a land grant contract, in 2000, the Ministry of Land and Resources and the State Administration for Industry and Commerce published a model state-owned construction land grant contract (“**land grant contract**”), upon which many local governments have formulated their respective local form of land grant contracts to suit their specific local circumstances. The model land grant contract contains terms such as serial number of land, location of land, area of land, use of land, conditions of land upon delivery, term of grant, land grant fee and its payment schedule, registration of land, intensity of land investment, land use conditions and restrictions (including GFA, building plot ratio, greenbelt ratio and height and density limitations), construction of public facilities, auxiliary construction, deadline for commencement of construction, deadline for completion of construction, payment of idle fees, application for extension of the stipulated construction period, restrictions on transfer, rent and mortgage of construction land use rights, application of renewal, force majeure, breach of contract and dispute resolution.

If a land user wishes to change the specified use of land after the execution of a land grant contract, approvals must first be obtained from the relevant land bureau and the relevant urban planning department, and a supplemental agreement or a new land grant contract may have to be signed and the land grant fee may have to be adjusted to reflect the added value of the new terms of use. Registration procedures must be carried out after payment of the added value.

If a land user wishes to terminate the land grant contract in virtue of his excuse, the land may be returned to the assignor after the approval of the original approving authority and an amount of the land grant fee may also be returned to the assignee.

Idle land

According to the Measures on Disposing of Idle Land (閒置土地處理辦法) promulgated and implemented by MLR on April 28, 1999, a parcel of land can be defined as idle land under any of the following circumstances:

- after obtaining the land-use rights, the development and construction of the land has not begun within the time limit for commencement of the development, as stipulated without the consent of the government authorities that originally approved the use of the land;
- the “Contract On Lease of the Right to Use State-Owned Land” does not stipulate or the “Approval Letter On Land Used for Construction” does not prescribe the date of starting the development and construction, and the development and construction of the land has not begun at the expiry of one year from the date when the “Contract On Lease of the Right to Use State-Owned Land” becomes effective, or when the administrative department of land issued the “Approval Letter On Land Used for Construction”;

- the development and construction of the land has begun, but the area of construction is less than one third of the total area to be developed and the invested amount is less than 25% of the total amount of investment; development and construction has been continuously suspended for one year without approval; or
- other circumstances prescribed by law and administrative regulations.

The municipality or county-level municipality administrative authority shall, with regard to an identified piece of idle land, give notice to the land user and draft a proposal on disposing the idle land, including, but not limited to, extending the time period for development and construction (provided that it shall be no longer than one year), changing the use of the land after fulfilling the relevant procedures, arranging for temporary use or ascertaining the new land user by competitive bidding, public auction or listing-for-sale. The administrative department of land under the people's government of municipality or county level shall, after the government authorities that originally approved the use of the land approves the proposal on disposal, arrange for the implementation of the proposal. With respect to land which is obtained by assignment and is within the scope of city planning, if the construction work has not yet started after one year as of the date stipulated in the assignment contract, since the duration in which construction may be commenced has elapsed, a fine for idle land which is equivalent to less than 20% of the assignment price may be imposed on the land user. If the construction work has not yet begun after two years have elapsed, the right to use the land can be withdrawn by the State without any compensation. However, the above sanctions shall not apply when the delay in commencement of construction is caused by force majeure or acts of government or indispensable preliminary work before commencement of construction.

Termination

The land use rights terminate upon the expiry of the term of grant specified in the land grant contract and the resumption by the state of such rights.

The state generally will not withdraw the land use rights before the expiration of the term of grant and if it does so for special reasons, such as in the public interest, it must offer proper compensation to the land user.

Upon expiry, the land use rights and ownership of the related buildings erected on the land and other attachments may be acquired by the state without compensation. The land user will take steps to surrender the land use rights certificate and cancel the registration of the certificate in accordance with relevant regulations.

A land user may apply for renewal of the land use rights and, if the approval is granted, the land user is required to enter into a new land grant contract, pay a land grant fee and affect an appropriate registration for the renewed grant.

In March 2007, the NPC adopted the Property Rights Law of the People's Republic of China (中華人民共和國物權法) ("**Property Rights Law**"), which became effective on October 1, 2007. According to the Property Rights Law, when the term of the right to use construction land for residential (but not other) purposes expires, it will be renewed automatically. Unless it is otherwise prescribed by any law, the owner of construction land use rights has the right to transfer, exchange, use such land use rights as equity contributions, donations or collateral for financing. If the state takes the premises owned by entities or individuals, it must compensate the property owners in accordance with the applicable laws and protect the lawful rights and interests of the owners.

Land transfers from current land users

In addition to a direct grant from the government, an investor may also acquire land use rights from land users that have already obtained the land use rights by entering into an assignment contract or a joint venture development agreement with the land user.

REGULATION

The assignment contract or joint venture development agreement must be registered with the relevant local land bureau at the municipal or county level. Upon a transfer of land use rights, all rights and obligations contained in the land grant contract are deemed incorporated as part of the terms and conditions of such transfer.

Certain domestic PRC individuals or entities enjoy the right to use land allocated by the State without payment of any consideration for an indefinite period of time. This type of land use rights is generally referred to as an allocated land use right. The Urban Land Regulations state that assignment, lease or mortgage of allocated land use rights in urban areas and any buildings or attachments situated on the land is subject to the approval of the relevant land and real estate administrative departments. The conditions for approval include the following:

- the existing land user must be an individual or a company, enterprise or other economic organization;
- the existing land user must hold a State land use rights certificate and the relevant ownership certificates for the buildings and attachments;
- a formal land grant contract must be entered into with the relevant land department; and
- the land grant fee must be paid or such payment may be made from the proceeds of such assignment, lease and mortgage.

The assignment contract or the joint venture development agreement is subject to terms and conditions specified in the land grant contract. For residential construction projects, PRC law requires that at least 25% of total construction costs have been expended before assignment can take place. A higher minimum construction and investment fee may be provided in land grant contracts entered into between the local land administration bureau and the land user. All rights and obligations of the current holder under a land grant contract will be transferred contemporaneously to the assignee of the land use rights. The relevant local government has the right to acquire the land use rights to be assigned if the assignment price is significantly lower than the market price. Relevant local governments may also acquire the land use rights from a land user in the event of a change in town planning. The land user will then be compensated for the loss of his land use rights.

Relocation of original residents

Where the land to be developed comprises land on which buildings have been erected and/or is occupied, we are required to compensate and relocate original residents before demolition and site clearance can be carried out. As specified in our land grant contracts, either the land authorities or our project companies are responsible for relocating existing residents and demolishing existing structures on the project sites. In cases where we are responsible for relocation, we are required to compensate the owners or residents of existing buildings on land to be developed for relocation in accordance with the Regulation on the Dismantlement of Urban Houses (城市房屋拆遷管理條例) implemented on November 1, 2001 by the State Council. But this administration rules have been abolished in compliance with the Regulation on the Expropriation of Buildings on State-owned Land and Compensation (國有土地上房屋徵收與補償條例) promulgated by the State Council on January 21, 2011 (“Expropriation and Compensation Regulation”).

Pursuant to the above-mentioned regulation promulgated and effective on January 21, 2011, the Expropriation and Compensation Regulation is formulated for purposes of regulating the expropriation of buildings on state-owned land and corresponding compensation, maintaining public interests and protecting the legitimate rights and interests of owners of the buildings to be expropriated, and it provides that, among other things:

- where a building of any entity or individual on state-owned land is expropriated for public interest, the owner of the expropriated building (the “owner”) shall be fairly compensated, and the principle of “democratic decision-making, due process and open results” shall be followed in the building expropriation and compensation;
- a building of any entity or individual on state-owned land can only be expropriated under the certain circumstances for public interest, and the governmental authorities are the sole entities who can be in charge of resettlement activities; the real estate developers are prohibited from being involved in the relevant procedures for building demolition and relocation;
- the compensation to the owner shall be paid before the resettlement, and can not be less than the market value of similar properties at the time of expropriation. The market values of properties shall be assessed by qualified real estate assessment agencies according to the assessment rules for property expropriation. The owner who disagree with the assessed value of property can apply for a re-assessment; and
- neither violence nor coercion may be used to force the owner to leave the property sites, nor can certain measures, such as illegally cutting off water and/or power supplies, be used in demolition and relocation procedures.

In Shanghai, the Implementing Rules for the Administration of Shanghai City Urban Housing Resettlement (上海市城市房屋拆遷管理實施細則) (implemented on November 1, 2001) and Notice on Shanghai Compensation Standard for Resettlement (關於本市城市居住房屋拆遷市場補償安置中價格補貼標準的通知) (issued on December 27, 2001) provided that the amount of the relocation compensation payable by the property developer to affected residents should be calculated in accordance with pre-set formulae provided by the relevant local authorities. In general, a property developer is required to take into account the following:

- the minimum compensation unit price (which means the average market unit price of housing in the same area regularly announced by the PRC Government at the district/county level);
- the appraised unit price of the building to be demolished;
- the price compensation index published by the PRC Government (which should not be lower than 20% and is determined by the district or county government); and
- the GFA of the buildings to be demolished.

In March 2005, the Shanghai government also issued notice of regulations specifying that a relocation and demolition permit may not be granted to property developers in Shanghai unless the relocation compensation consisted of a minimum of 70% of payment-in-kind compensation (meaning new accommodation).

In Chongqing, the Regulations on the Administration of Chongqing Urban Housing Resettlement (重慶市城市房屋拆遷管理條例) passed on March 26, 1999, implemented on December 1, 2002, amended on May 29, 2003, provided that the amount of the relocation compensation payable by the property developer to affected residents should be calculated based on the valuation conducted by the qualified

valuation institute and should take into account the location, the usage and the GFA of the buildings to be demolished. The above Administrative Regulations were revoked on May 27, 2011 by the Standing Committee of the Chongqing Municipal People's Congress, and the government organs of Chongqing are prohibited from being involved in any kind of violence for demolition according to the determination of the above Committee.

In Wuhan, the Implementation Measures for the Administration of Wuhan Urban Housing Resettlement (武漢市城市房屋拆遷管理實施辦法) implemented on March 1, 2002 and amended on May 15, 2007, provided that the amount of the relocation compensation payable by the property developer to affected residents should be calculated based on the real estate valuation unit price of demolished housing (Price of construction areas /per square meter) and the construction areas of demolished housing.

Other local governments have their own local regulations. Regardless of whether we or the relevant land authorities are responsible for relocating existing residents, if any resident is dissatisfied with the relocation compensation and refuses to move, we or the land authorities may seek to resolve the dispute by: (i) negotiating with the relevant resident to reach a mutually acceptable relocation compensation arrangement; or (ii) applying to the relevant local real estate administration authority (where the existing buildings are located) for its determination of whether the relocation compensation and relocation timetable is in compliance with law. The local real estate administration authority will then make a decision based on the principle of fairness and justice as to the proper costs and timetable. Where the local real estate administration authority itself is the owner or resident of the existing building, the dispute will be submitted to the local government who will make the decision.

MOHURD promulgated Valuation Rules on Expropriation of Buildings on State-owned Land (國有土地上房屋徵收評估辦法) on June 3, 2011, which stimulates the details such as the measures on choosing a valuation institution and the procedures of valuation.

Documents of title and registration of property interests

A land use rights certificate is the evidentiary legal document to demonstrate that the registered land user has the lawful right to use the land during the term stated in the land use rights certificate. Upon the completion of construction of a building (including passing the acceptance tests by various government departments), a building ownership certificate will be issued to the owner of the building. The holder of a land use right who is issued a building ownership certificate holds the land use rights and owns the building erected on the land. All holders of land use rights, and other rights with respect to the land, such as the right to buildings erected on the land, must register all their lawful state-owned land use rights, as well as ownership rights to the buildings. In this regard, real estate registries have been established in all cities in China. In most cities, there are separate registries for land use rights and buildings. However, in Shanghai, Chongqing and some other major cities, the two registries have been combined. In places where there are separate registries, the holder of a land use right will be issued a building ownership certificate for its ownership of the building and a land use rights certificate for its land use rights in the underlying land. In the other places where registries have been combined, such as in Shanghai, the land use rights certificate and the building ownership certificate are combined into a single certificate. Under PRC law, land use rights and building ownership rights which are duly registered are protected by law.

Whether the registered land user can assign, mortgage or lease the land use rights will be subject to conditions stipulated in the original land grant contract. In addition to the requirement to register land use rights, there is also a requirement to register a mortgage of a land use right in local land registration departments. See “— *Mortgage and guarantee*”.

Mortgage and guarantee

The mortgage of real property in the PRC is governed by the Security Law of the PRC, the Measures for Administration of Mortgages of Urban Real Estate, or the Real Property Law, and other relevant real estate-related laws and regulations. A real property mortgage agreement must be in writing and must contain specific provisions including (i) the type and amount of the indebtedness secured, (ii) the period of the obligation by the debtor, (iii) the name, quality, quantity, conditions, location, ownership or use right of the mortgaged property, and (iv) the scope of security. Pursuant to the Real Property Law, buildings newly-erected on a piece of urban land after a mortgage contract has been entered into shall not constitute mortgaged property. If the mortgaged property is auctioned off, the new buildings added on the land may be auctioned together with the mortgaged property, but the mortgagee shall not be entitled to priority compensation from the proceeds of the auction of the new buildings.

Pursuant to the Security Law (擔保法), a real property mortgage contract becomes effective on the date of registration with the local real property department. When carrying out mortgaged property registration, the loan contract and the mortgage contract as well as the land use rights certificate or the building ownership certificate with respect to the mortgaged property must be submitted to the registration authority. If the mortgagor cannot repay the loan that is secured by the mortgaged property, the mortgagee may agree with the mortgagor to receive payment by evaluating the mortgaged property in terms of money or through the proceeds of the auction or selling off the property. If no such agreement is reached, the mortgagee may institute proceedings in a People's Court. After the mortgaged property has been evaluated in terms of value or been auctioned or sold off, any portion of the proceeds that exceeds the amount of the indebtedness shall belong to the mortgagor and any shortfall shall be paid by the mortgagor.

The Security Law also contains comprehensive provisions dealing with guarantees. Under the Security Law, guarantees may be in two forms: (i) general guarantees whereby the guarantor bears the liability when the debtor fails to perform the payment obligation; and (ii) guarantees with joint and several liability whereby the guarantor and debtor are jointly and severally liable for the payment obligation. A guarantee contract must be in writing and, unless agreed otherwise, the term of a guarantee shall be six months after the expiration of the term for performance of the principal obligation.

The Security Law further provides that where indebtedness is secured by both a guarantee and by mortgaged property, the guarantor's liability shall be limited to the extent of the indebtedness that is not secured by the mortgaged property.

Property development

Property development projects in the PRC are generally divided into single projects and large tract development projects. A single project refers to the construction of buildings on a plot of land and the subsequent sale of units. Large tract development projects consist of the comprehensive development of large areas and the construction of necessary infrastructure such as water, electricity, road and communications facilities. The developer may either assign the land use rights of the developed area or construct buildings on the land itself and sell or lease the buildings erected on it.

On July 16, 2004, the State Council promulgated the Decision on Investment System Reforms (國務院關於投資體制改革的決定) (the “**Decision**”). Prior to the implementation of the Decision, the approval for the establishment of foreign invested entities engaged in real estate development activities was governed by the minutes of a meeting that was called by the Chinese Communist Party

and the State Council on May 4, 1984 to discuss the topic of opening up 14 coastal cities to foreign investors (the “**Minutes**”), and the Notice on Certain Issues About the Development of Real Estate promulgated by the State Council on November 4, 1992 (國務院關於發展房地產業若干問題的通知) (the “**Notice**”).

The Notice from MOFCOM Relating to Releasing the Authorization Level for Foreign Enterprise’s Investment (商務部關於下放外商投資審批權限有關問題的通知) (the “**2010 Notice**”), promulgated on June 10, 2010, stipulates that for investment of USD300 million under the Encouraged and Permitted Category and USD50 million under the Restricted Category in the Catalogue Guiding the Foreign Enterprise Investment, the establishment of amendment issues will be approved or managed by the commercial departments of Provincial or Specific Cities level.

Pursuant to the Minutes, the Notice and subsequent laws and regulations, local governments have certain authority to examine and approve, on their own, non-productive type projects (such as real estate projects) using foreign investment. Pursuant to the Decision, with respect to “restricted” projects, as stipulated by the Foreign Investment Industrial Guidance Catalogue (revised version of 2007), refer to projects involving development and operation of high-class properties including high-class hotels, villas and high-end office building and international exhibition centers, approvals shall be obtained. Other projects with lower-class belonging to a “permitted” column shall be registered with competent authorities. Since PRC laws and regulations do not set out strict and clear definition on “high-class” real estate, the standard for “high-class” falls into the discretion of the relevant local authority subject to different level of local development and the local authorities are not required to apply for approval from or registration with the central level authority. On December 24, 2011, NDRC and MOFCOM jointly issued the new Foreign Investment Industrial Guidance Catalogue (外商投資產業指導目錄 (2011年修訂)), which will be effective as of January 30, 2012 and pursuant to which foreign investment in the construction and operation of villas is removed from the restriction category to the prohibited category.

Pursuant to the Urban Land Regulations, foreign entities may acquire land use rights in the PRC unless the law provides otherwise. However, in order to develop the acquired land, the foreign entities need to establish foreign investment enterprises in the PRC as the project companies to develop the property. These project companies may be in the form of Sino-foreign equity or cooperative joint ventures or wholly foreign-owned enterprises. The typical scope of business of such project company includes development, construction and sales and leasing commodity properties and ancillary facilities on the specific land as approved by the government. The term of the property development company is usually the same as the term of grant of the land use rights in question.

Establishment of a project company is subject to the approval by the relevant departments of the PRC government in accordance with the following procedure. First, the PRC party to a joint venture project or the foreign investor, in the case of a wholly foreign-owned project, will submit a project application report to the central or local development and reform commission for verification and approval. If the development and reform commission considers the proposed property development project to be consistent with the prevailing national and local economic plans and foreign investment regulations, it will grant an approval to the applicant with respect to the project. NDRC and MOFCOM have been given the authority to regularly promulgate guidelines for the direction of foreign investment.

Once the project application report has been verified and approved, the PRC party and the foreign investor may proceed to prepare a joint feasibility study report that reflects their assessment of the overall economic viability of the proposed project company. At the same time, the parties may proceed to negotiate and execute the joint venture contract and articles of association for the establishment of a project company. In the case of a wholly foreign-owned project, the foreign investor may then prepare and sign the articles of association. The joint feasibility study report, the joint venture contract and/or articles of association will then, depending, among other things, on the industry to which it

belongs under the Catalogue and the amount of total investment, be submitted to MOFCOM or its local counterpart, as the case may be, for approval. If MOFCOM or its local counterpart finds the application documents to be in compliance with PRC law, it will issue an approval certificate for the establishment of the project company. With this approval certificate, the foreign investor and/or the PRC party can apply to the local administration for industry and commerce for a foreign investment enterprise business license to the project company.

Once a foreign entity developer has established a project company and secured the land use rights to a piece of land for development, it has to apply for and obtain the requisite planning permits from the planning departments and have its design plan approved by, and apply for and obtain a construction permit from, the relevant construction commission for commencement of construction work on the land. When the construction work on the land is completed, the completed buildings and structures must be examined and approved by the government departments before they can be delivered to purchasers or lessors for occupancy.

Under the Provisions on Administration of Qualifications of Property Developers (房地產開發企業資質管理規定) (the “**Provisions on Administration of Qualifications**”) promulgated by the Ministry of Construction in March 2000, a property developer shall apply for registration of its qualifications according to regulations stated in the Provisions on Administration of Qualifications. An enterprise may not engage in development and sale of property without a qualification classification certificate for property development. The construction authority under the State Council oversees the qualifications of property developers throughout the country, and the property development authority under a local government on or above the county level shall oversee the qualifications of local property developers.

In accordance with the Provisions on Administration of Qualifications, property developers are classified into four classes. Different classes of qualification should be examined and approved by corresponding authorities. The class 1 qualification shall be subject to preliminary examination by the construction authority under the government of the relevant province, autonomous region or municipality directly under the central government and then final approval of the construction authority under the State Council. Procedures for approval of developers of class 2 or lower qualifications shall be formulated by the construction authority under the government of the relevant province, autonomous region or municipality directly under the central government. A developer that passes the qualification examination will be issued a qualification certificate of the relevant class by the qualification examination authority.

Under the Development and Operation Regulations, the property development authorities shall examine applications for registration of qualifications of a property developer when it reports its establishment, by considering its assets, professional personnel and business results. A property developer shall only undertake property development projects in compliance with the approved qualification registration.

After a newly established property developer reports its establishment to the property development authority, the latter shall issue a Provisional Qualification Certificate to the eligible developer within 30 days of its receipt of the above report. The Provisional Qualification Certificate shall be effective in one year as from its issuance, while the property development authority may extend the validity to a period of no longer than 2 years considering the actual business situation of the enterprise. The property developer shall apply for qualification classification by the property development authority within one month before expiry of the Provisional Qualification Certificate.

A developer of any qualification classification may only engage in the development and sale of property within its approved scope of business and may not engage in business which is limited to another classification. A class 1 property developer is not restricted as to the scale of property project

to be developed and may undertake a property development project anywhere in the country. A class 2 property developer or lower may undertake a project with a gross floor area of less than 250,000 sq.m. and the specific scope of business shall be as confirmed by the construction authority under the government of the relevant province, autonomous region or municipality. Pursuant to the Provisions on Administration of Qualifications, the qualification of a property developer shall be inspected annually. The construction authority under the State Council or its authorized institution is responsible for the annual inspection of a class 1 property developer's qualification. Procedures for annual qualification inspection with developers of class 2 or lower shall be formulated by the construction authority under the people's government of the relevant province, autonomous region or municipality.

Pre-sales and sales

Pursuant to the Real Property Law and the Measures for Administration of the Pre-sale of Urban Commodity Premises (城市商品房預售管理辦法), or the Pre-sale Measures, as amended in July 2004, residential properties for sale that are under construction may be sold when the following conditions and/or requirements are satisfied:

- the land grant fee with respect to the land use rights has been paid in full and the land use rights certificate has been obtained;
- the construction works planning permit and the construction project commencement permit have been obtained;
- at least 25% of the total amount of the project investment fund has been injected into the development of the project and the progress of construction and the completion date of the project has been ascertained; and
- the pre-sale permit has been obtained.

The Shanghai local government stipulation, "Certain Opinions Relating to Enhancing Our City's Real Estate Market Restriction and Accelerating the Promotion of Housing Protection" (關於進一步加強本市房地產市場調控加快推進住房保障工作的意見) has adjusted the completion progress level for pre-sale of commodity residential housing projects that obtained the "Permit for Construction Work" after July 1, 2010. Those residential housing projects must have completed the main structural works and passed examination before they can be for pre-sale, and thus raising the standard for pre-sale. In Chongqing, similar requirements are also imposed under the Regulations for Administration of Real Estate Transactions in Urban Areas of Chongqing Municipality (重慶市城鎮房地產交易管理條例) promulgated in June 2002, and amended on May 27, 2011, which will be effective on January 1, 2012. These regulations further prescribe that, at the time of pre-sale, the units that have been presold and the land use rights to the underlying land must not be mortgaged. As for Wuhan, they have announced the Interim Regulations on the Administration of the Pre-Sale of Commodity Property in Wuhan (武漢市商品房預售方案管理暫行規定), which had made corresponding requirements.

According to the Development and Operation Regulations and the Pre-sale Measures, for the pre-sale of a commodity property, the developer shall sign a contract on the pre-sale of the commodity property with the purchaser. The developer shall, within 30 days upon signing the contract, apply for registration and record of the contract for pre-sale commodity property to the relevant administrative departments governing the real estate and land administration department of the city or country governments. The real estate administrative department shall take the initiative to apply network information technology to gradually implement the web-based registration of pre-sale contracts.

Pursuant to the Circular of the General Office of the State Council on Forwarding the Opinion of the Ministry of Construction and Other Department on Doing a Good Job of Stabilizing House Prices (關於做好穩定住房價格工作的意見) on May 9, 2005, there are several regulations concerning commodity properties sale:

- The buyer of a commodity building is prohibited from conducting any transfer of the pre-sale of the commodity building that he has bought but is still under construction. Before completion and delivery of a pre-sale commodity building to the buyer, and before the buyer obtains the individual property ownership certificate, the administrative department of real estate shall not handle any transfer of the commodity building.
- A real name system for house purchase should be applied; and an immediate archival filing network system should be carried out for the pre-sale contracts of commodity properties.

On July 6, 2006, the Ministry of Construction, NDRC, and SAIC jointly enacted a Notice on Reorganizing and Regulating Order in the Real Estate Transactions (關於進一步整頓規範房地產交易秩序的通知), the details of which are as follows:

- The developer should start to sell the commodity properties within 10 days after receiving a “Permit for Pre-sale of Commodity Properties”. Without this permit, the pre-sale of commodity properties, as well as subscription (including reservation, registration and number selecting) and acceptance of any kind of pre-sale payments, is forbidden.
- The real estate administration authority should establish an immediate network system for pre-sale contracts of commodity properties and a system for the publication of real estate transaction information. The basic information of the commodity building, the schedule of the sale and the ownership status should be duly, truly and fully published in the network system and on the locale of sale. The advance buyer of a commodity building is prohibited from conducting any transfer of the advance sale of the commodity building that he has bought but is still under construction.
- Without the “Permit for Pre-sale of Commodity Properties”, no advertisement of the pre-sale of commodity properties can be published.
- Real estate development enterprises with a record of serious irregularity or enterprises which do not satisfy the requirements of pre-sale of commodity properties are not allowed to take part in sale activities.
- The real estate administration authority should strictly carry out the regulations for the pre-sale contract registration and records and apply the real name system for property purchase.

Pursuant to the Notice on Promoting the Steady and Healthy Development of the Real Estate Market (關於促進房地產市場平穩健康發展的通知) issued by the General Office of the State Council on January 7, 2010, local governments must decide the minimum scale of pre-sales rationally and may not issue separate pre-sale permits by floor or unit.

On April 13, 2010, the Ministry of Housing and Urban-Rural Development of the People’s Republic of China issued the Notice on Further Strengthening the Supervision Over the Real Estate Market and Improving the Pre-sale System of Commodity House (關於進一步加強房地產市場監管完善商品住房預售制度有關問題的通知). It provides that, among other things, within 10 days after the real estate

developers obtain the pre-sale permit for the project for sale, they shall release the information regarding the number of properties allowed for pre-sale under such pre-sale permission and the price of such property to the public at one time. They shall also sell the properties to the public at the price as published and strictly subject to the pre-sale permits.

Pursuant to the Circular of the General Office of the State Council on Issues Concerning Further Works of Regulation and Control of Real Estate Market (國務院關於進一步做好房地產市場調控工作有關問題的通知) dated January 26, 2011, the administrative divisions directly under the Central Government, cities specially designated in the State plan, provincial cities and the other cities with excessive or rapid rising real estate price shall implement strict measures with housing-purchase limitation for a reasonable period of time. As the general rule, (i) the individuals who sell their residential property within five years after their purchase of such property will be charged business taxes based on the full amount of the transfer income; (ii) the minimum down payment for second house of residential family using bank loans or housing provident fund loan is raised to 60% with a minimum lending interest rate of 110% of the benchmark rate; (iii) the PRC government will forfeit the land use rights if a developer fails to obtain the construction permit and commence development for more than two years from the commencement date stipulated in the land grant contract; and (iv) municipalities, provincial capitals and cities with high housing prices shall make purchase restrictions for a specified period. In principle, (a) a local residential family that already holds one house or a non-local residential family that is able to provide evidence of local tax or social insurance payment for a required period is limited to purchasing one house (including the new commodity residential house and second hand one); and (b) a local residential family who holds two or more houses, a non-local residential family that holds one or more houses and a non-local residential family who can not provide the local payment certificates of tax and/or social insurance for a required period shall be suspended from purchasing any other commodity residential houses in the relevant administrative regions.

For the purpose of implementing the Circular of the General Office of the State Council on Issues Concerning Further Works of Regulation and Control of Real Estate Market, the Shanghai Municipal Government promulgated the Notice on Further Strengthening the Macroeconomic Control over Shanghai Real Estate Market (上海市人民政府辦公廳印發關於本市貫徹《國務院辦公廳關於進一步做好房地產市場調控工作有關問題的通知》實施意見的通知) dated January 31, 2011, this Notice provided that (i) the minimum down payment for second house of residential family using bank loans or housing provident fund is raised to 60% with a minimum lending interest rate of 110% of the benchmark rate; (ii) a local residential family that already holds one house or a non-local residential family that is able to provide evidence of local tax or social insurance payment for the latest 2 years is limited to purchasing one house (including the new commodity residential house and second hand one); and a local residential family who holds two or more houses, a non-local residential family that holds one or more houses and a non-local residential family who can not provide the local payment certificates of tax and/or social insurance for the latest 2 years shall be suspended from purchasing any other commodity residential houses in Shanghai, otherwise, these newly purchased houses can not be registered in relevant real estate authorities. In addition to Shanghai, other main cities, including Wuhan, Dalian and some other cities, have also announced their new purchase limit polices which are similar to the requirements in the Circular of the General Office of the State Council on Issues concerning Further Works of Regulation and Control of Real Estate Market.

According to the Regulation on Clearly Marking Price in the Sale of Commodity Houses (商品房銷售明碼標價規定) promulgated by NDRC on March 16, 2011, the sale of commercial houses shall mark prices on a per unit basis, and show to the public the relevant fees which will be charged and the other factors which are in relation to the sale price. A commercial house operator shall not charge any additional fees other than those clearly marked during the property sale. After the price is clearly marked, the developer cannot increase the sale price or charge any other fees.

Leasing

Both the Urban Land Regulations and the Real Property Law permit leasing of granted land use rights and the buildings or properties constructed on the land. Leasing of properties situated in urban areas is governed by the Administration Measures for Urban Buildings Leasing, or the Urban Buildings Leasing Measures. The Urban Buildings Leasing Measures were promulgated by the Ministry of Construction in May 1995 in accordance with the Real Property Law in order to strengthen the administration of the leasing of urban buildings. The Urban Buildings Leasing Measures permit property owners to lease their properties to others for residential or commercial property uses except as otherwise prohibited by relevant laws. The landlords and tenants who are the parties to a property lease transaction are required to enter into a written lease agreement specifying all of the terms of the lease arrangement as required by statutes. Leasing of buildings and the underlying land use rights must not exceed a maximum term of 20 years. The lease agreement becomes effective upon signing; however, it must be registered with the relevant real property administration authority at the municipality or county level within 30 days after its execution for the purpose of protecting the tenant's interest against claims from third parties. A tenant may, upon obtaining consent from the landlord, assign or sublet the premises to sub-tenants.

The MOHURD promulgated the Administrative Measures for Commodity House Leasing (商品房屋租賃管理辦法) (the “**Leasing Measures**”) on December 1, 2010, and according to the Leasing Measures, the parties to a housing tenancy shall go through the housing tenancy registration formalities with the competent real estate authorities of the municipalities directly under the PRC central government, cities and counties where the housing is located within 30 days after the housing tenancy contract is signed. The relevant real estate authorities are authorized to impose a fine below RMB1,000 on individuals, and a fine from RMB1,000 to RMB10,000 on other violators who are not natural persons and fail to comply with the regulations within the specified time limit. The Leasing Measures came into effect as of February 1, 2011 in replacement of the Administration Measures for Urban Buildings Leasing.

According to the Real Property Law, rental income derived from the lease of buildings and the underlying land use rights from a landlord who acquired only allocated land use rights without payment of consideration for such acquisition must be turned over to the State.

Separation of markets for domestic and foreign property purchasers

When the PRC real property market first developed in the early 1990s, there was a “foreign” market in which high-end properties were designated to be sold to purchasers from Hong Kong, Macau, Taiwan and foreign countries for hard currency and a “domestic” market in which properties of domestic standards of quality were designated to be sold to local PRC purchasers for Renminbi. Such mandatory bifurcation of the real property market has been lifted in Beijing and Shanghai in recent years. For instance, Shanghai first merged the two markets in the residential sector in 2001 and subsequently, unified the two markets in the non-residential sector in 2003.

Real estate financing

PBOC issued the Circular on Further Strengthening the Management of Loans for Property Business (中國人民銀行關於進一步加強房地產信貸業務管理的通知) on June 5, 2003 to specify the requirements for banks to provide loans for the purposes of real estate development and individual house mortgage as follows:

- (a) The property loan by commercial banks to real estate development enterprises shall be granted only under the title of real estate development loan and it is strictly forbidden to extend such loans as current capital loans for real estate development projects or other loan items. No lending of any type shall be granted to enterprises which have not obtained the land use rights certificates, construction land permit, construction planning permit and construction work permit;
- (b) Commercial banks shall not grant loans to property developers to pay off land premiums; and
- (c) Commercial banks may only provide mortgage loans to individual buyers when the main structural buildings have been topped out. The Shanghai local government has adjusted the completion progress level for pre-sale of commodity residential housing projects that obtained the “Permit for Construction Work” after July 1, 2010. Those residential housing projects must have their main structural works completed and pass examination before they can be for pre-sale, and thus raising the standard for pre-sale.

Pursuant to the Guidance on Risk Management of Property Loans of Commercial Banks issued by the CBRC on August 30, 2004, any real estate developer applying for real estate development loans shall have at least 35% of capital funds required for the development.

According to the Circular on Standardizing the Admittance and Administration of Foreign Capital in the Real Estate Market (關於規範房地產市場外資准入和管理的意見) enforced on July 11, 2006, foreign-invested real estate development enterprises which have not paid up their registered capital fully, or failed to obtain a land use rights certificate, or with under 35% of the capital for the project, will not be allowed to obtain a loan in or outside China, and foreign exchange administration departments shall not approve any settlement of foreign loans by such enterprises.

On July 10, 2007, SAFE issued a circular indicating that it would not process for foreign investment enterprises in the real estate sector any foreign debt registration or conversion of foreign debt that was approved by the local MOFCOM and filed with MOFCOM on or after June 1, 2007.

On September 27, 2007, PBOC and CBRC issued the Circular on Strengthening the Lending Practice for Commodity Properties, which further tightened mortgage lending, including:

For capital sum (owners' interest) portion of projects not reaching the 35% hurdle rate or projects not obtaining the land usage certificate, the construction land usage permit, the construction work planning permit or work commencement permit, commercial banks shall not grant any forms of lending. Upon MLR and the Construction Authorizer's investigation and confirmation, those real estate development enterprises which have been hoarding land or properties for speculation, commercial banks shall not grant any lending. For commodity houses left idle for more than 3 years, commercial banks shall not accept such properties as collaterals for lending.

On December 5, 2007, PBOC and CBRC jointly issued the Supplemental Circular on Strengthening the Management of Commercial Real-Estate Credit Loans (關於加強商業性房地產信貸管理的補充通知), which clarifies that the times of property mortgage loans should be calculated on a family basis, including the borrower and his spouse and minor children.

On September 21, 2010, MLR and CIN announced the Notice Relating to Enhancing Housing Property Land and Construction Management Restriction (關於進一步加強房地產用地和建設管理調控的通知), requiring a strict management to housing land sales, and a strict examination to the land bidders. For breaching the following requirements, MLR will forbid the land bidder and its controlling shareholders to bid land: i) forging documents and land speculation; ii) illegal transfer of land use rights; iii) letting land being idle for more than a year; and iv) breaching of the conditions prescribed by the contract of assignment of the land.

On September 29, 2010, PBOC and CBRC issued the Notice on Relevant Issues Relating to the Improvement of Differential Housing Loan Policy (關於完善差別化住房信貸政策有關問題的通知), which prohibits commercial banks from granting or extending loans to property developers that violate laws and regulations such as (i) holding idle land; (ii) changing the land use; (iii) changing the land nature; (iv) delaying the commencement and completion of development; and (v) intentionally holding properties for future sale, for the purpose of new property development.

Property management

Under the Measures for the Administration of Qualifications Certificates of Property Management Enterprises (物業管理企業資質管理辦法) promulgated by the Ministry of Construction in March 2004, and amended by the Ministry of Construction on November 26, 2007, it provides that:

- (1) a newly established property management enterprise shall, within 30 days from the date of receiving its business license, apply to the competent real estate authorities of the cities divided into districts or the municipalities directly under the Central Government for a provisional qualification. The departments of qualification, examination and approval will check and issue a “property service qualification certificate” corresponding to their grading assessment results; and
- (2) the qualifications of a property service enterprise shall be classified as class one, class two or class three. The competent construction department of the State Council shall be responsible for issuance and administration of the qualification certificate of the class one property management enterprise. The competent construction departments of the people’s governments of provinces and autonomous regions shall be responsible for the issuance and administration of the qualification certificate of the class two property management enterprises, and the competent realty departments of the people’s governments of municipalities directly under the Central Government shall be responsible for issuance and administration of the qualification certificate of the classes two and three property management enterprises. The competent realty departments of the people’s governments of the cities divided into districts shall be responsible for the issuance and administration of the qualification certificate of the class three property management enterprises.

According to the “Regulation on Property Management” enacted by the State Council on June 8, 2003 and implemented on September 1, 2003, as amended on August 26, 2007 and effective on October 1, 2007, the general meeting of owners in a property can appoint and dismiss the property management enterprise with affirmative votes of owners holding more than half of the voting rights. Before the formal appointment of a property management enterprise by the general meeting of the owners, a written temporary service contract should be signed by the construction institutions (for example, a developer) and a property management enterprise.

Insurance

There is no mandatory provision under PRC laws and regulations requiring a property developer to obtain insurance policies for its property developments. According to the common practice of the real estate industry in Guangdong, construction companies are usually required to submit insurance proposals in the course of tendering and bidding for construction projects. Construction companies are required to pay for the insurance premium at their own costs and obtain insurance to cover their liabilities, such as third-party's liability risk, employer's liability risk, risk of non-performance of contract in the course of construction and risks associated with the construction and installation works during the construction period. The requirement for construction companies to obtain insurance coverage for all the aforementioned risks ceases immediately after the completion and acceptance upon inspection of construction.

Recent macroeconomic control measures

The General Office of the State Council enacted the Circular on Stabilizing Housing Price on March 26, 2005, requiring measures to be taken to restrain the housing price from increasing too fast and to promote the healthy development of the real estate market.

In May 2005, the Ministry of Construction and certain other Chinese government authorities jointly issued the Opinion of Stabilizing Property Prices (關於做好穩定住房價格工作的意見), followed by a set of new measures. As a result:

- as from June 1, 2005, a business tax was levied on property sales proceeds subject to the length of the period for which the property has been held and type of property concerned;
- transfer of uncompleted properties has been banned;
- planning review of residential properties which fail to commence construction within two years, which are not in compliance with their respective planning permits will be revoked; and
- land provision for villa construction was banned and land provision for high-end residential property construction was restricted.

On May 9, 2005, the General Office of the State Council issued the Opinion of the Ministry of Construction and other Departments on Doing a Good Job of Stabilizing House Prices (關於做好穩定住房價格工作的意見), the opinion provides that:

Intensifying the planning and control and improving the supply structure of houses

Where the housing price is growing excessively and where the supply of ordinary commodity houses in the medium or low price range, and economical houses are insufficient, construction of residential properties should mainly involve projects of ordinary commodity houses in the medium or low price range and economical houses.

The construction of low-density, upmarket houses shall be strictly controlled. With respect to construction projects of medium- or low-price ordinary commodity houses, before any grant of land, the municipal planning authority shall, according to the level of control required, set out conditions for planning and design such as height of buildings, plot ratio and green space. The real estate authority shall, in collaboration with other relevant authorities, set forth such controlling requirements as sale price, type and apartment sizes. Such conditions and requirements will be set out as preconditions of land assignment to ensure an effective supply of small or medium-sized houses at

moderate and low prices. The local government must intensify the supervision of planning permits for real estate development projects. Housing projects that have not been commenced within two years must be examined again, and those that turn out to be not in compliance with the planning permits will be revoked.

Intensifying the control over the supply of land and rigorously enforcing the administration of land

Where the price of land for residential use and residential properties grows too rapidly, the proportion of land for residential use to the total land supply should be appropriately raised, and the land supply for the construction of ordinary commodity houses in the medium or low price range and economical house should be emphatically increased. Land supply for villa construction shall continue to be suspended, and land supply for high-end housing property construction shall be strictly restricted.

Adjusting the policies of business tax on residential property house transfer and strictly regulating the collection and administration of tax

From June 1, 2005, the business tax on transfer of a residential property by an individual within two years of the purchase will be levied on the basis of the full amount of the sale proceeds. Transfer of an ordinary residential property by an individual who sells two years or more after the purchase shall be exempted from the business tax. For transfer of a house other than ordinary residential property by an individual two years or more after the purchase, the business tax will be levied on the basis of the balance between the proceeds from selling the property and the purchase price.

Strictly rectifying and regulating the market order and seriously investigating into and punishing any irregular and rule-breaking sales

The buyer of a pre-completion commodity property is prohibited from conducting any transfer of the pre-sale commodity property that he has bought but is still under construction. A real name system for property purchase should be applied, and an immediate archival filing network system for advance sales contracts of commodity properties should be carried out.

On May 24, 2006, the State Council forwarded the Opinion on Adjusting the Housing Supply Structure and Stabilizing Property Prices (國務院辦公廳轉發建設部等部門關於調整住房供應結構穩定住房價格意見的通知) (the “**Opinion**”) of the Ministry of Construction and other relevant government authorities. The Opinion provides the following:

Adjusting the housing supply structure

- Developers must focus on providing small- to medium-sized ordinary commodity properties at low- to mid-level prices to cater to the demands of local residents.
- As of June 1, 2006, newly approved and newly commenced building construction projects must have at least 70% of the total construction work area designated for small apartments with floor areas of 90 sq.m. or below (including economically affordable apartments). If municipalities directly under the Central Government, cities listed on state plans and provincial capital cities have special reasons to adjust such prescribed ratio, they must obtain special approval from the Ministry of Construction. Construction projects that have been approved but have not yet obtained a construction permit must follow the prescribed ratio.

Further adjustments by tax, loan and land policies

- From June 1, 2006, business tax will be levied on the full amount of the sale proceeds on conveyance of residential properties within a period of five years from the date of purchase. If an individual sells his ordinary standard apartment after five or more years from the date of purchase, the business tax will normally be exempted. If an individual sells his non-ordinary apartment after five or more years from the date of purchase, the business tax will be levied on the balance between the selling price and the purchase price.
- Commercial banks are not allowed to advance loan facilities to real estate developers who do not have the required 35% or more of the total capital for the construction projects. Banks shall not accept mortgages of commodity apartments remaining unsold for three years or more.
- At least 70% of the total land supply for residential property development must be used for developing small- to medium-sized and low- to medium-cost ordinary housing and low cost public housing. Based on the restrictions of residential property size ratio and residential property price, land supply will be granted by way of auction to the real estate developer who offers the highest bid. Land supply for villa construction shall continue to be suspended, and land supply for low-density and large-area housing property construction shall be strictly restricted.

Reasonably monitoring the scope and progress of Demolition of urban housing

- The management and reasonable control of the scope and progress of the demolition of urban housing should be strengthened to halt the excessive property growth triggered by passive means.

Further rectifying and regulating the order of real estate properties market

- In order to ensure that the prescribed ratio regarding types and sizes is followed, the relevant authorities will need to re-examine the approval of those construction projects which have been granted planning permits but have not been commenced. The relevant authorities will ensure that no planning permit, construction permit or permit for pre-sale of commodity properties is issued to those construction projects which do not satisfy the regulatory requirements, in particular, the prescribed ratio requirement. If the real estate developers, without an approval, alter the architectural design, the construction items, and exceed the prescribed ratio, the relevant authorities have the power to dispose of the land and to confiscate the land in accordance with the law.
- The real estate administration authority and the administration of industry and commerce will investigate illegal dealings such as contract fraud cases in accordance with the relevant laws. The illegal conduct of pre-completion sale of commodity apartments without satisfying all the conditions will be enjoined, and a proper administrative penalty will be imposed in accordance with the law. For those real estate developers who maliciously manipulate the supply of commodity housing, the relevant authorities will impose a proper economic punishment in accordance with the law including revoking the business licenses of those serious offenders and will pursue personal liability for those concerned.

Gradually relieving the housing demands for low-income families

- To expedite the establishment of a low-cost public housing supply system in various cities and counties; to monitor and regulate the construction of economically affordable apartments; to aggressively develop the second-hand property market and property rental market.

Improving information disclosure system and system for collecting real estate statistics

On July 6, 2006, the Ministry of Construction promulgated the Certain Opinions on Carrying Out the Residential Property Size Ratio in Newly-Built Residential Buildings (關於落實新建住房結構比例要求的若干意見) (Jianzhufang 2006 No. 165) (the “**Supplemental Opinion**”). The Supplemental Opinion provides the following:

- As of June 1, 2006, of the newly approved and newly commenced construction projects in different cities including towns and counties, at least 70% of the total construction area must be used for building small apartments with unit floor area of 90 sq.m. or below (including economically affordable apartments). The relevant authorities in different localities must strictly follow the prescribed ratio requirement in their respective locality.
- The relevant authorities must ensure the conditions of newly built commodity apartments including the planning and the design, and must ensure that the property size ratio is adhered to. If a real estate developer has not followed the ratio requirement without approval, the town planning authorities will not issue a Planning Permit. If the real estate developer has not followed the requirements of the Planning Permit, the relevant authority reviewing the planning documents will not issue a certification, the construction authority will not issue a Construction Permit, and the real estate authority will not issue a Permit for pre-completion sale of the commodity apartments.

In the case of construction projects that were granted approval before June 1, 2006 but that were not granted a construction work permit by that date, the local government shall, upon its local conditions, ascertain the specific projects that shall adjust the residential property size ratio according to its local requirements of the prescribed residential property size ratio, the different nature of land use planning and the project layout.

On August 14, 2006, the General Office of MOFCOM promulgated a Notice for the Enforcement of the Regulation on the Access and the Management of Foreign Investment in the Real Property Market, which reinforces the minimum registered capital requirements on the foreign invested real property enterprises. According to this Notice, the registered capital of a foreign invested real property enterprise must account for at least 50% of its total investment amount if its total investment amount is above US\$3 million. For an enterprise whose total investment amount is less than US\$3 million, its registered capital must account for at least 70% of its total investment amount.

On May 23, 2007, MOFCOM and SAFE jointly promulgated a Notice to further Strengthen and Regulate the Approval and Supervision of Foreign Direct Investment in Real Properties (關於進一步加強、規範外商直接投資房地產業審批和監管的通知), or “Circular 50”, which emphasized that overseas investors cannot circumvent the governmental examination and approval requirements through the change of beneficial ownership of domestic real property enterprises. Circular 50 exerts stricter control over government approval for the establishment of foreign invested real property enterprises and requires that foreign investors must obtain land use rights or property ownerships, or have entered into purchase agreements for land use rights or for real properties with the relevant land administration authorities, land developers or owners of real properties prior to its establishment of a real property enterprise. Otherwise, its application for the establishment of a real property enterprise will not be approved.

On August 30, 2007, the Standing Committee of NPC promulgated the revised PRC Urban Real Estate Administration Law which took effect on the same day. The law stipulates that the State, for public benefit, can take back State-owned land and/or the premises, owned by enterprises or individuals, built on State-owned land. The local PRC Government will provide the enterprises or individuals with compensation for the return of the State-owned land and/or the demolition.

On September 27, 2007, PBOC and CBRC further tightened mortgage lending by PRC banks, by increasing the amount of down payment a property purchaser must make before seeking mortgage financing.

On October 10, 2007, the Ministry of Land and Resources issued a revised regulation, which reiterated that property developers must fully pay the land premium for the entire parcel under the land grant contract before they can receive a land use rights certificate and/or commence development on the land, effective November 1, 2007.

On January 3, 2008, the State Council issued the Notice to Enhance the Economical and Intensive Use of Land (關於促進節約集約用地的通知), which requires full utilization of the market's fundamental efforts in promoting land resources distribution, and perfecting the economical and intensive usage of land mechanism; (a) to strictly enforce the industrial and operative lands' bid tender, auction and listing transfer system. For industrial usage land and operative land of commercial, traveling, entertainment and commodity housings etc. (including land usage for ancillary business operation, research and training), and for the same land lot with two or more intending land users, an open transfer by bid tender, auction and listing shall be carried out; (b) to enhance the contract system for land usage; (c) to perfect residential land structure, continue to suspend land supply for villas development of houses, confirming not less than 70% of the residential land supply used for construction of low rent housing, economical housing, fixed-price housing and medium and small sized housing, to prevent large sized housing to occupy excessive land.

On December 20, 2008, the General Office of the State Council issued the Certain Opinions on Promoting the Healthy Development of Real Estate Market (關於促進房地產市場健康發展的若干意見), which changed the period of the business tax levied on the full amount of the sale proceeds on conveyance of residential properties from five years from the date of purchase to two years from the date of purchase. If an individual sells his non-ordinary apartment after two or more years from the date of purchase, the business tax will be levied on the balance between the selling price and the purchase price. This policy is executed temporarily until December 31, 2009.

On January 7, 2010, the General Office of the State Council issued the Notice on Promoting the Steady and Healthy Development of the Real Estate Market (關於促進房地產市場平穩健康發展的通知), which is also aimed at dampening speculation in the property market and slowing the rate of price increases. The notice, among other things, provides that the minimum down payment for the purchase of a second residential property by any household with mortgage on its first residential property shall be 40% of the purchase price.

On March 8, 2010, the Ministry of Land and Resources issued the Notice on Strengthening the Supply and Supervision of Land Use for Real Estate Property (關於加強房地產用地供應和監管有關問題的通知). The notice, among other things, provides that (i) land resource authorities shall strictly control the land supply for large-sized apartments and prohibit the land supply for villas; and (ii) the land use rights grant contract must be executed within ten days after a grant of land has been mutually agreed and a down payment of 50% of the land grant premium shall be paid within one month from the execution of the land use rights grant contract with the remaining amount to be paid no later than one year after the execution of the land use rights grant contract.

On April 17, 2010, the State Council issued the Notice on Resolutely Curbing the Rapid Rising of the House Price in Certain Cities (關於堅決遏制部分城市房價過快上漲的通知), according to which a stricter differential housing credit policy shall be enforced. It provides that, among other things, (1) for first-time family buyers (including the borrower, his/her spouse and his/her underage children, similarly hereinafter) of apartments larger than 90 square meters, a minimum 30% down payment must be paid; (2) the down payment requirement on second-home mortgages was raised to at least 50% from 40% and also reiterated that an extra 10% should be adopted on the interest rates for housing loans

granted to such buyers; and (3) for those who buy three or more houses, even higher requirements on both down payments and interest rates shall be levied. In addition, the banks can suspend housing loans to buyers who own two or more housing units in places where housing prices are rising too rapidly and are too high, and housing supply is insufficient.

On September 29, 2010, PBOC and CBRC issued the Notice on Relevant Issues Relating to the Improvement of Differential Housing Loan Policy (關於完善差別化住房信貸政策有關問題的通知), which, among other things:

- prohibits commercial banks from providing housing mortgage temporarily to any members of a family unit purchasing the third or the subsequent residential housing or non-local residents who fail to provide local one-year or longer tax payment certificates or social insurance payment certificates;
- prohibits commercial banks from granting or extending loans to property developers that violate laws and regulations such as: (i) holding idle land; (ii) changing the land use; (iii) delaying the commencement and completion of development; (iv) intentionally holding properties for future sale, for the purpose of new property development;
- increase the minimum of down payment to at least 30% of the purchase price of the property.

On January 26, 2011, the General Office of the State Council promulgated the Circular of on Issues Concerning Further Works of Regulation and Control of Real Estate Market (國務院辦公廳關於進一步做好房地產市場調控工作的有關問題的通知) (the “**January 26, 2011 Circular**”), as the general rule, municipalities, provincial capitals and cities with high housing prices shall make purchase restrictions for a specified period. In principle, (a) a local residential family that already holds one house or a non-local residential family that is able to provide evidence of local tax or social insurance payment for a required period is limited to purchasing one house (including the new commodity residential house or a second hand one); and (b) a local residential family that holds two or more houses, a non-local residential family that holds one or more houses and a non-local residential family that cannot provide the local payment of tax and/or social insurance for a required period shall be suspended from purchasing any other commodity residential houses.

Implementation of macroeconomic control measures in major cities in the PRC

As real estate prices in Shanghai have been rising faster than the national rate, the central and local governments have also adjusted local economic policies on several occasions in an effort to curb prices and discourage speculation in Shanghai. In March and May 2005, the Shanghai local government implemented a variety of market tightening policies. In particular: (i) a business tax of 5% of the increased value on residential properties that are bought and resold in less than a year; and (ii) a ban on all mortgage transfers, as a result of which homeowners will have to pay off the balance of their existing mortgage before they can sell to the next buyer if the transfer takes place within one year from the original purchase. Other policies are aimed at expanding the supply of subsidized housing and housing aimed at low- or middle-income households.

On March 5, 2005, the local government in Shanghai issued Certain Opinions on Strengthening the Present Adjustment and Control of Real Property Market and Promoting a Sustainable and Healthy Development of the Real Property Market (上海市人民政府關於當前加強房地產市場調控促進房地產市場持續健康發展的若干意見), or the “**Opinions**”, which made clear that future development of the real property market is aimed at stabilizing the rapid increase in real property prices and preventing speculation by focusing on the supply of ordinary residential units to local residents. Fiscal, financial, legal, administrative and other means will be used comprehensively to achieve such ends. On March 7, 2005, in response to the Opinions, the Shanghai Local Tax Bureau issued a notice to remove the

business tax exemption which had been in effect since August 1, 1999 and began imposing a 5% business tax, together with other miscellaneous levies, on gains from transfers of real properties which take place within one year from the original purchase. To support the central government's macroeconomic control measures over the local real property market, the Shanghai Banking Association issued the Guidelines for Banks in Shanghai on Further Strengthening the Administration on Granting Mortgage Loans to Individuals (關於進一步加強個人住房貸款管理的指引), or the Guidelines, on March 28, 2005. Pursuant to these Guidelines, commercial banks in Shanghai are required to increase the percentage of down payment if a borrower applies for a mortgage loan for a second property. If the same borrower applies for a mortgage loan for the third or more properties, the loan applications will be subject to strict scrutiny. The banks will substantially increase the percentage of down payment and interest rates for such mortgage loans. In addition, the banks are banned from providing bridge loans to enable sellers to transfer their properties prior to paying off the entire amount of their outstanding loan if the transfer takes place within one year from the original purchase. Further, on May 31, 2005, the Shanghai Finance Bureau, the Shanghai Local Tax Bureau, the Shanghai Urban Planning Bureau and the Shanghai Land and Resources Bureau jointly supplemented the Notice Concerning the Strengthening of Administration of Real Property Taxes (關於加強房地產稅收管理的通知) pursuant to which ordinary housing is defined under this notice as housing with a floor area ratio of above 1.0, a GFA of less than 140 sq.m., the actual executed price is below 1.44 times of the average selling price of the residential property in the same level land and costing less than RMB17,500 per sq.m. if located within the Inner Ring Viaduct, RMB10,000 per sq.m. if located between the Inner and the Outer Ring Viaduct or RMB7,000 per sq.m. if located outside the Outer Ring Viaduct, with buyers of luxury homes after June 1, 2005 subject to a 3% deed tax.

On October 7, 2010, the Shanghai Municipal Government approved Certain Opinions on Further Strengthening the Adjustment and Control of Real Property Market and Accelerating the Process of Housing Security Work (關於進一步加強本市房地產市場調控加快推進住房保障工作的若干意見) which specially provides that:

- For a family that buys its first property with a GFA larger than 90 sq.m. and applies for house accumulation fund loan, a minimum 30% down payment is required, and the maximum house accumulation fund loan shall be RMB600,000; for a family that buys its second property for the improvement of living conditions, a minimum 50% down payment is required and the maximum house accumulation fund loan shall be RMB400,000; all the Housing Fund Management Centers shall suspend making loans to families that apply for second properties which cannot be defined as an improvement of living-condition property; families who buy three or more properties are prohibited from receiving house accumulation fund loans.
- Since the issuance of the several opinions, no family (including both the husband and wife, and their minor children) can buy more than one property in Shanghai in a certain term.
- Land value appreciation tax shall be levied according to the ratio of the average price of properties to be sold to the average price of all newly built properties in the same area of the previous year: if this ratio is less than 1.0, land value appreciation tax shall be levied at the rate of 2%; if this ratio is between 1.0 and 2.0, land value appreciation tax shall be levied at the rate of 3.5%; if this ratio is higher than 2.0, land value appreciation tax shall be levied at the rate of 5%.
- As to any real estate project which obtained its construction license after July 1, 2010, the requirements for it to apply for pre-sale permits shall be adjusted. Those residential housing projects should have completed the main structural works and passed for examination before they can be for pre-sale, and thus has raised the standard for pre-sale.

- Separate grants of planning permits, construction permits and pre-sale permits are restricted. The scale of construction and pre-sale of a real estate project shall be no less than 30,000 sq.m. GFA. Real estate projects with less than 30,000 sq.m. GFA are required to obtain a construction planning permit, construction license and pre-sale permit at the same time.

Other local governments in the PRC, including those in Wuhan and Chongqing, have issued similar notices to specify their respective standards of “ordinary residential property” and supplement the requirements set out in the Opinion.

On January 27, 2011, the governments of Shanghai and Chongqing issued their respective measures for implementing pilot property tax schemes, which became effective on January 28, 2011.

Under the Shanghai Provisional Rules on the Trial in Collection and Administration of Property Tax on Certain Individual Residential Houses (上海市開展對部分個人住房徵收房產稅試點的暫行辦法), (i) starting on January 28, 2011, Shanghai shall, on a trial basis, levy property taxes on a newly bought second or succeeding house in Shanghai which is purchased by a local resident family and each newly bought house in Shanghai which is purchased by a non-local resident family; (ii) the applicable rate of the property tax is 0.6% or, if the sale price per square meter is below twice the average price of newly constructed commodity residential properties in the previous year, 0.4%; (iii) the property tax shall be temporarily payable on the basis of 70% of the transaction value of the taxable house; and (iv) the Shanghai property tax rule provides several measures for tax deduction or exemption, including a rule that if a local resident family’s GFA per capita, calculated on the basis of the consolidated living space (including the newly bought house) owned by such family, is not more than 60 sq.m., such family is temporarily exempted from property tax when purchasing a second house or more after January 28, 2011 in Shanghai.

Under the Chongqing Provisional Rules on Collection and Administration of Property Tax of Individual Residential Houses (重慶市關於開展對部分個人住房徵收房產稅改革試點的暫行辦法) issued by the Chongqing government which became effective on January 28, 2011, property tax will be imposed on (i) stand-alone residential properties (such as villas) owned by individuals, (ii) high-end residential properties purchased by individuals on or after January 28, 2011, the sale prices per square meters of which are two or more times of the average price of newly constructed commodity residential properties developed within the nine major districts of Chongqing in the last two years and (iii) the second or further ordinary residential properties purchased on or after January 28, 2011 by non-resident individuals who are not employed in and do not own any enterprise in Chongqing, at rates ranging from 0.5%, 1% or 1.2% of the purchase price of the property. Under above rules in Chongqing, the area for tax deduction or exemption is 180 sq.m. calculated on family basis for the stand-alone residential properties owned by individuals before January 28, 2011, and is 100 sq.m. calculated on family basis for the stand-alone residential properties and high-end residential properties purchased on or after January 28, 2011.

Local legislation

While the Urban Land Regulations set out a general framework for transactions relating to land use rights, local legislation regulates specific transactions within specified areas relating to the grant and transfer of land use rights. These local regulations are numerous. Some of them are inconsistent with national legislation. The central authorities have taken the position that if there are inconsistencies, the national legislation will prevail.

REGULATION OF FOREIGN CURRENCY EXCHANGE AND DIVIDEND DISTRIBUTION

Foreign currency exchange

The principal regulations governing foreign currency exchange in the PRC are the Regulations for the Control of Foreign Exchange (外匯管理條例), or the Foreign Exchange Regulations, promulgated by the State Council in January 1996, as amended in August 2008. Under the Foreign Exchange Regulations, a domestic institution or individual makes direct investment or issues or trades negotiable securities or derivative products overseas shall handle the registration formalities at SAFE. If the relevant state provisions require it to get the approval of the competent department or archive the issue with the competent department, it shall do so before handling the registration formalities.

The State shall implement the scale management of foreign debts. Any institution or individual borrowing foreign debts shall abide by the relevant State provisions and handle the foreign debt registration formalities at a foreign exchange administrative organ. SAFE shall take charge of collecting statistical data about and monitoring the foreign debts of the whole nation, and publish the foreign debt situations on a regular basis.

An institution shall apply to the SAFE or its local branches before providing foreign guarantee. SAFE or its local branches shall make a decision of approval or disapproval according to the asset-liability situation of the institution. If the relevant State provisions provide that its scope of business shall be subject to the approval of the competent department, it shall get the approval before applying to SAFE or its local branches. The institution shall, after concluding a foreign guarantee contract, handle the foreign guarantee registration formalities at SAFE or its local branches. The provisions of the preceding paragraph shall not apply where an institution, upon the approval of the State Council, provides foreign guarantee for a loan with the money borrowed from a foreign government or an international financial organization.

Dividend distribution and remittance

The principal PRC regulations governing the distribution of dividends by our PRC subsidiaries are (i) The Company Law, as amended in 2005 and became effective on January 1, 2006, (ii) The Wholly Foreign-Owned Enterprise Law (1986), as amended in 2000 and its Implementation Regulation (2001); and (iii) The Chinese-foreign Equity Joint Venture Law (1979), as amended in 1990 and 2001 and its Implementation Regulation (2001).

Under these PRC laws and regulations, our subsidiaries in China may only pay dividends out of their accumulated profits, if any, determined in accordance with PRC accounting standards and regulations. In addition, a subsidiary in China is required to set aside at least 10.0% of its after-tax income each year, if any, to fund a reserve fund until the accumulated reserve amounts to 50.0% of its registered capital. It is also required to set aside funds for the employee bonus and welfare fund or discretionary common reserve from its after-tax income each year at percentages determined at its sole discretion. These reserves are not distributable as cash dividends.

For overseas remittance of the current year's dividends, a WFOE is required, under the Circular on Relevant Questions Concerning the Remittance of Profits, Dividends and Bonuses Out of China Through Designated Foreign Exchange Banks (關於外匯指定銀行辦理利潤、股息、紅利匯出有關問題的通知) which was issued on September 22, 1998 and amended on September 21, 1999, to submit the following documents to a designated foreign exchange bank:

- Proof of tax payment and declaration form of tax (WFOEs enjoying tax reductions or exemptions shall provide certification of tax reduction and exemption issued by the local tax authorities);

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- An auditor's report on the profit and dividend situation for the current year issued by an accounting firm;
 - The resolution of the board of directors relating to the dividends distribution;
 - The foreign investment enterprise's foreign exchange registration certificate;
 - The capital verification report issued by an accounting firm; and
 - Other documents SAFE may require.

In addition, for overseas remittance of the preceding years' dividends, such WFOE shall appoint an accounting firm to conduct an audit for the year(s) in which the dividend-related profits were generated and shall present the auditor's report to the bank as a required supplemental document.

In the case of foreign investment companies, the registered capital of which has not been fully paid up in accordance with the joint venture contract and/or articles of association, the dividends in foreign currency may not be remitted out of the PRC. If there are special circumstances under which the registered capital cannot be contributed within the time limit as specified in the joint venture contract and/or articles of association, the foreign investment company shall apply for approval with the original approving authority. With the approval of the original approving authority and the above-mentioned required documents, the dividends in foreign currency shall be remitted out of the PRC in proportion to the registered capital that has actually been contributed.

Shareholder loan

A shareholder loan made by foreign investors as shareholders to foreign investment enterprises such as cooperative joint ventures, equity joint ventures and WFOEs is regarded as foreign debt in China, which is subject to a number of PRC laws and regulations, including the Foreign Exchange Control Regulations (中華人民共和國外匯管理條例) of 2008, the Interim Measures on Foreign Debts (外債管理暫行辦法) of 2003 or, the Interim Measures, the Statistical Monitoring of Foreign Debts Tentative Provisions of 1987 (外債統計監測暫行規定) and its Implementing Rules of 1998, the Administration of the Settlement, Sale and Payment of Foreign Exchange Provisions of 1996 (結匯、售匯及付匯管理規定) and the Notice of SAFE with respect to Perfection of Issues Relating to Foreign Debts, dated October 21, 2005 (國家外匯管理局關於完善外債管理有關問題的通知).

Under these regulations, a shareholder loan of a foreign debt nature made to cooperative joint ventures, equity joint ventures and WFOEs does not require the prior approval of SAFE. However, such foreign debt must be registered with and recorded by SAFE or its local branch in accordance with relevant PRC laws and regulations.

A foreign investment enterprise can legally borrow foreign exchange loans up to their borrowing limits, which is the difference between their respective amounts of "total investment" and "registered capital" as approved by MOFCOM or its local counterparts. "Total investment" is the projected amount of funds necessary for a foreign-invested enterprise to attain the production or operational capacity set out in its joint venture contract and/or articles of association, whereas, "registered capital" refers to the equity or capital contributions to be paid in full by the foreign investors and their Chinese partners (if any).

Pursuant to Article 18 of the Interim Measures, the summation of the accumulated medium-term and long-term debts borrowed by enterprises with foreign investment and the balance of short-term debts shall not exceed the surplus between the total investment in projects approved by the verifying departments and the registered capital. Within the range of the surplus enterprises with foreign investment may borrow foreign loans at their own will. If the loans exceed the surplus, the total investment in projects shall be reexamined by the original examination and approval departments.

The procedures for registration of the foreign debt and remittance of foreign currency for related interest, principal and other payments are as follows:

- Within 15 days after formal execution of a shareholder loan agreement, borrowers shall present relevant documents to SAFE or its local branch and complete registration procedures and collect a seriatim Foreign Debt Registration Certificate (外債登記證). The submission includes (i) a signed application, (ii) an original and copy of the shareholder loan agreement, (iii) a completed Form with Information on Execution of Foreign Debt Agreement, (iv) Foreign Exchange Registration Certificate for Foreign Investment; the joint venture contract and/or articles of association relating to establishment of the foreign investment enterprise and a capital verification report, and (v) other documents that SAFE or its local branch may require.
- When borrowers transfer foreign currency into China pursuant to foreign loan agreements, upon presentation of their Foreign Debt Registration Certificate, they shall open a Foreign Debt Spot Exchange Special Account with a bank in the PRC designated or approved by the State Administration for Foreign Exchange.
- When borrowers repay principal and interest, they should make an application to the State Administration for Foreign Exchange or its local branch based on the specified valid vouchers for the issuance of a Verification Certificate. The submission includes (i) a signed application form, (ii) Foreign Debt Registration Certificate, (iii) shareholder loan agreement, (iv) notices of repayment of principal and interest issued by lender, which shall include the total amount of the principal and interest for repayment, amount of the principal to be repaid, interest rate and the method and period for calculating interest, (v) notification of the transfer into account of the related portion of the loan and the current foreign currency account statement, (vi) proof of tax payment and tax returns for the payment of interest and fees and (vii) other documents that the State Administration for Foreign Exchange or its local branch may require.
- The bank which has opened the account for such borrowers shall rely on the Verification Certificate and Foreign Debt Registration Certificate as provided by borrowers and effect payment through the Foreign Debt Spot Exchange Special Account.
- In accordance with the bank payment documentation, borrowers shall record the amount of the payment in a Foreign Debt Variation and Repayment Form and file a copy with the State Administration for Foreign Exchange or its local branch that issued the Foreign Debt Registration Certificate.

In accordance with the Notice of the State Administration for Foreign Exchange on Improving the Examination of the Settlement of Foreign Exchange on the Capital Account by Foreign-Invested Enterprises and Administration of the Registration of Their Foreign Debts (國家外匯管理局關於改進外商投資企業資本項目結匯審核與外債登記管理工作的通知) on May 17, 2004, local branches of the State Administration for Foreign Exchange and authorized designated foreign exchange banks shall, when handling the approval of settlement of foreign debts and the formalities for the verification of foreign exchange settlement of the foreign debt capital of foreign investment enterprises, and in the

case of a single transaction for an amount of more than US\$200,000 which is used for such settlement of foreign exchange, request from the relevant foreign investment enterprise such written instructions of payment regarding the use of the capital for such settlement and make payment directly to the designated recipient.

With regard to payment of small amounts, including payment of salaries, setting aside of reserves or for amounts of foreign exchange settlement capital of US\$200,000 or less, the local branches of the State Administration for Foreign Exchange and authorized designated foreign exchange banks may choose not to request the relevant foreign investment enterprise to provide written payment instructions, but to transfer the foreign exchange settlement capital into the RMB bank account of such foreign investment enterprise. However, the foreign investment enterprise shall provide a detailed list of the uses of the previous foreign exchange settlement capital in connection with the subsequent foreign exchange settlement.

Restrictions on offshore funding of PRC property developers

On July 10, 2007, the General Affairs Department of SAFE issued the Notice Regarding the Publication of the List of the First Batch of Property Development Projects with Foreign Investment That Have Properly Registered with MOFCOM (國家外匯管理局綜合司關於下發第一批通過商務部備案的外商投資房地產項目名單的通知). The notice stipulates, among other things, (i) that SAFE will no longer process foreign debt registrations or applications for purchase of foreign exchange submitted by real estate enterprises with foreign investment who obtained authorization certificates from and registered with MOFCOM on or after June 1, 2007 and (ii) that SAFE will no longer process foreign exchange registrations (or change of such registrations) or applications for sale and purchase of foreign exchange submitted by real estate enterprises with foreign investment who obtained approval certificates from local government commerce departments on or after June 1, 2007 but who did not register with MOFCOM. This new regulation restricts the ability of foreign-invested real estate companies to raise funds offshore for the purpose of injecting such funds into the companies by way of shareholder loans.

MAJOR TAXES RELATING TO OUR BUSINESS IN CHINA

Income tax

According to the PRC Enterprise Income Tax Law (the “**EIT Law**”, 中華人民共和國企業所得稅法) promulgated by NPC on March 16, 2007, which came into effect on January 1, 2008, a uniform income tax rate of 25% is applied equally to domestic enterprises, as well as foreign investment enterprises. Pursuant to this new EIT Law, dividends and interests payable to a foreign investor are subject to a 20% withholding tax unless the jurisdiction of incorporation for the foreign investor has a tax treaty with China that provides for a different withholding arrangement.

According to the “Implementation Rules of the PRC on the Enterprise Income Tax Law” (中華人民共和國企業所得稅法實施條例) promulgated by the State Council on December 6, 2007 and effective January 1, 2008, a reduced income tax rate of 10% is applicable to any dividends payable to non-PRC enterprise investors from foreign invested enterprises.

The EIT Law also provides a five-year transition period starting from its effective date for those enterprises which were established before the promulgation date of the new tax law and which were entitled to a preferential lower income tax rate under the then effective tax laws or regulations. The income tax rate of such enterprises will gradually be transiting to the uniform tax rate within the transition period in accordance with implementing rules issued by the State Council. On December 26, 2007, the State Council issued the Circular to Implement the Transition Preferential Policies for the

Enterprise Income Tax (關於實施企業所得稅過渡優惠政策的通知), under which, for those enterprises then entitled to a preferential income tax rate of 15% and established before March 16, 2007, the transition income tax rate should be 18%, 20%, 22%, 24% and 25%, respectively in 2008, 2009, 2010, 2011 and 2012.

According to the Arrangement between the Mainland of China and the Hong Kong Special Administrative Region for the Avoidance of Double Taxation and the Prevention of Fiscal Evasion (內地和香港特別行政區關於對所得避免雙重徵稅和防止偷漏稅的安排), or the Avoidance of Double Taxation Agreement, dividend payments to shareholders in Hong Kong would be withheld at a rate of 5% if their investment ratio in invested entities in China is above 25%, or 10% if their investment ratio in invested entities in China is below 25%.

On December 10, 2009, the State Administration of Taxation issued the Circular on Strengthening the Administration of Enterprise Income Tax on Non-resident Enterprises' Share Transfer (關於加強非居民企業股權轉讓所得企業所得稅管理的通知), effective as of January 1, 2008, under which, where a foreign investor (actual controller) indirectly transfers equity interests in a Chinese resident enterprise by transferring the shares of the offshore holding company that is located in a country (jurisdiction) where the effective tax burden is less than 12.5%, or where the offshore income of the residents is not taxable, the foreign investor shall provide the relevant tax authority in charge with reports containing relevant information within 30 days of the transfers, and where a foreign investor (actual controller) indirectly transfers equity interests in a Chinese resident enterprise through the abuse of form of organization and there are no reasonable commercial purposes such that the corporate income tax liability is avoided, the tax authority shall have the power to re-assess the nature of the equity transfer in accordance with the "substance-over-form" principle and deny the existence of the offshore holding company that is used for tax planning purposes. "Income derived from equity transfers", as mentioned in this circular refers to income derived by non-resident enterprises from direct or indirect transfers of equity interest in China resident enterprises, excluding shares in Chinese resident enterprises that are bought and sold openly on the stock exchange.

Business tax

Business tax is payable in respect of certain business activities in China as set out in the Provisional Regulations Concerning Business Tax (中華人民共和國營業稅暫行條例) promulgated by the State Council on December 13, 1993 and implemented on January 1, 1994, amended on November 10, 2008 and implemented on January 1, 2009 and the Detailed Implementation Rules on the Provisional Regulations of PRC on Business Tax (中華人民共和國營業稅暫行條例實施細則) issued by the Ministry of Finance on December 25, 1993, amend on December 15, 2008 and implemented on January 1, 2009. The activities to which the business tax applies include supply of service as specified in the aforesaid regulations in PRC, transfer of intangible assets, leases, and sales of real estate properties in China. No deduction of the tax incurred on purchased services or materials is allowed except that the State Council make the decision of deduction or exemption of the tax. The rate of business tax payable for property sale and leasing transactions is 5% of the proceeds from the sale or leasing of real estate/immovable properties in China.

On May 27, 2005, the State Administration of Taxation, MOFCOM and Ministry of Construction jointly issued a Notice on Strengthening the Administration of Taxes in Connection with Real Estate (關於加強房地產稅收管理的通知). According to the notice, from June 1, 2005, business tax shall be imposed on the full amount of the sales income for an individual, upon the transfer of the ownership of a residential house by an individual within two years from the purchase date. However, transfer of an ordinary residential property may be exempted from business tax upon tax authorities' approval of application for such exemption. According to the Circular on Forwarding Opinions of the Ministry of Construction and other Departments on Stabilizing Housing Prices issued by the General Office of the State Council (國務院辦公廳轉發建設部等部門關於做好穩定住房價格工作意見的通知) on May 9,

2005, in the case of a house other than an ordinary residential house, business tax shall be imposed on the difference between the sales income and the purchase price, provided that the transfer occurs after two years from the purchase date. Ordinary residential house refers to a residential unit, of which (i) the plot ratio is more than 1.0; (ii) the GFA is less than 120 sq.m.; and (iii) the price is lower than 1.2 times of the average selling price of residential properties on the land of the same category. The provincial-level government may set its own GFA and price requirements with a deviation no more than 20% of the above-mentioned standards.

On December 20, 2008, according to the Certain Opinions on Promoting the Healthy Development of Real Estate Market (關於促進房地產市場健康發展的若干意見), the period of the business tax levied on the full amount of the sale proceeds on conveyance of residential properties from five years from the date of purchase to two years from the date of purchase. This policy was executed temporarily until December 31, 2009.

On December 29, 2008, the Ministry of Finance and State Administration of Taxation jointly announced the Circular on the Business Tax Policy for Assignment of Residential Property of Individuals (關於個人住房轉讓營業稅政策的通知, “Circular 2008”), according to which, the business tax is collected on the difference between the sale price and the original purchase price when the sale of an ordinary residential property within two years after the original purchase date, and be free when the sale of ordinary residential property out of two years.

On December 22, 2009, the Ministry of Finance and State Administration of Taxation issued the Notice on Adjusting the Business Tax Policies on Individual Housing Transfer. The notice provides, effective from January 1, 2010, that where any individual sells non-ordinary residential housing within five years of the original purchase date, the business tax thereon shall be collected on the full sale price; where any individual sells non-ordinary residential housing more than five years after the original purchase date or sells an ordinary housing unit within five years after the original purchase date, the business tax thereon shall be collected on the basis of the difference between the sale price and the original purchase price; where any individual sells an ordinary housing unit more than five years after the original purchase date, it shall be exempted from business tax. The notice was replaced by the Notice on Adjusting the Business Tax Policies on Individual Housing Transfer (the “**New Notice**”) issued by the Ministry of Finance and State Administration of Taxation on January 27, 2011. Under the New Notice, for the sale of an ordinary housing unit or non-ordinary residential housing within five years after the original purchase date, the business tax thereon shall be collected on the full sale price; for the sale of non-ordinary residential housing more than five years after the original purchase date, the business tax thereon shall be collected on the basis of the difference between the sale price and the original purchase price; for the sale of ordinary housing unit more than five years after the original purchase date, it shall be exempted from business tax.

LAT

According to the requirements of the Provisional Regulations of PRC on Land Appreciation Tax (the “**Provisional Regulations**”, 中華人民共和國土地增值稅暫行條例) promulgated on December 13, 1993 and effective on January 1, 1994, and the Detailed Implementation Rules on the Provisional Regulations of PRC on Land Appreciation Tax (the “**Detailed Implementation Rules**”, 中華人民共和國土地增值稅暫行條例實施細則) promulgated and effective on January 27, 1995, any appreciation amount gained from taxpayer’s transfer of property shall be subject to LAT. LAT is levied according to four progressive rates: 30% for the appreciation amount not exceeding 50% of the sum of deductible items; 40% for the appreciation amount exceeding 50% but not exceeding 100% of the sum of

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deductible items; 50% for the appreciation amount exceeding 100% but not exceeding 200% of the sum of deductible items; and 60% for the appreciation amount exceeding 200% of the sum of deductible items. The related deductible items aforesaid include the following:

- amount paid for obtaining the land use rights;
- costs and expenses for land development;
- costs and expenses of new buildings and ancillary facilities, or estimated prices of old buildings and constructions;
- related tax payable for transfer of property; and
- other deductible items as specified by the Ministry of Finance.

According to the requirements of the Provisional Regulations and the Detailed Implementation Rules, LAT shall be exempted under any one of the following circumstances:

- Taxpayers constructing ordinary standard residences for sale (*i.e.*, the residences built in accordance with the local standard for general use residential properties; deluxe apartments, villas, resorts, for example, are not categorized as ordinary standard residences) in which the appreciation amount does not exceed 20% of the sum of deductible items;
- Property taken over and repossessed according to laws due to the construction requirements of the government.

According to the Circular Regarding the Levy and Exemption of Land Appreciation Tax for Development and Transfer Contracts signed before January 1, 1994 (關於對一九九四年一月一日前簽訂開發及轉讓合同的房地產徵免土地增值稅的通知) issued by the Ministry of Finance and the State Administration of Taxation on January 27, 1995, LAT shall be exempted when:

- For property assignments which were signed before January 1, 1994, whenever the properties are transferred, the LAT shall be exempted;
- Either when the property assignments were signed before January 1, 1994 or when the project proposal has been approved and that capital was injected for development in accordance with the conditions agreed, the LAT shall be exempted if the properties are transferred within five years after January 1, 1994 for the first time. The date of signing the assignment shall be the date of signing the Sale and Purchase Agreement. Particular property projects which are approved by the government for the development of the whole piece of land and long-term development, of which the properties are transferred for the first time after the five-year tax-free period, after auditing being conducted by the local financial and tax authorities, and approved by the Ministry of Finance and State Administration of Taxation, the tax-free period would then be appropriately prolonged.
- However, the LAT shall be collected if it exceeded the range of transfer contracts for the property or changing the transfer contracts when the property were be transferred without complying with the regulation in the period for tax exemption aforesaid.

On December 24, 1999, the Ministry of Finance and the State Administration of Taxation issued the "Notice With Respect to the Extension of the Period for the Land Appreciation Tax Exemption Policy" (關於土地增值稅優惠政策延期的通知) that extended the period for the LAT exemption policy as mentioned hereinabove to the end of 2000.

After the enactment of the Provisional Regulations and the Detailed Implementation Rules, due to the longer period for the property development and transfer, many local tax authorities in the course of implementing the regulations and rules did not force the property developers to declare and pay the LAT. Therefore, in order to assist the local tax authorities in the collection of LAT, the Ministry of Finance, State Administration of Taxation, Ministry of Construction and State Land Administration Bureau had separately and jointly issued several notices to restate the requirement that after the assignment contracts are signed, the taxpayers should declare the tax to the local tax authorities with jurisdiction over the underlying property, and pay LAT in accordance with the amount calculated by the tax authority and the time as required. For those who fail to acquire proof as regards the tax paid or the tax exemption from the tax authorities, the real estate administration authority shall not process the relevant title change and shall not issue the property ownership certificate.

The State Administration of Taxation also issued the Circular on Well Operation of Collections Administration on Land Appreciation Tax (關於認真做好土地增值稅徵收管理工作的通知) on July 10, 2002 to request local tax authorities to modify the management system of LAT collection and operation details, to build up a sound taxpaying declaration system for LAT, to modify the methods of pre-levying for property. Such notice also pointed out that either for the property assignment contracts which were signed before January 1, 1994 or where the project proposal has been approved and capital was injected for development, the privilege policy for LAT exemption for the properties that are transferred within 5 years after January 1, 1994 for the first time is expired, and such tax shall be levied again.

On August 2, 2004, the State Administration of Taxation issued the Circular on Enhancing the Administration of Land Appreciation Tax (關於加強土地增值稅管理工作的通知) in order to further clarify the taxpayers' duties in relation to filing of periodic tax returns. On August 5, 2004, the State Administration of Taxation issued the Circular on Further Enhancing the Administration on Collection of Urban Land Use Tax and Land Appreciation Tax (關於進一步加強城鎮土地使用稅和土地增值稅徵收管理工作的通知) to further enhance the administrative efforts relating to the collection of LAT. It is stipulated in this notice that the waiver of LAT on any land grant contracts executed prior to January 1, 1994 has expired, and that appreciation in land value shall be subject to LAT irrespective of the time of assignment.

On March 2, 2006, the State Administration of Taxation and the Ministry of Finance issued the Circular on Land Appreciation Tax. The Circular stipulated the following:

- Taxpayers constructing both ordinary residential properties and other commodity houses should calculate the LAT separately, and declare the tax to the local tax authorities where the properties are located.
- Local authorities shall determine, and adjust as appropriate, the provisional LAT rates considering the relevant real property market, the type of buildings constructed and any other applicable factors.
- A taxpayer who fails to prepay the LAT within the stipulated time frame may be liable to a penalty under the "Administrative Law of the People's Republic of China on the Levying and Collection of Taxes".
- In relation to completed property projects, if 85% or more of the saleable GFA has been assigned or transferred, then the local tax authority may require the taxpayer to pay tax on the income from the assigned or transferred property.

- For taxpayers whose shareholders or joint-cooperation partners contributed real properties as capital to such taxpayers, the temporary tax exemption in relation to ordinary residential properties does not apply.

On December 28, 2006, the State Administration of Taxation issued the Circular on the Administration of the Settlement of Land Appreciation Tax of Property Development Enterprises (關於房地產開發企業土地增值稅清算管理有關問題的通知) which came into effect on February 1, 2007.

Pursuant to the Circular, a property developer shall settle and clear the LAT payment of its development projects that meet certain criteria with the tax authorities in accordance with the applicable LAT tax rates. The LAT shall be settled for projects approved by the competent authorities; and for projects developed in different stages, the LAT shall be settled in stages. LAT must be settled if (1) the property development project has been completed and fully sold; (2) the property developer transfers the whole incomplete development project; or (3) the land-use rights with respect to the project is transferred. In addition, the relevant tax authorities may require the developer to settle the LAT if any of the following criteria is met: (1) for completed property development projects, the transferred GFA represents more than 85% of total salable GFA, or the proportion represented is less than 85%, but the remaining saleable GFA has been leased out or used by the developer; (2) the project has not been sold out for more than three years after obtaining the sale or pre-sale permit; (3) the developer applies for cancellation of the tax registration without having settled the relevant LAT; or (4) other conditions stipulated by the tax authorities.

The Notice also indicated that if a property developer satisfies any of the following circumstances, the tax authorities shall levy and collect LAT as per the levying rate no lower than the pre-payment rate with reference to the bearing rate of LAT of local enterprises with a similar development scale and income level: (i) failure to maintain account book required by law or administrative regulation; (ii) destroying the account book without authorization or refusing to provide taxation information; (iii) the accounts are in a state of mess or cost materials, income vouchers and cost vouchers are damaged and incomplete, making it difficult to determine transferred income or amount of deductible items; (iv) failure to go through LAT settlement within the prescribed period, and such failure is not cured within the period required by the relevant tax authorities; (v) the basis for tax calculation as submitted is obviously low without justifiable cause. Local provincial tax authorities can formulate their own implementation rules according to the notice and local situation.

On May 19, 2010, the State Administration of Taxation issued the Circular on Relevant Issues of the Settlement of Land Appreciation Tax, which details the relevant issues concerning of the income verification about the settlement of land appreciation tax, the calculation about exemption issues under certain circumstances.

Deed tax

Pursuant to the Interim Regulations of the People's Republic of China On Deed Tax (中華人民共和國契稅暫行條例) promulgated by the State Council in July 1997, the transferee, whether an individual or otherwise, of the title to a land site or building in the PRC shall be responsible for the payment of deed tax. The rate of deed tax is 3%-5% of the purchase price. The governments of provinces, autonomous regions and municipalities may, within the foresaid range, determine and report their effective tax rates to the Ministry of Finance and the State Administration of Taxation for the record.

On October 22, 2008, the Ministry of Finance, and the State Administration of Taxation jointly announced the Circular on Revising the Tax Expenses of Housing Transactions (關於調整房地產交易環節稅收政策的通知). The Ministry of Finance and the State Administration of Taxation provided

that, effective November 1, 2008, the deed tax were temporarily reduced to 1% for individuals who purchase the ordinary residence with a GFA of less than 90 sq.m. floor areas for the first time, and temporarily exempt stamp duty and LAT for purchase or sales of housing by individuals, as applicable.

On March 9, 2010, the Ministry of Finance, and the State Administration of Taxation further announced the Circular on Deed Tax Policy Relevant to First-time Purchase of Ordinary Residential Premises (關於首次購買普通住房有關契稅政策的通知) which stipulated that for two or more people collectively purchase a common housing with a GFA of less than 90 sq.m., and one or more of the buyers have house purchasing record before. The collective buyers of the captioned common house cannot enjoy the preferential deed tax policy applicable to first time purchaser.

On September 29, 2010, Ministry of Finance, State Administration of Taxation and Ministry of Housing and Urban-rural Development jointly announced the Circular on Revising the Preferential Policies for Deed Tax and Individual Income Tax Relating to Real Property Transactions (關於調整房地產交易環節契稅、個人所得稅優惠政策的通知) which stipulated that except for the two conditions of (1) the individual paying for the half of deed tax when purchasing the ordinary residential property that is the only property for the purchaser's family with certain range of the purchaser himself, spouse or minors children, definition same as below, and (2) the individual paying for the deed tax at the rate of 1% when purchasing the ordinary residential property under 90 sq.m., which is the only property of the purchaser's family, others shall not enjoy the preferential deed tax policy. In addition, for the individual income tax payer who had sold his self-owned residential property within a year and within that period buy a residential property again, his individual income tax will not be reduced or exempted.

Urban land use tax

Pursuant to the Interim Regulations of the People's Republic of China On Land Use Tax with respect to Urban Land (中華人民共和國城鎮土地使用稅暫行條例) promulgated by the State Council in September 1988 and as amended in December 2006, the land use tax with respect to urban land is levied according to the area of relevant land. The annual tax on every sq.m. of urban land shall be from RMB0.6 to RMB30. Any foreign investment enterprise using urban land is required to pay the tax on urban land use accordingly from January 1, 2007. According to the Notice on Land Use Tax Exemption of Foreign-Invested Enterprises and Institutions of Foreign Enterprises in China (關於對外商投資企業和外國企業在華機構的用地不徵收土地使用稅的通知) promulgated by the Ministry of Finance on November 2, 1988 and the Approval on Land Use Tax Exemption of Foreign-Invested Enterprises (關於外商投資企業徵免土地使用稅問題的批復) issued by State Administration of Taxation on March 27, 1997, Interim Regulations of the People's Republic of China On Land Use Tax with respect to Urban Land was not applicable to the foreign-invested enterprises and land use fees should be collected instead of land use tax in a foreign-invested enterprise. However, the Interim Regulations of the People's Republic of China on Land Use Tax with respect to Urban Land were revised by the State Council on December 31, 2006. As of January 1, 2007, land use tax shall be collected from foreign-invested enterprises. The annual tax on every sq.m. of urban land shall be from RMB0.6 to RMB30.0.

Stamp duty

Under the Interim Regulations of the People's Republic of China on Stamp Duty (印花稅暫行條例) promulgated by the State Council in August 1988, for building property transfer instruments, including those with respect to property ownership transfer, the duty rate shall be 0.05% of the amount stated therein; for permits and certificates relating to rights, including property title certificates and land use rights certificates, stamp duty shall be levied on an item basis of RMB5 per item.

Real estate tax

In pursuance of the Provisional Regulations of the PRC on Real Estate Tax promulgated by the State Council in September 1986, the real estate tax is 1.2% if it is calculated on basis of the residual value of a building and 12% if it is calculated on the basis of the rental.

On January 27, 2011, the governments of Shanghai and Chongqing issued their respective measures for implementing pilot property tax schemes, which became effective on January 28, 2011.

Under the Shanghai Provisional Rules on the Trial in Collection and Administration of Property Tax on Certain Individual Residential Houses (上海市開展對部分個人住房徵收房產稅試點的暫行辦法), (i) starting on January 28, 2011, Shanghai shall, on a trial basis, levy property taxes on a newly bought second or succeeding house in Shanghai which is purchased by a local resident family and each newly bought house in Shanghai which is purchased by a non-local resident family; (ii) the applicable rate of the property tax is 0.6%, and if the sale price per square meter is below twice of average price for the newly constructed commercial resident properties in last year, the applicable rate of the property tax is 0.4%; (iii) the property tax shall be temporarily payable on the basis of 70% of the transaction value of the taxable house; and (iv) the Shanghai property tax rule provides several measures for tax deduction or exemption, including the rule that if a local resident family's GFA per capita, calculated on the basis of the consolidated living space (including the newly bought house) owned by such family, is not more than 60 sq.m., such family is temporarily exempted from property tax when purchasing a second house or more after January 28, 2011 in Shanghai.

Under the Chongqing Provisional Rules on Collection and Administration of Property Tax of Individual Residential Houses (重慶市關於開展對部分個人住房徵收房產稅改革試點的暫行辦法) issued by the Chongqing government which became effective on January 28, 2011, property tax will be imposed on (i) stand-alone residential properties (such as villas) owned by individuals, (ii) high-end residential properties purchased by individuals on or after January 28, 2011, the sale prices per square meters of which are two or more times of the average price of newly constructed commercial resident properties developed within the nine major districts of Chongqing in the last two years and (iii) the second or further ordinary residential properties purchased on or after January 28, 2011 by non-resident individuals who are not employed in and do not own any enterprise in Chongqing, at rates ranging from 0.5%, 1% or 1.2% of the purchase price of the property. Under above rules in Chongqing, the area for tax deduction or exemption is 180 sq.m. calculated on family basis for the stand-alone residential properties owned by individuals before January 28, 2011, and is 100 sq.m. calculated on family basis for the stand-alone residential properties and high-end residential properties purchased on or after January 28, 2011.

Municipal maintenance tax

Under the Interim Regulations of the People's Republic of China on Municipal Maintenance Tax (城市維護建設稅暫行條例) promulgated by the State Council in 1985, a taxpayer, whether an individual or otherwise, of product tax, value-added tax or business tax shall be required to pay municipal maintenance tax. The tax rate shall be 7% for a taxpayer whose domicile is in an urban area, 5% for a taxpayer whose domicile is in a county or a town, and 1% for a taxpayer whose domicile is not in any urban area or county or town. Under the Circular Concerning Temporary Exemption from Municipal Maintenance Tax and Education Surcharge for Enterprises with Foreign Investment and Foreign Enterprises (關於外商投資企業和外國企業暫不徵收城市維護建設稅和教育費附加的通知) issued by the State Administration of Taxation on February 25, 1994, the municipal maintenance tax shall not be applicable to enterprises with foreign investment for the time being, until the State Council issues further stipulations.

However, according to the Notice on Unifying the Municipal Maintenance Tax and Education Surcharge System of Domestic Enterprises, Foreign-Invested Enterprises and Individuals (關於統一內外資企業和個人城市維護建設稅和教育附加制度的通知) as issued by the State Council on October 18, 2010, the municipal maintenance tax will become applicable to foreign-invested enterprises as of December 1, 2010.

Education surcharge

Under the Interim Provisions on Imposition of Education Surcharge (徵收教育費附加的暫行規定) promulgated by the State Council on April 28, 1986 and as amended on June 7, 1990 and August 20, 2005, a taxpayer, whether an individual or otherwise, of product tax, value-added tax or business tax shall pay an education surcharge, unless such obliged taxpayer is instead required to pay a rural area education surcharge as provided by the Notice of the State Council on Raising Funds for Schools in Rural Areas (國務院關於籌措農村學校辦學經費的通知). Under the Circular Concerning Temporary Exemption from Municipal Maintenance Tax and Education Surcharge for Enterprises with Foreign Investment and Foreign Enterprises (關於外商投資企業和外國企業暫不徵收城市維護建設稅和教育費附加的通知) issued by the State Administration of Taxation on February 25, 1994 and the Supplementary Circular Concerning Imposition of Education Surcharge issued by the State Council on October 12, 1994, the education surcharge shall not be applicable to enterprises with foreign investment for the time being, until the State Council issues further stipulations.

However, according to the Notice on Unifying the Municipal Maintenance Tax and Education Surcharge System of Domestic Enterprises, Foreign-Invested Enterprises and Individuals (關於統一內外資企業和個人城市維護建設稅和教育附加制度的通知) as issued by the State Council on October 18, 2010, the education surcharge will become applicable to foreign-invested enterprises as of December 1, 2010.

SUBSTANTIAL SHAREHOLDERS

At December 31, 2011, the persons or corporations (other than a Director or chief executive of Shui On Land) who had interests or short positions in the shares or underlying shares of Shui On Land as recorded in the register required to be kept by Shui On Land pursuant to section 336 of the SFO were as follows:

Name of shareholders	Capacity/Nature of interests	Total number of ordinary shares and underlying shares	Approximate percentage of shareholding to the issued share capital of Shui On Land
Ms. Loletta CHU (“Mrs. Lo”)	Family and Personal	3,544,313,038 (L) ⁽¹⁾⁽³⁾	68.00%
HSBC International Trustee Limited (“HSBC Trustee”)	Trustee	3,542,979,608 (L) ⁽²⁾⁽³⁾	67.98%
Bosrich Holdings (PTC) Inc. (“Bosrich”)	Trustee	613,529,412 (S) ⁽²⁾⁽³⁾⁽⁴⁾	11.77%
SOCL	Interests of controlled corporation	3,542,979,608 (L) ⁽²⁾⁽³⁾	67.98%
Chester International	Beneficial Owner	276,182,711 (L) ⁽³⁾	5.30%
Standard Chartered PLC	Interests of controlled corporation	299,214,305 (L) ⁽⁴⁾⁽⁵⁾	5.74%
		298,861,956 (S) ⁽⁴⁾⁽⁵⁾	5.73%

Notes:

- (1) In respect of such shares, 3,268,130,327 shares were comprised of 1,333,430 shares beneficially held by Mrs. Lo and 3,266,796,897 shares in which Mr. Lo, the spouse of Mrs. Lo, had a deemed interest under Part XV of the SFO mentioned in note (2) below. Accordingly, Mrs. Lo was also deemed to be interested in 3,266,796,897 shares under Part XV of the SFO.
- (2) In respect of such shares in the long position, 3,266,796,897 shares were beneficially owned by Shui On Company Limited (“SOCL”) through its controlled corporations, comprising 1,411,712,352 Shares, 1,717,614,889 Shares and 137,469,656 Shares held by Shui On Properties Limited (“SOP”), Shui On Investment Company Limited (“SOI”) and New Rainbow Investments Limited (“NRI”) respectively. SOCL is owned by the Bosrich Unit Trust, the trustee of which is Bosrich Holdings (PTC) Inc. (“Bosrich”). The units of the Bosrich Unit Trust are the property of a discretionary trust, of which Mr. Lo is a discretionary beneficiary and HSBC International Trustee Limited (“HSBC Trustee”) is the trustee. Accordingly, Mr. Lo, Mrs. Lo, Bosrich and HSBC Trustee were deemed to be interested in such shares under Part XV of the SFO. The 1,717,614,889 shares held by SOI include SOI’s interests in 613,529,412 shares which will be issued by Shui On Land as initial consideration upon completion of the transactions (including the sale and purchase of the entire issued share capital of Rimmer Investments Limited and 66.7% of the entire issued share capital of Magic Garden Investments Limited) under the agreement dated September 9, 2011 amongst Rich Bright Holdings Limited (an indirect wholly-owned subsidiary of the Company), Cassidy Enterprises Corp. (an indirect wholly-owned subsidiary of SOI) and SOI, the details of which are set out in the circular of the Company dated October 6, 2011.
- (3) Chester International Cayman Limited (“Chester International”) was taken to be interested in 276,182,711 shares as a result of the equity swap transactions entered into between Chester International as equity swap receiver and Standard Chartered Bank, Singapore Branch as equity swap payer on September 7, 2010 and September 8, 2010 respectively. Chester International is a direct wholly-owned subsidiary of SOI. Accordingly, each of Mrs. Lo, HSBC Trustee, Bosrich and SOCL was deemed to be interested in such shares under Part XV of the SFO.
- (4) (L) represents long positions and (S) represents short positions.
- (5) The interests are held by Standard Chartered Bank which is wholly owned by Standard Chartered Holdings Limited, which is in turn ultimately owned by Standard Chartered PLC. Standard Chartered Bank was in a long position of 299,214,305 shares and a short position of 298,861,956 shares (within which the short position consisting of 298,861,956 shares and long position of 180,260,029 shares are derived from the interest in equity derivatives).

Save as disclosed above, at December 31, 2011, the Directors are not aware of any other person or corporation (other than a Director or chief executive of Shui On Land) having an interest or short position in the shares or underlying shares of Shui On Land as recorded in the register required to be kept under section 336 of the SFO.

RELATED PARTY TRANSACTIONS

The following discussion describes certain material related party transactions between our consolidated subsidiaries and our Directors, executive officers and principal shareholders and, in each case, the companies with whom they are affiliated. It also includes the transactions with connected persons (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”)) which were required to be disclosed in accordance with Chapter 14A of the Listing Rules, certain of which are ongoing.

Provision of project management services by Shanghai Yangpu Knowledge Innovation Zone Investment and Development Co., Ltd. (“SYKIZ”) to KIC Development

Pursuant to an agreement between the Group and SYKIZ which commenced on August 26, 2003, SYKIZ provides KIC Development, a subsidiary of Shui On Land, with advisory services including assisting with obtaining the relevant regulatory and government approvals and permits as well as the marketing and administrative aspects for the Shanghai KIC project.

SYKIZ owned 30% of KIC Development upon its incorporation. Pursuant to an agreement signed with SYKIZ, KIC Development has increased its registered capital by US\$77 million from US\$60.5 million to US\$137.5 million, whereby SYKIZ did not participate in injecting the additional capital of US\$77 million into KIC Development. As a result of the completion of this agreement, SYKIZ’s interest was diluted from 30% to 13.2% by 16.8%. As SYKIZ is a substantial shareholder of KIC Development, SYKIZ is a connected person of Shui On Land under the Listing Rules.

The total services fee payable by KIC Development to SYKIZ for the advisory services is fixed at 0.9% of the construction costs for the Shanghai KIC project incurred by KIC Development. Our Directors believe that the advisory services agreement is on normal commercial terms.

An amount of RMB3.6 million was paid and/or is payable by KIC Development to SYKIZ for the advisory services for the year ended December 31, 2010. The relevant annual caps for the three years ended December 31, 2011 have not been renewed upon the expiry on December 31, 2011.

Acquisition of land with SYKIZ

On March 5, 2010, Top Victory Development Limited (“**Top Victory**”), a wholly-owned subsidiary of Shui On Land, together with SYKIZ made a successful bid for the land located in Wujiaochang, Yangpu District, Shanghai, the PRC (the “**Land**”). Top Victory paid RMB1,263 million for the Land. Top Victory and SYKIZ established a joint venture company which was owned as to 99% by Top Victory and as to 1% by SYKIZ for the purpose of, inter alia, holding and developing the Land.

SYKIZ is a connected person of Shui On Land by virtue of its more than 10% shareholding interest in KIC Development. Therefore, the acquisition of Land and the establishment of the joint venture company with SYKIZ constituted connected transactions of Shui On Land.

Lease of property by the Group from the subsidiaries of SOCL

In the ordinary course of the Group’s business, Shui On Land or its subsidiaries, as tenant, have entered into a number of property leasing agreements with the subsidiaries of SOCL (the “**Shui On Group**”). As SOCL is a substantial shareholder of Shui On Land, SOCL and each of the subsidiaries of SOCL are connected persons of Shui On Land.

In Shanghai, the Group has entered into property leasing agreements with Shanghai Jiu Hai Rimmer Properties Co. Ltd., which is an indirect 80% owned subsidiary of SOCL, for various units in Shui On Plaza for offices at market rent. In Hong Kong, a subsidiary of Shui On Land has entered into property leasing and licensing agreements with Shui On Centre Company Limited and SOI, both of which are wholly-owned by SOCL, for various units in Shui On Centre at prevailing market rent. These properties are used for offices.

Shui On Land entered into a framework lease agreement with SOCL on May 30, 2006, the terms of which was extended to December 31, 2009 by a supplemental agreement dated September 4, 2007 and further extended to December 31, 2012 by a second supplemental agreement dated January 15, 2010.

The amounts of RMB28.5 million for the properties in Shanghai and HK\$3 million for the properties in Hong Kong, respectively, were paid and/or are payable by the Group to the Shui On Group for leasing and/or licensing of the premises under the property leasing agreements and the framework lease agreement for the year ended December 31, 2010.

Provision of construction services by SOCAM to the Group

In the ordinary course of the Group's business, the Group entered into a number of construction contracts with Shui On Construction Co., Ltd. ("**SSOC**") and Pat Davie (China) Limited (together, the "**SOCAM Contractors**"), which are the subsidiaries of SOCAM, as the contractors for construction works in relation to our projects in the PRC. The construction contracts include renovation works, building decoration works, mechanical and electrical system materials procurement and building materials procurement. Mr. Lo, as the controlling shareholder of Shui On Land, also holds more than 30% shareholding in SOCAM. Thus, SOCAM and its subsidiaries, including the SOCAM Contractors, are connected persons of Shui On Land.

On June 4, 2006, Shui On Land entered into a construction services framework agreement with SSOC in respect of the provision of construction services as supplemented by a supplemental agreement dated December 15, 2008 to extend the term for three financial years to December 31, 2011 ("**Construction Services Framework Agreement**"). On December 9, 2011, Shui On Land and Shui On Contractors Limited ("**SOC**"), a wholly-owned subsidiary of SOCAM, entered into the new framework agreement to provide new guidelines and basis of annual caps on the provision of construction services by SOC and its subsidiaries (which form part of SOCAM group and include SSOC as one of its members) to the Group for a further term of three financial years to December 31, 2014.

Under the Construction Services Framework Agreement, for contracts over RMB1 million, construction contracts were generally put out to tender and contractors selected through a bidding process under which each potential contractor was assessed on its qualifications, reputation for reliability, quality and price. The construction contracts with SOCAM Contractors of over RMB1 million were entered into pursuant to and on the basis of bids tendered. For contracts of RMB1 million or less, the price was agreed with SOCAM Contractors with reference to the prevailing market rates.

An amount of RMB527 million was paid and/or is payable to SSOC for construction services for the year ended December 31, 2010.

Provision of management services by Shanghai SOD to Richcoast and its subsidiaries (collectively as the "Dalian Group")

On April 28, 2008, Shanghai SOD, a wholly-owned subsidiary of Shui On Land, Max Clear Holdings Limited ("**Max Clear**"), a wholly-owned subsidiary of SOCAM, Yida and certain onshore companies of the Dalian Group entered into a management services agreement pursuant to which each of

RELATED PARTY TRANSACTIONS

Shanghai SOD, Max Clear and Yida agreed to provide management services to the Dalian Group for a term of three years commencing from January 1, 2008 to December 31, 2010. On December 28, 2010, Shanghai SOD, Max Clear, Yida and the then onshore companies of the Dalian Group entered into a renewed management services agreement to extend the term for three years to December 31, 2013.

The Dalian Group is effectively held as to 48% by the Group, 22% by SOCAM (a connected person of Shui On Land) and 30% by Yida and thus, a connected person of Shui On Land. In addition, the companies constituting the Dalian Group are subsidiaries of Shui On Land for the purposes of the Listing Rules, and Max Clear and Yida are connected persons of Shui On Land by virtue of being the substantial shareholders of Richcoast.

In accordance with the management services agreement, each of Shanghai SOD, Max Clear and Yida is entitled to receive an annual management service fee from the Dalian Group to be calculated at 1%, 1.5% and 1% respectively of the annual total budgeted construction cost for the Dalian project with respect to the provision of management services.

The amounts of RMB10.2 million, RMB15.3 million and RMB10.2 million were paid and/or are payable to Shanghai SOD, Max Clear and Yida respectively for the management services fees for the year ended December 31, 2010.

Provision of construction services by the Yida Group for Dalian Tiandi

On August 7, 2008, Richcoast and Yida entered into a framework construction agreement, pursuant to which the Yida Group may enter into contracts with the Dalian Group to perform site formation and construction works, which include excavation and/or filling, clearance of the construction site, removal of the construction garbage, setting up a drainage system and construction of the main structures on the land area constituting Dalian Tiandi, for a term expiring no later than December 31, 2010. The term of the agreement was subsequently extended to December 31, 2011 by a supplemental agreement dated July 17, 2009 and further extended to December 31, 2012 by a second supplemental agreement dated August 26, 2010.

Yida, through its wholly-owned subsidiary, is a substantial shareholder of Richcoast, a subsidiary of the Group for the purpose of the Listing Rules. Therefore, Yida and its subsidiaries are connected persons of Shui On Land.

An amount of RMB550 million was paid and/or is payable to the Yida Group for the construction services fees for the year ended December 31, 2010.

Use of aircraft owned by a subsidiary of SOCL

On September 4, 2009, Shui On Land entered into an agreement with Top Dynasty Investment Limited (“**Top Dynasty**”), pursuant to which the Group may use an aircraft owned by Top Dynasty for the purpose of transporting passengers for business of the Group. As Top Dynasty is a subsidiary of SOCL, the transactions contemplated under the agreement constitute continuing connected transactions of Shui On Land under the Listing Rules.

The term of the agreement is extended to December 31, 2013 by a supplemental agreement dated November 2, 2010. The fees are calculated based on the actual travelling schedules of the passengers.

An amount of RMB11.8 million was paid and/or is payable to Top Dynasty and its subsidiaries for the use of aircraft for the year ended December 31, 2010.

Continuing connected transactions with respect to the normal assets project of Chongqing Shui On Tiandi Property Development Company Limited (“Chongqing Tiandi Development”)

On September 25, 2009, Shui On Development, Winnington Land Limited (“WLL”) and Chongqing Tiandi Development entered into a project services framework agreement pursuant to which Chongqing Tiandi Development may enter into separate service contracts with the Group and/or WLL and its associates (the “WLL Group”) to perform services with respect to the property development projects (excluding the Super High Rise project) of Chongqing Tiandi Development, from time to time in accordance with the terms of the framework agreement for the three years ended December 31, 2011.

The ultimate controlling shareholder of WLL is an associate of Mr. Lo pursuant to Rule 14A.11(4)(c) of the Listing Rules, and is therefore an associate of a connected person of Shui On Land. Accordingly, WLL, together with the WLL Group, are connected persons of Shui On Land and the services fees payable by Chongqing Tiandi Development to the WLL Group under the project services framework agreement constitute continuing connected transactions of Shui On Land under the Listing Rules.

An amount of RMB4.3 million was paid and/or is payable by Chongqing Tiandi Development to WLL Group for the services fees for the year ended December 31, 2010.

Continuing connected transactions with respect to the Super High Rise project of Chongqing Tiandi Development

On May 24, 2011, WLL and Chongqing Tiandi Development entered into a project services framework agreement pursuant to which Chongqing Tiandi Development may enter into separate service contracts with the WLL Group to perform services with respect to the Super High Rise project of Chongqing Tiandi Development, from time to time in accordance with the terms of the framework agreement for the three years ending December 31, 2013.

The ultimate controlling shareholder of WLL is an associate of Mr. Lo pursuant to Rule 14A.11(4)(c) of the Listing Rules, and is therefore an associate of a connected person of Shui On Land. Accordingly, WLL, together with the WLL Group, are connected persons of Shui On Land and the services fees payable by Chongqing Tiandi Development to the WLL Group under the project services framework agreement constitute continuing connected transactions of Shui On Land under the Listing Rules.

Continuing connected transactions with respect to the projects of Shanghai Rui Hong Xin Cheng Co., Ltd. (“RHXC”)

On October 27, 2009, Shui On Development, WLL and RHXC entered into a project services framework agreement pursuant to which RHXC may enter into separate service contracts with the Group and/or WLL Group to perform services with respect to the property development projects of RHXC, from time to time in accordance with the terms of the framework agreement for the three years ended December 31, 2011.

The ultimate controlling shareholder of WLL is an associate of Mr. Lo pursuant to Rule 14A.11(4)(c) of the Listing Rules, and is therefore an associate of a connected person of Shui On Land. Accordingly, WLL, together with the WLL Group, are connected persons of Shui On Land and the services fees payable by RHXC to WLL Group under the project services framework agreement constitute continuing connected transactions of Shui On Land under the Listing Rules.

RHXC has not paid or incurred any service fees to the WLL Group under the project services framework agreement for the year ended December 31, 2010.

Connected transactions with Winnington with respect to Rightchina Limited (“Rightchina”)

(i) Receipt of Guarantee Fees from Winnington or its Affiliates

In accordance with the shareholders agreement dated September 23, 2008, the Group may provide guarantees for the purpose of financing the development costs (the “**Development Costs**”) which include, without limitation, the construction costs, interest expenses, sales and marketing costs and the relocation and land costs. The requirement of the Development Costs may be realized in the form of bank loans. In the event where the Group agrees to provide Winnington’s or its affiliate’s proportionate share of a guarantee, Winnington or its affiliate shall give loan guarantee fees to the Group for its input.

Given that Winnington is a connected person of Shui On Land, the receipt of any loan guarantee fees from Winnington or its affiliate would constitute continuing connected transactions of Shui On Land.

The Group has not received any loan guarantee fee from Winnington or its affiliate for the year ended December 31, 2010.

(ii) Provision of Shareholders’ Loan

In accordance with the shareholders agreement dated September 23, 2008, additional shareholders’ loans may be required to be provided by Score High Limited and/or Winnington or its affiliate for the Super High Rise project to finance the Development Costs. Where the external banking facilities are unavailable to fund the Development Costs due to any reason, Score High Limited and Winnington, the shareholders of Rightchina shall provide shareholders’ loans to fund the shortfall amount in accordance with their shareholding proportion to facilitate the development of the Super High Rise project.

Given that Winnington is a connected person of Shui On Land, the provision of shareholders’ loans by Winnington or its affiliate would constitute continuing connected transactions of Shui On Land.

No additional shareholders’ loan was provided by Winnington or its affiliate to Rightchina for the year ended December 31, 2010.

Receipt of guarantee fee from Elegant Partners Limited (“EPL”)

On January 15, 2010, a consortium of banks (the “**Lenders**”) agreed to renew and increase the amount of the loan facilities to RHXC and Hollyfield Holdings Limited (together, the “**Borrowers**”, the subsidiaries of Shui On Land) from approximately RMB1,180 million to the equivalent of approximately RMB1,651 million (the “**Renewed Loan Facilities**”), and Shui On Land agreed to renew and amend the terms of the guarantee executed on June 20, 2006 to become the sole guarantor for securing the Borrowers’ payment obligations due under the Renewed Loan Facilities.

In consideration of Shui On Land agreeing to provide the renewed guarantee to the Lenders, on June 1, 2010, EPL agreed to pay a guarantee fee (the “**Guarantee Fee**”) to Shui On Land in accordance with the terms as stipulated in an agreement dated June 1, 2010 between EPL, Shui On Development and Shui On Land. The Guarantee Fee is assessed with reference to (a) the fair value rate determined by an independent valuer by reference to the difference in interest rates of the Renewed Loan Facilities that would have been applicable if Shui On Land did not give the renewed guarantee; (b) the Renewed Loan Facilities; and (c) EPL’s current 25% shareholding in Foresight Profits Limited, a non-wholly subsidiary of Shui On Land.

Provision of services by Shanghai SOD to Shanghai Li Xing Hotel Company Limited (“Li Xing”)

On January 1, 2007, Shanghai SOD and Li Xing entered into the services agreement in relation to the provision of the services by Shanghai SOD to Li Xing, including but not limited to, construction management and construction site office administration for the property development projects at Lot 107 and Lot 108 owned by Li Xing.

On December 24, 2009, SOI acquired 100% equity interest of Li Xing. SOI is an associate of Mr. Lo, a director of Shui On Land, and therefore Li Xing (being a subsidiary of SOI at the date of the relevant announcement) became a connected person of Shui On Land. Accordingly, the provision of services by Shanghai SOD to Li Xing constitutes continuing connected transactions of Shui On Land under the Listing Rules. On January 18, 2010, Shanghai SOD and Li Xing entered into the supplemental agreement to restrict the term of the original agreement dated January 1, 2007 to not more than 3 years.

An amount of RMB15.5 million was paid and/or is payable by Li Xing to the Group for the services fees for the year ended December 31, 2010.

Provision of Guarantee and Counter Indemnity with respect to the Dalian Tiandi project

On February 3, 2011, Richcoast entered into a framework agreement with Mitsui for a joint venture arrangement relating to the Dalian Tiandi project.

Under the joint venture arrangement, Richcoast sold its 30% interest in Many Praises Dalian Limited (“**Many Praises**”) to Mitsui so that Many Praises is held as to 70% by Richcoast and 30% by Mitsui.

Pursuant to the framework agreement and for the purpose of satisfying one of the conditions precedent of the sale and purchase agreement, Shui On Development and SOCAM entered into a guarantee with Mitsui and Many Praises pursuant to which Shui On Development and SOCAM agreed to severally (but not jointly) provide a guarantee to Mitsui and Many Praises (the “**Dalian Guarantee**”). The aggregate amount to be guaranteed by Shui On Development and SOCAM under the Dalian Guarantee shall be capped at and shall not exceed RMB500 million.

In connection with the guaranteed obligations of Shui On Development and SOCAM to Mitsui and Many Praises under the Dalian Guarantee, Many Gain International Limited (“**Many Gain**”) (a member of the Yida Group) executed a counter indemnity in favor of Shui On Development and SOCAM (the “**Counter Indemnity**”) pursuant to which Many Gain agreed to guarantee that whenever Shui On Development and SOCAM are required to pay any amount of their guaranteed obligations to Mitsui and Many Praises under the Dalian Guarantee when due, Many Gain shall immediately on demand pay to Shui On Development and SOCAM 30% of such amount as if it were the principal obligor.

Mr. Lo, as the controlling shareholder of Shui On Land, holds more than 30% shareholding in SOCAM. Thus, SOCAM is a connected person of Shui On Land. Therefore, the provision of the Dalian Guarantee by Shui On Development and SOCAM to Mitsui and Many Praises for the benefit of certain subsidiaries in the Dalian Group constituted a connected transaction of Shui On Land under the Listing Rules.

In addition, Richcoast is a subsidiary of Shui On Land for the purposes of the Listing Rules, Many Gain is a connected person of Shui On Land by virtue of being a substantial shareholder of Richcoast. Therefore, the provision of Counter Indemnity by Many Gain to Shui On Development also constituted a connected transaction of Shui On Land under the Listing Rules.

Acquisition of 24.75% effective rights and interests pertaining to the Non-Retail Portion of Lot 6 of the Shanghai Rui Hong Xin Cheng project

On April 1, 2011, Shui On Development, EPL, Foresight Profits Limited (“FPL”), Silomax Limited, Selfers Limited and Hollyfield Holdings Limited (collectively as the “Parties”) entered into contractual agreements pursuant to which EPL agreed to dispose of, and Shui On Development agreed to acquire from EPL, all of the 24.75% effective rights and interests owned by EPL pertaining to the non-retail portion of Lot 6 of the Shanghai Rui Hong Xin Cheng project at an aggregate cash consideration of RMB378,300,000 or its equivalent amount in USD.

As EPL is a substantial shareholder of FPL, a subsidiary of Shui On Land, for the purposes of the Listing Rules, EPL is a connected person of Shui On Land. Therefore, the acquisition constituted a connected transaction of Shui On Land under the Listing Rules.

Connected transactions with the Langham Hospitality Group with respect to the 88 Xintiandi project

On August 22, 2011, Shui On Development entered into a joint venture arrangement with Langham Hospitality Group Limited and its subsidiaries (“Langham Hospitality Group”) in relation to the 88 Xintiandi project for the purposes of owning and holding the 88 Xintiandi brand and trademarks for use by hotels and branded residences in the PRC as contemplated under the Shareholders’ Deed dated August 22, 2011 and the related agreements.

Pursuant to the Shareholders’ Deed and in furtherance of the 88 Xintiandi project, Shui On Development and the Langham Hospitality Group further entered into the Master Agreement on August 22, 2011 pursuant to which the members of the Langham Hospitality Group may enter into separate services contracts with the Group for the provision of fitting-out, centralized services, marketing and management services, and the granting of licenses to the hotels and branded residences developed and/or owned by the Group or third parties under the 88 Xintiandi brand.

The Langham Hospitality Group is under Great Eagle Holdings Limited which is the associate of Mr. Lo for the purposes of the Listing Rules. Accordingly, the transactions contemplated under the Shareholders’ Deed and the Master Agreement constitute connected transactions of Shui On Land under the Listing Rules. Details of the transactions are set out in the announcement of Shui On Land dated August 22, 2011.

SHUI ON DEVELOPMENT (HOLDING) LIMITED

GENERAL

Shui On Development (Holding) Limited was incorporated in the Cayman Islands on July 27, 2005 as an exempted company with limited liability, with a registration number of WK-152519. Its principal place of business in the PRC is at 26/F, Shui On Plaza, 333 Huai Hai Zhong Road, Shanghai, 200021, PRC. Its principal place of business in Hong Kong is at 34/F, Shui On Centre 6-8 Harbour Road, Wan Chai, Hong Kong. Its registered office is located at Walker House, 87 Mary Street, George Town, Grand Cayman KY 1-9005, Cayman Islands.

MANAGEMENT

Shui On Development (Holding) Limited is managed by its board of directors. The current directors of Shui On Development (Holding) Limited are as follows:

Name	Business Address
Mr. Vincent H. S. LO	34/F, Shui On Centre, 6-8 Harbour Road, Hong Kong
Mr. Daniel Y. K. WAN	26/F, Shui On Plaza, 333 Huai Hai Zhong Road, Shanghai, the PRC
Mr. Freddy C. K. LEE	26/F, Shui On Plaza, 333 Huai Hai Zhong Road, Shanghai, the PRC
Mr. K. W. TANG	26/F, Shui On Plaza, 333 Huai Hai Zhong Road, Shanghai, the PRC
Mr. Charles W. M. CHAN	26/F, Shui On Plaza, 333 Huai Hai Zhong Road, Shanghai, the PRC

DESCRIPTION OF OTHER MATERIAL INDEBTEDNESS

INDEBTEDNESS

We undertake our project developments through project subsidiary companies. The operations of our project companies are financed through a combination of capital contributions, project construction loans and mortgage loans. We finance our property developments, most of which are large-scale projects, with property-specific construction loans because of the time associated with the development of these projects. These project construction loans are generally secured by mortgages over the land use rights and construction of the project companies, our equity interests in the project companies, insurance over their assets and properties, the proceeds of the rental and sale of our completed properties and bank accounts. Upon completion of investment property projects, we generally seek to refinance such project construction loans with mortgage loans having a normal term of five to ten years.

We issue guarantees to banks with respect to some project construction loans during the project development and mortgage loans after project completion of our subsidiary project companies.

From time to time the Group has been required to seek amendments, waivers and consents in connection with financial and other covenants under the Group's debt facilities. Such amendments, waivers and consents have all been granted by the applicable creditors and such incidents have not caused any material adverse impact on our operation and financial conditions.

As of June 30, 2011, our total bank indebtedness was RMB16,017 million (US\$2,478 million) comprising bank borrowings of RMB15,802 million and derivative financial instruments designed as hedging instruments amounts of RMB215 million. As of June 30, 2011, there were RMB2,347 million (US\$363 million) of loans from and amounts due to minority investors.

INDEBTEDNESS OF THE SUBSIDIARIES OF SHUI ON DEVELOPMENT

The following table sets out a summary of the outstanding bank borrowings of Shui On Development's subsidiaries as of June 30, 2011:

Borrower	Property	Principal amount outstanding <i>(RMB in millions)</i>	Principal amount unutilized and available <i>(RMB in millions)</i>	Maturity date	Guarantor	Location
Shanghai Xin-Tian-Di Plaza Co., Ltd. Shanghai Xing-Qi Properties Co., Ltd Shanghai Ji-Xing Properties Co., Ltd. Shanghai Bai-Xing Properties Co., Ltd.	Shanghai Xintiandi	399	—	March 26, 2012	Shui On Development	Onshore
Marble Way Limited	Shanghai Xintiandi	1,716	—	March 26, 2012	Shui On Development	Offshore
Shanghai Xing Bang Properties Co., Ltd.	Phase 1 of Corporate Avenue	369	—	December 20, 2012	Shui On Development	Onshore
Brixworth International Limited	Phase 1 of Corporate Avenue	1,325	—	December 20, 2012	Shui On Development	Offshore
Shanghai Fu-Xiang Properties Co., Ltd	Lot 113 — Shanghai Taipingqiao	50	—	October 27, 2013	Shui On Land	Onshore
East Trend Limited	Lot 113 — Shanghai Taipingqiao	901	—	October 27, 2013	Nil	Offshore
Shanghai Xing-Qiao Properties Co., Ltd. ¹	Lot 126 — Shanghai Taipingqiao	—	1,130	May 25, 2015	Nil	Onshore
Shanghai Rui Hong Xin Cheng Co., Ltd.	Shanghai Rui Hong Xin Cheng	512	—	June 20, 2012	Shui On Land	Onshore
Shanghai Rui Hong Xin Cheng Co., Ltd. ²	Shanghai Rui Hong Xin Cheng	439	2	January 15, 2013	Shui On Land	Onshore
Shanghai Rui Hong Xin Cheng Co., Ltd	Shanghai Rui Hong Xin Cheng	120	—	June 20, 2012	Shui On Land	Onshore
Hollyfield Holdings Limited	Shanghai Rui Hong Xin Cheng	518	—	January 15, 2014	Shui On Land	Offshore
Shanghai Rui Hong Xin Cheng Co., Ltd. ³	Shanghai Rui Hong Xin Cheng	200	500	February 18, 2013	Shui On Land	Onshore
Shanghai Yangpu Centre Development Co., Ltd. ⁴	Shanghai KIC	516	229	December 26, 2017	Nil	Onshore
Shanghai Yangpu Centre Development Co., Ltd. ⁵	Shanghai KIC	280	240	June 16, 2015	Nil	Onshore

1. An additional RMB5 million has been drawn down since July 1, 2011 to January 31, 2012.
2. An additional RMB2 million has been drawn down since July 1, 2011 to January 31, 2012.
3. An additional RMB500 million has been drawn down since July 1, 2011 to January 31, 2012.
4. RMB29 million has been repaid since July 1, 2011 to January 31, 2012.
5. An additional RMB122 million has been drawn down and RMB179 has been repaid since July 1, 2011 to January 31, 2012.

DESCRIPTION OF OTHER MATERIAL INDEBTEDNESS

Borrower	Property	Principal amount outstanding <i>(RMB in millions)</i>	Principal amount unutilized and available <i>(RMB in millions)</i>	Maturity date	Guarantor	Location
Shanghai Yangpu Centre Development Co., Ltd.	Shanghai KIC	500	—	April 20, 2014	Nil	Onshore
Wuhan Shui On Tiandi Property Development Co., Ltd.	Wuhan Tiandi	350	—	June 8, 2020	Nil	Onshore
Wuhan Shui On Tiandi Property Development Co., Ltd.	Wuhan Tiandi	300	—	June 4 & 11, 2019	Nil	Onshore
Wuhan Shui On Tiandi Property Development Co., Ltd. ⁶	Wuhan Tiandi	130	50	February 10, 2012	Nil	Onshore
Chongqing Shui On Tiandi Property Development Co., Ltd. ⁷	Chongqing Tiandi	80	—	May 27, 2012	Nil	Onshore
Chongqing Shui On Tiandi Property Development Co., Ltd.	Chongqing Tiandi	500	—	August 2, 2013	Nil	Onshore
Chongqing Shui On Tiandi Property Development Co., Ltd.	Chongqing Tiandi	200	—	April 16, 2012	Nil	Onshore
Chongqing Shui On Tiandi Property Development Co., Ltd.	Chongqing Tiandi	440	—	June 23, 2012	Nil	Onshore
Chongqing Shui On Tiandi Property Development Co., Ltd. ⁸	Chongqing Tiandi	275	275	March 5, 2013	Nil	Onshore
Chongqing Shui On Tiandi Property Development Co., Ltd.	Chongqing Tiandi	240	260	December 10, 2014	Nil	Onshore
Chongqing Shui On Tiandi Property Development Co., Ltd. ⁹	Chongqing Tiandi	174	226	December 15, 2015	Nil	Onshore
Foshan An Ying Property Development Co., Ltd. ¹⁰	Foshan Lingnan Tiandi	288	66	August 27, 2014	Nil	Onshore
Foshan Shui On Property Development Co., Ltd. ¹¹	Foshan Lingnan Tiandi	—	260	August 27, 2019	Nil	Onshore
Foshan Yi Kang Property Development Co., Ltd. ¹²	Foshan Lingnan Tiandi	350	300	January 3, 2018	Nil	Onshore
Foshan An Ying Property Development Co., Ltd.	Foshan Lingnan Tiandi	250	170	March 10, 2014	Nil	Onshore
King Concord Limited	Shanghai Hongqiao	1,007	—	April 20, 2014	Shui On Land	Offshore
Top Victory Development Limited	Shanghai KIC	324	—	December 9, 2013	Shui On Land	Offshore
Total Bank Borrowings of Shui On Development's Subsidiaries		<u>12,753</u>	<u>3,708</u>			

6. RMB130 million has been repaid since July 1, 2011 to January 31, 2012.

7. RMB10 million has been repaid since July 1, 2011 to January 31, 2012.

8. RMB40 million has been repaid since July 1, 2011 to January 31, 2012.

9. An additional RMB200 million has been drawn down since July 1, 2011 to January 31, 2012.

10. RMB34 million has been repaid since July 1, 2011 to January 31, 2012.

11. An additional RMB85 million has been drawn down since July 1, 2011 to January 31, 2012.

12. An additional RMB30 million has been drawn down since July 1, 2011 to January 31, 2012.

DESCRIPTION OF OTHER MATERIAL INDEBTEDNESS

The following table sets out a summary of the additional bank borrowings of Shui On Development's subsidiaries since June 30, 2011:

Borrower	Property	Principal amount outstanding	Principal amount unutilized and available	Maturity date	Guarantor	Location
		<i>(RMB in millions)</i>	<i>(RMB in millions)</i>			
Shanghai Yangpu Centre Development Co., Ltd. ¹	Shanghai KIC	92	—	June 1, 2020	Nil	Onshore
Chongqing Shui On Tiandi Property Development Co., Ltd. ²	Chongqing Tiandi	380	—	August 10, 2021	Nil	Onshore
Shanghai Rui Qiao Property Development Co., Ltd. ³	Shanghai Hongqiao	96	3,504	October 28, 2016	Nil	Onshore
Foshan Shui On Property Development Co., Ltd. ⁴	Foshan Lingnan Tiandi	120	10	November 28, 2014	Nil	Onshore
Additional Bank Borrowings of Shui On Development's Subsidiaries since June 30, 2011		<u>688</u>	<u>3,514</u>			

1. An additional RMB100 million has been drawn down and RMB8 million has been repaid since July 1, 2011 to January 31, 2012.
2. An additional RMB400 million has been drawn down and RMB20 million has been repaid since July 1, 2011 to January 31, 2012.

DESCRIPTION OF OTHER MATERIAL INDEBTEDNESS

INDEBTEDNESS OF SHUI ON DEVELOPMENT AND SHUI ON LAND

Bank Borrowings

The following table sets out a summary of the outstanding bank borrowings of Shui On Development and Shui On Land as of June 30, 2011:

Borrower	Principal amount outstanding	Principal amount unutilized and available	Maturity date	Guarantor	Location
	<i>(RMB in millions)</i>	<i>(RMB in millions)</i>			
Shui On Development (Holding) Limited ¹	395	—	March 31, 2012	Shui On Land	Offshore
Shui On Development (Holding) Limited ²	—	249	February 4, 2012	Shui On Land	Offshore
Shui On Development (Holding) Limited ³	166	—	September 30, 2011	Shui On Land	Offshore
Shui On Development (Holding) Limited	613	—	December 16, 2012	Shui On Land	Offshore
Shui On Development (Holding) Limited	280	—	March 24, 2013	Shui On Land	Offshore
Shui On Development (Holding) Limited	371	—	March 25, 2013	Shui On Land	Offshore
Shui On Development (Holding) Limited ⁴	166	—	December 6, 2011	Shui On Land	Offshore
Shui On Development (Holding) Limited ⁵	249	—	August 13, 2011	Shui On Land	Offshore
Shui On Development (Holding) Limited	488	—	March 18, 2014	Shui On Land	Offshore
Shui On Development (Holding) Limited	321	—	June 27, 2014	Shui On Land	Offshore
Total Bank Borrowings of Shui On Land and Shui On Development	3,049	249			

On December 8, 2011, Shui On Development entered into a three year term loan for the amount of RMB190 million, which has been fully drawn down. The term loan is guaranteed by Shui On Land.

Shui On Land has not incurred any other additional bank borrowings since June 30, 2011.

1. RMB69 million has been repaid since July 1, 2011 to January 31, 2012.
2. An additional RMB208 million has been drawn down since July 1, 2011 to January 31, 2012.
3. The loan has been extended with the new maturity date as February 28, 2012.
4. The loan has been fully repaid upon its maturity.
5. The loan has been extended with the new maturity date as August 13, 2012.

Debt Securities issued by Shui On Land, Shui On Development and its subsidiaries

The following sets out a summary of the debt securities issued by Shui On Land, Shui On Development and its subsidiaries as of the date of this Offering Memorandum.

4.5% Convertible Bonds due 2015

On September 29, 2010, Shui On Land had successfully completed issuance of unsecured RMB denominated US\$ settled 4.5% Convertible Bonds due 2015 in an aggregate principal amount of RMB2,720 million (equivalent to approximately US\$421 million).

So long as any such Convertible Bond remains outstanding, Shui On Land will not, and will ensure that none of its Subsidiaries will, create or having outstanding, any encumbrance, upon the whole or any part of its present or future undertaking, assets or revenues (including any uncalled capital) to secure any indebtedness.

Shui On Land will at the option of the holder of any such Convertible Bond redeem all or some only of such holder's Convertible Bonds on September 29, 2013 (the "**Put Option Date**") together with interest accrued to the date fixed for redemption.

The Convertible Bonds can be converted at the adjusted conversion price of HK\$4.65 (Initially at HK\$4.87) on and after November 9, 2010 if such Convertible Bonds shall have been called for redemption by Shui On Land before the maturity date.

6.875% Senior Notes due 2013

On December 23, 2010, Shui On Development successfully completed issuance of unsecured RMB denominated US\$ settled 6.875% Senior Notes due 2013 in an aggregate principal amount of RMB3,000 million (equivalent to approximately US\$464 million).

At any time prior to the maturity date of the 6.875% Senior Notes, the 6.875% Senior Notes may be redeemed at 100% of the principal amount of the 6.875% Senior Notes plus an applicable premium.

The 6.875% Senior Notes may be redeemed upon the occurrence of a change of control and changes in tax laws.

The 6.875% Senior Notes are governed by a set of covenants, including the restriction on guarantees of other indebtedness of certain restricted subsidiaries.

DESCRIPTION OF OTHER MATERIAL INDEBTEDNESS

7.625% Senior Notes due 2015

On January 26, 2011, Shui On Development successfully completed issuance of unsecured RMB denominated US\$ settled 7.625% Senior Notes due 2013 in an aggregate principal amount of RMB3,500 million (equivalent to approximately US\$542 million).

At any time prior to the maturity date of the 7.625% Senior Notes, the 7.625% Senior Notes may be redeemed at 100% of the principal amount of the 7.625% Senior Notes plus an applicable premium.

The 7.625% Senior Notes may be redeemed upon the occurrence of a change of control and change in tax laws.

The 7.625% Senior notes are governed by a set of covenants, including the restriction on guarantee of other indebtedness of certain restricted subsidiaries.

8% Senior Notes due 2015

On January 26, 2012, Shui On Development (Singapore) Pte. Ltd. successfully completed issuance of unsecured 8% Senior Notes due 2015 in an aggregate principal amount of S\$250 million (equivalent to approximately US\$190 million).

At any time prior to the maturity date of the 8% Senior Notes, the 8% Senior Notes may be redeemed at 100% of the principal amount of the 8% Senior Notes plus an applicable premium.

The 8% Senior Notes may be redeemed upon the occurrence of a change of control and change in tax laws.

The 8% Senior Notes are governed by a set of covenants, including the restriction on guarantee of other indebtedness of certain restricted subsidiaries and restrictions on the activities of Shui On Development (Singapore) Pte. Ltd.

OFF-BALANCE SHEET ARRANGEMENTS

As of June 30, 2011, we have issued a guarantee amounting to RMB265 million (US\$41 million) to banks with respect to banking facilities granted to an associate for RMB250 million (US\$39 million).

GENERAL INFORMATION

Auditors

The consolidated financial statements as of and for each of the three years ended December 31, 2008, 2009 and 2010 have been audited by Deloitte Touche Tohmatsu, Certified Public Accountants, Hong Kong, as stated in their reports appearing elsewhere in this document.

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(1) Independent Review Report and Independent Auditor's Report on the consolidated financial statements of the Company set out herein are reproduced from the Company's Interim Report for the six months ended June 30, 2010 and 2011 and the Company's Annual Report for the years ended December 31, 2009 and 2010 respectively, and page references included in the Independent Review Report and Independent Auditor's Report refer to pages set out in such interim reports or annual reports as applicable.

INDEPENDENT REVIEW REPORT



TO THE BOARD OF DIRECTORS OF SHUI ON LAND LIMITED (incorporated in the Cayman Islands with limited liability)

Introduction

We have reviewed the interim financial information set out on pages 26 to 46, which comprises the condensed consolidated statement of financial position of Shui On Land Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") as of 30 June 2010 and the related condensed consolidated income statement, condensed consolidated statement of comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month period then ended and selected explanatory notes. The Main Board Listing Rules governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and International Accounting Standard 34 "Interim Financial Reporting" ("IAS 34"). The directors of the Company are responsible for the preparation and presentation of this interim financial information in accordance with IAS 34. Our responsibility is to express a conclusion on this interim financial information based on our review, and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Scope of review

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Hong Kong Institute of Certified Public Accountants. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the interim financial information is not prepared, in all material respects, in accordance with IAS 34.

Deloitte Touche Tohmatsu
Certified Public Accountants
Hong Kong
19 August 2010

CONDENSED CONSOLIDATED INCOME STATEMENT

For the six months ended 30 June 2010

	Notes	Six months ended 30 June	
		2010 RMB'million (Unaudited)	2009 RMB'million (Unaudited)
Turnover	3	3,121	1,335
Cost of sales		(1,849)	(945)
Gross profit		1,272	390
Other income		87	107
Selling and marketing expenses		(60)	(39)
General and administrative expenses		(275)	(261)
Operating profit	4	1,024	197
Increase in fair value of investment properties	9	1,461	199
Gain on disposal of investment properties		23	–
Share of results of associates		68	398
Finance costs, net of exchange gain	5	(36)	(60)
Profit before taxation		2,540	734
Taxation	6	(832)	(78)
Profit for the period		1,708	656
Attributable to:			
Shareholders of the Company		1,557	718
Non-controlling interests		151	(62)
		1,708	656
Earnings per share	8		
– Basic		RMB0.31	RMB0.16
– Diluted		RMB0.31	RMB0.15

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six months ended 30 June 2010

	Note	Six months ended 30 June	
		2010 RMB'million (Unaudited)	2009 RMB'million (Unaudited)
Profit for the period		1,708	656
Other comprehensive income (expense)			
Exchange difference arising on translation of foreign operations		1	(10)
Fair value adjustments on interest rate swaps designated in cash flow hedges	12	(39)	60
Other comprehensive (expense) income for the period		(38)	50
Total comprehensive income for the period		1,670	706
Total comprehensive income (expense) attributable to:			
Shareholders of the Company		1,519	768
Non-controlling interests		151	(62)
		1,670	706

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As of 30 June 2010

	Notes	30 June 2010 RMB'million (Unaudited)	31 December 2009 RMB'million (Audited)
Non-current assets			
Investment properties	9	23,676	21,206
Property, plant and equipment		335	356
Prepaid lease payments		42	43
Interests in associates	10	930	862
Loans to associates	10	1,281	1,273
Accounts receivable	11	33	59
Pledged bank deposits		1,164	1,222
Deferred tax assets		187	139
		27,648	25,160
Current assets			
Properties under development for sale		11,815	11,532
Properties held for sale		769	627
Accounts receivable, deposits and prepayments	11	1,586	933
Loans receivable		485	378
Amounts due from associates	10	299	147
Amounts due from related parties		199	73
Amounts due from non-controlling shareholders of subsidiaries		38	17
Pledged bank deposits		850	797
Bank balances and cash		2,915	2,928
		18,956	17,432
Current liabilities			
Accounts payable, deposits received and accrued charges	13	3,181	4,305
Amounts due to related parties		118	69
Amounts due to associates	10	37	45
Amounts due to non-controlling shareholders of subsidiaries		214	475
Loan from a non-controlling shareholder of a subsidiary		300	442
Dividend payable		530	–
Tax liabilities		1,347	1,404
Bank borrowings – due within one year		1,474	2,098
		7,201	8,838
Net current assets		11,755	8,594
Total assets less current liabilities		39,403	33,754

	Notes	30 June 2010 RMB'million (Unaudited)	31 December 2009 RMB'million (Audited)
Capital and reserves			
Share capital	14	99	99
Reserves		22,507	21,480
Equity attributable to shareholders of the Company		22,606	21,579
Non-controlling interests		1,158	995
Total equity		23,764	22,574
Non-current liabilities			
Bank borrowings – due after one year		10,999	8,105
Derivative financial instruments designated as hedging instruments	12	250	211
Loans from non-controlling shareholders of subsidiaries		1,669	670
Deferred tax liabilities		2,719	2,192
Defined benefit liabilities		2	2
		15,639	11,180
Total equity and non-current liabilities		39,403	33,754

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 June 2010

	Attributable to shareholders of the Company										Non-controlling interests	Total
	Share capital	Share premium	Merger reserve	Special reserve	Share option reserve	Exchange reserve	Hedge reserve	Other reserves	Retained earnings	Total		
	RMB' million	RMB' million	RMB' million (Note 15(a))	RMB' million (Note 15(b))	RMB' million	RMB' million	RMB' million	RMB' million (Note 15(c))	RMB' million	RMB' million	RMB' million	RMB' million
At 1 January 2010 (audited)	99	12,433	122	(101)	136	19	(91)	603	8,359	21,579	995	22,574
Profit for the period	-	-	-	-	-	-	-	-	1,557	1,557	151	1,708
Exchange difference arising on translation of foreign operations	-	-	-	-	-	1	-	-	-	1	-	1
Fair value adjustments on interest rate swaps designated as cash flow hedges (note 12)	-	-	-	-	-	-	(39)	-	-	(39)	-	(39)
Total comprehensive income for the period	-	-	-	-	-	1	(39)	-	1,557	1,519	151	1,670
Recognition of equity-settled share-based payment expenses	-	-	-	-	17	-	-	-	-	17	-	17
Capital injection	-	-	-	-	-	-	-	-	-	-	13	13
Dividend paid to a non-controlling shareholder of a subsidiary	-	-	-	-	-	-	-	-	-	-	(1)	(1)
Release of special reserve upon disposal of related assets	-	-	-	21	-	-	-	-	-	21	-	21
2009 final dividend of HK\$0.12 per share approved	-	-	-	-	-	-	-	-	(530)	(530)	-	(530)
At 30 June 2010 (unaudited)	99	12,433	122	(80)	153	20	(130)	603	9,386	22,606	1,158	23,764
At 1 January 2009 (audited)	84	10,689	122	(393)	89	38	(136)	603	5,767	16,863	1,312	18,175
Profit for the period	-	-	-	-	-	-	-	-	718	718	(62)	656
Exchange difference arising on translation of foreign operations	-	-	-	-	-	(10)	-	-	-	(10)	-	(10)
Fair value adjustments on interest rate swaps designated as cash flow hedges (note 12)	-	-	-	-	-	-	60	-	-	60	-	60
Total comprehensive income for the period	-	-	-	-	-	(10)	60	-	718	768	(62)	706
Recognition of equity-settled share-based payment expenses	-	-	-	-	30	-	-	-	-	30	-	30
Bonus issue of shares	8	(8)	-	-	-	-	-	-	-	-	-	-
Issue of new shares at a premium	7	1,790	-	-	-	-	-	-	-	1,797	-	1,797
Transaction costs attributable to issue of new shares	-	(38)	-	-	-	-	-	-	-	(38)	-	(38)
Dividend paid to a non-controlling shareholder of a subsidiary	-	-	-	-	-	-	-	-	-	-	(204)	(204)
2008 final dividend of HK\$0.01 per share paid	-	-	-	-	-	-	-	-	(37)	(37)	-	(37)
At 30 June 2009 (unaudited)	99	12,433	122	(393)	119	28	(76)	603	6,448	19,383	1,046	20,429

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the six months ended 30 June 2010

	Note	Six months ended 30 June	
		2010 RMB'million (Unaudited)	2009 RMB'million (Unaudited)
Net cash (used in) from operating activities		(1,356)	769
Net cash used in investing activities			
Additions to investment properties		(1,022)	(1,682)
Proceeds from disposal of investment properties		185	–
Decrease (increase) in pledged bank deposits		5	(913)
Acquisition of a subsidiary	17	(109)	–
Proceeds from partial disposal of equity interests in subsidiaries		–	339
(Increase) decrease in amounts due from associates		(141)	307
Increase in loans receivable		(107)	(3)
Other investing cash flows		43	15
		(1,146)	(1,937)
Net cash from financing activities			
Net proceeds on issuance of new shares		–	1,759
Advance from non-controlling shareholders of subsidiaries		575	140
Capital injected by non-controlling shareholders of subsidiaries		13	–
New bank loans raised		2,849	2,465
Repayment of bank loans		(507)	(1,394)
Increase in amounts due to associates		–	54
Interest and bank charges paid		(440)	(382)
Dividend paid		–	(37)
Dividend paid to a non-controlling shareholder of a subsidiary		(1)	(204)
		2,489	2,401
Net (decrease) increase in cash and cash equivalents		(13)	1,233
Cash and cash equivalents at the beginning of the period		2,928	1,671
Effect of foreign exchange rate changes		–	(1)
Cash and cash equivalents at the end of the period		2,915	2,903
Analysis of the balances of cash and cash equivalents			
Bank balances and cash		2,915	2,903

SELECTED EXPLANATORY NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2010

1. GENERAL

The condensed consolidated financial statements have been prepared in accordance with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") and with International Accounting Standard 34 "Interim Financial Reporting" ("IAS 34") issued by the International Accounting Standards Board (the "IASB").

2. PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis except for certain investment properties and derivative financial instruments which are measured at fair values.

The accounting policies used in the condensed consolidated financial statements are consistent with those followed in the preparation of the Group's annual financial statements for the year ended 31 December 2009 except as described below.

In the current interim period, the Group has applied, for the first time, the following International Financial Reporting Standards ("IFRS"), International Accounting Standards ("IAS") and Interpretations ("IFRIC") (hereinafter collectively referred to as "new and revised IFRSs") issued by the IASB, which are effective for the Group's financial year beginning 1 January 2010.

IFRSs (Amendments)	Amendment to IFRS 5 as part of Improvements to IFRSs 2008
IFRSs (Amendments)	Improvements to IFRSs 2009
IAS 27 (Revised)	Consolidated and Separate Financial Statements
IAS 39 (Amendment)	Eligible Hedged Items
IFRS 1 (Amendment)	Additional Exemptions for First-time Adopters
IFRS 2 (Amendment)	Group Cash-settled Share-based Payment Transactions
IFRS 3 (Revised)	Business Combinations
IFRIC 17	Distributions of Non-cash Assets to Owners

The Group applies IFRS 3 (Revised) "Business Combinations" prospectively to business combinations for which the acquisition date is on or after 1 January 2010. The requirements in IAS 27 (Revised) "Consolidated and Separate Financial Statements" in relation to accounting for changes in ownership interests in a subsidiary after control is obtained and for loss of control of a subsidiary are also applied prospectively by the Group on or after 1 January 2010.

As there was no transaction during the current interim period in which IFRS 3 (Revised) and IAS 27 (Revised) are applicable, the application of IFRS 3 (Revised) and IAS 27 (Revised) has had no effect on the condensed consolidated financial statements of the Group for the current or prior accounting periods.

Results of the Group in future periods may be affected by future transactions for which IFRS 3 (Revised), IAS 27 (Revised) and the consequential amendments to the other IFRSs are applicable.

The application of the other new and revised IFRSs had no effect on the condensed consolidated financial statements of the Group for the current or prior accounting periods.

2. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

The Group has not early applied the following new and revised IFRSs, IASs and IFRICs that have been issued by the IASB but are not yet effective:

IFRSs (Amendments)	Improvement to IFRSs 2010 ¹
IAS 24 (Revised)	Related Party Disclosures ⁴
IAS 32 (Amendment)	Classification of Rights Issues ²
IFRS 1 (Amendment)	Limited Exemption from Comparative IFRS 7 Disclosures for First-time Adopters ³
IFRS 9	Financial Instruments ⁵
IFRIC 14 (Amendment)	Prepayments of a Minimum Funding Requirement ⁴
IFRIC 19	Extinguishing Financial Liabilities with Equity Instruments ³

1 Effective for annual periods beginning on or after 1 July 2010 and 1 January 2011, as appropriate

2 Effective for annual periods beginning on or after 1 February 2010

3 Effective for annual periods beginning on or after 1 July 2010

4 Effective for annual periods beginning on or after 1 January 2011

5 Effective for annual periods beginning on or after 1 January 2013

IFRS 9 “Financial Instruments” introduces new requirements for the classification and measurement of financial assets and will be effective from 1 January 2013, with earlier application permitted. The Standard requires all recognised financial assets that are within the scope of IAS 39 “Financial Instruments: Recognition and Measurement” to be measured at either amortised cost or fair value. Specifically, debt investments that (i) are held within a business model whose objective is to collect the contractual cash flows and (ii) have contractual cash flows that are solely payments of principal and interest on the principal outstanding are generally measured at amortised cost. All other debt investments and equity investments are measured at fair value. The application of IFRS 9 might affect the classification and measurement of the Group’s financial assets.

The Directors of the Company anticipate that the application of other new and revised IFRSs, IASs and IFRICs will have no material impact on the results and the financial position of the Group.

3. TURNOVER AND SEGMENTAL INFORMATION

An analysis of the Group’s turnover for the period is as follows:

	Six months ended 30 June	
	2010 RMB’million (Unaudited)	2009 RMB’million (Unaudited)
Property development:		
Property sales	2,778	1,010
Property investment:		
Rental income from investment properties	269	260
Income from serviced apartments	12	9
Property management fees	16	13
Rental related income	29	23
	326	305
Others	17	20
	3,121	1,335

For management purposes, the Group’s business activities are broadly categorised into the following two major reportable segments – property development and property investment.

SELECTED EXPLANATORY NOTES
TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
For the six months ended 30 June 2010

3. TURNOVER AND SEGMENTAL INFORMATION (CONTINUED)

Principal activities of the two major reportable segments are as follows:

Property development – development and sale of properties

Property investment – property letting, property management and operations of serviced apartments

Six months ended 30 June 2010 (Unaudited)

	Property development RMB'million	Property investment RMB'million	Others RMB'million	Consolidated RMB'million
Turnover				
Segment revenue	2,778	326	17	3,121
Results				
Segment results	898	1,698	10	2,606
Interest income				69
Share of results of associates				68
Finance costs, net of exchange gain				(36)
Net unallocated expenses				(167)
Profit before taxation				2,540
Taxation				(832)
Profit for the period				1,708

Six months ended 30 June 2009 (Unaudited)

	Property development RMB'million	Property investment RMB'million	Others RMB'million	Consolidated RMB'million
Turnover				
Segment revenue	1,010	305	20	1,335
Results				
Segment results	18	439	11	468
Interest income				107
Share of results of associates				398
Finance costs, net of exchange gain				(60)
Net unallocated expenses				(179)
Profit before taxation				734
Taxation				(78)
Profit for the period				656

4. OPERATING PROFIT

	Six months ended 30 June	
	2010 RMB'million (Unaudited)	2009 RMB'million (Unaudited)
Operating profit has been arrived at after charging (crediting):		
Allowance for bad and doubtful debts	4	–
Depreciation of property, plant and equipment	29	25
Less: Amount capitalised to properties under development	–	(1)
	29	24
Release of prepaid lease payments	1	1
Employee benefits expenses		
Directors' emoluments		
Fees	1	1
Salaries, bonuses and allowances	19	8
Share-based payment expenses	1	2
	21	11
Other staff costs		
Salaries, bonuses and allowances	174	138
Retirement benefit costs	12	13
Share-based payment expenses	16	28
	202	179
Total employee benefits expenses	223	190
Less: Amount capitalised to investment properties under construction or development and properties under development for sale	(51)	(43)
	172	147
Cost of properties sold recognised as an expense	1,761	886
Rental charges under operating leases	19	23
Interest income	(69)	(107)

SELECTED EXPLANATORY NOTES
TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
For the six months ended 30 June 2010

5. FINANCE COSTS, NET OF EXCHANGE GAIN

	Six months ended 30 June	
	2010 RMB'million (Unaudited)	2009 RMB'million (Unaudited)
Interest on bank loans and overdrafts wholly repayable within five years	248	198
Interest on amounts due to non-controlling shareholders of subsidiaries wholly repayable within five years (Note 20)	4	25
Interest on loans from non-controlling shareholders of subsidiaries wholly repayable within five years (Note 20)	64	30
Imputed interest on loan from a non-controlling shareholder of a subsidiary wholly repayable within five years (Note 20)	–	1
Interest on loan from a director wholly repayable within five years (Note 20)	–	23
Add: Net interest expense from interest rate swaps designated as cash flow hedge	66	53
Total interest costs	382	330
Less: Amount capitalised to investment properties under construction or development and properties under development for sale	(356)	(311)
	26	19
Net exchange gain on bank borrowings and other financing activities	(48)	(12)
Other finance costs	58	53
	36	60

Borrowing costs capitalised during the six months ended 30 June 2010 arose on the general borrowing pool of the Group and were calculated by applying a capitalisation rate of approximately 6.6% (six months ended 30 June 2009: approximately 5.5%) per annum to expenditure on the qualifying assets.

6. TAXATION

	Six months ended 30 June	
	2010 RMB'million (Unaudited)	2009 RMB'million (Unaudited)
People's Republic of China ("PRC") Enterprise Income Tax	152	73
Deferred taxation	480	(23)
PRC Land Appreciation Tax	200	28
	832	78

No provision for Hong Kong Profits Tax has been made as the income of the Group neither arises in, nor is derived from, Hong Kong.

PRC Enterprise Income Tax has been provided at the applicable income tax rate of 25% (six months ended 30 June 2009: 25%) on the assessable profits of the companies in the Group during the period.

The provision of Land Appreciation Tax is estimated according to the requirements set forth in the relevant PRC tax laws and regulations. Land Appreciation Tax has been provided at ranges of progressive rates of the appreciation value, with certain allowable deductions including land costs, borrowing costs and the relevant property development expenditures.

7. DIVIDENDS

	Six months ended 30 June	
	2010	2009
	RMB'million	RMB'million
	(Unaudited)	(Unaudited)
2009 Final dividend approved (2009: 2008 final dividend paid)	530	37
Interim dividend declared in respect of 2010 of HK\$0.06 (2009: HK\$0.01) per share	270	44

The Board has declared the payment of HK\$0.06 (equivalent to RMB0.053) (2009: HK\$0.01 (equivalent to RMB0.0088)) per share as the interim dividend in respect of 2010. Subject to the approval of The Stock Exchange of Hong Kong Limited, the 2010 interim dividend will be payable in the form of cash and/or shares of the Company as shareholders will be given the option to elect to receive their interim dividend in new, fully paid shares in lieu of all or part of cash.

In May 2010, a final dividend in respect of 2009 of HK\$0.12 (equivalent to RMB0.11) per share was approved by the shareholders of the Company at the annual general meeting. The 2009 final dividend was paid in July 2010 in the form of cash and/or shares of the Company as shareholders were given the option to elect to receive their final dividend in new, fully paid shares in lieu of all or part of cash.

In June 2009, a final dividend in respect of 2008 of HK\$0.01 (equivalent to RMB0.0088) per share was paid to the shareholders of the Company. In addition, a bonus issue of shares, which represented a total of 418,559,717 ordinary shares, was issued to the shareholders of the Company on the basis of one bonus share for every ten ordinary shares then held. The bonus shares ranked pari passu with the existing ordinary shares in all respects.

8. EARNINGS PER SHARE

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

Earnings

	Six months ended 30 June	
	2010	2009
	RMB'million	RMB'million
	(Unaudited)	(Unaudited)
Earnings for the purposes of basic earnings per share and diluted earnings per share, being profit for the period attributable to shareholders of the Company	1,557	718

Number of shares

	Six months ended 30 June	
	2010	2009
	'million	'million
	(Unaudited)	(Unaudited)
Weighted average number of ordinary shares for the purposes of basic earnings per share	5,023	4,620
Effect of dilutive potential shares:		
Share options issued by the Company (Note)	–	44
Weighted average number of ordinary shares for the purposes of diluted earnings per share	5,023	4,664

Note:

There were no dilution effects for share options granted as the exercise prices of these share options granted were higher than the average market price for the period (six months ended 30 June 2009: Other than the share options granted on 3 November 2008, there were no dilution effects for other share options granted as the exercise prices of these share options granted were higher than the average market price for the period).

SELECTED EXPLANATORY NOTES
TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
For the six months ended 30 June 2010

9. INVESTMENT PROPERTIES

	30 June 2010 RMB'million (Unaudited)	31 December 2009 RMB'million (Audited)
Completed investment properties held to earn rentals or for capital appreciation or both	9,749	9,384
Investment properties under construction or development, stated at fair value	8,381	6,129
stated at cost	5,546	5,693
	13,927	11,822
	23,676	21,206

The movements of investment properties during the current and prior periods are as follows:

	Six months ended 30 June	
	2010 RMB'million (Unaudited)	2009 RMB'million (Unaudited)
At 1st January	21,206	8,466
Reclassified from prepaid lease payments and properties under development	–	8,657
Eliminated upon disposal	(162)	–
Acquisition of a subsidiary	67	–
Additions	1,104	2,605
Increase in fair value recognised in the condensed consolidated income statement	1,461	199
At 30th June	23,676	19,927

The investment properties are all situated in the PRC under long/medium-term leases. All the completed investment properties are rented out under operating leases or are held for capital appreciation purposes.

In circumstances where the fair value of an investment property under construction or development is not reliably determinable but expects the fair value of the property to be reliably determinable when construction is completed, such investment properties under construction or development are measured at cost using the cost model in IAS 16 until either its fair value becomes reliably determinable or construction is completed (whichever is the earlier).

The fair values of the Group's investment properties at 30 June 2010 and 31 December 2009 have been arrived at on the basis of valuations carried out on those dates by Knight Frank Petty Limited, an independent qualified professional valuer not connected to the Group.

For completed investment properties, the valuations have been arrived at using the capitalisation of net income method of valuation, based on the present value of the income to be derived from the properties. For the properties which are currently vacant, the valuation was based on capitalisation of the hypothetical and reasonable market rents with a typical lease term.

For investment properties under construction or development, the valuations have been arrived at by adopting direct comparison approach with reference to comparable transactions in the locality and assuming that the investment properties will be completed in accordance with the development proposals and the relevant approvals for the proposals have been obtained. The valuations have also taken into account the relevant future cost of development, including construction costs, finance costs, professional fees and developer's profit which duly reflects the risks associated with the development of the properties.

10. INTEREST IN ASSOCIATES/LOANS TO ASSOCIATES/AMOUNTS DUE FROM ASSOCIATES/ AMOUNTS DUE TO ASSOCIATES

		30 June 2010	31 December 2009
		RMB'million	RMB'million
	Notes	(Unaudited)	(Audited)
Cost of investments, unlisted		357	357
Share of post acquisition profits		573	505
		930	862
Loans to associates			
– Interest free	(a)	804	1,273
– Interest bearing at 5% per annum	(b)	477	–
		1,281	1,273
Amounts due from associates	(c)	299	147
Amounts due to associates	(d)	37	45

Notes:

- (a) These loans to associates represent the loans to subsidiaries of Richcoast Group Limited ("Richcoast"), an associate of the Group, for financing the development of Dalian Tiandi project. Pursuant to the Joint Venture Agreement dated 25 May 2007, the loans are unsecured, interest-free and with no fixed terms of repayment until Many Gain International Limited ("Many Gain"), a shareholder of Richcoast which is an independent third party, has contributed its share of the shareholder's loan to the subsidiaries of Richcoast. Thereafter, the loans will bear interest at a rate of 5% per annum, subject to shareholders' approval. The loans are carried at amortised cost using the effective interest rates of 5.4% (31 December 2009: 7.3%) per annum.
- (b) These loans to associates are unsecured, interest bearing at a rate of 5% per annum and with no fixed terms of repayment.
- (c) The amounts due from associates are unsecured, interest bearing at 6.1% (31 December 2009: 5.8%) per annum and repayable on demand.
- (d) The amounts due to associates are unsecured, interest free and repayable on demand.

11. ACCOUNTS RECEIVABLE, DEPOSITS AND PREPAYMENTS

	30 June 2010	31 December 2009
	RMB'million	RMB'million
	(Unaudited)	(Audited)
Non-current accounts receivable comprise of:		
Deferred rental receivables	33	59
Current accounts receivable comprise:		
Trade receivables (net of allowance for bad and doubtful debts) with aging analysis:		
Not yet due	48	172
Within 30 days	10	5
31 – 60 days	3	3
61 – 90 days	2	2
Over 90 days	8	4
	71	186
Prepayments of relocation costs (Note)	934	483
Deposit for land acquisition	331	–
Other deposits, prepayments and receivables	250	264
	1,586	933

SELECTED EXPLANATORY NOTES
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11. ACCOUNTS RECEIVABLE, DEPOSITS AND PREPAYMENTS (CONTINUED)

Trade receivables comprise:

- (i) receivables arising from sales of properties which are due for settlement in accordance with the terms of the relevant sale and purchase agreements; and
- (ii) rental receivables which are due for settlement upon issuance of monthly debit notes to the tenants.

Note:

The balance represents the amounts that will be capitalised to properties under development for sale in accordance with the Group's normal operating cycle, and not expected to be realised within twelve months from the end of the reporting period.

12. DERIVATIVE FINANCIAL INSTRUMENTS DESIGNATED AS HEDGING INSTRUMENTS

The derivative financial instruments are measured at fair value at the end of the reporting period. The fair value is determined based on valuation provided by the counterparty financial institution.

At 30 June 2010 and 31 December 2009, the Group has outstanding interest rate swaps to hedge against the variability of cash flows arising from the interest rate fluctuations. Under these swaps, the Group would receive interest at variable rates at Hong Kong Interbank Offered Rate ("HIBOR") and pay interest at fixed rates ranging from 1.32% to 3.58% (31 December 2009: 3.32% to 3.58%) based on the notional amounts of HK\$5,081 million (31 December 2009: HK\$4,581 million) in aggregate. The Group designated the interest rate swaps as hedges against the variability of interest payments of certain bank borrowings of the Group amounting to HK\$5,081 million (31 December 2009: HK\$4,581 million) which bear variable interest rates at HIBOR plus spread ranging from 2.75% to 3.00% (31 December 2009: 2.75% to 2.90%) and mature on or before March 2013. The principal terms of the interest rate swaps have been negotiated to match the terms of the related bank borrowings.

During the six months ended 30 June 2010, fair value loss arising from the interest rate swaps of RMB39 million (six months ended 30 June 2009: fair value gain of RMB60 million) was recognised in other comprehensive income and accumulated in hedge reserve, which is expected to be recognised in the condensed consolidated income statement at various dates upon the interest payments of the related bank borrowings are expected to settle.

13. ACCOUNTS PAYABLE, DEPOSITS RECEIVED AND ACCRUED CHARGES

	30 June 2010 RMB'million (Unaudited)	31 December 2009 RMB'million (Audited)
Trade payable with aging analysis:		
Not yet due	1,245	1,138
Within 30 days	24	5
31 – 60 days	2	6
61 – 90 days	1	2
Over 90 days	4	–
	1,276	1,151
Retention payables (Note)	155	128
Deed tax, business tax and other tax payables	402	442
Deposits received and receipt in advance from property sales	974	2,235
Deposits received and receipt in advance in respect of rental of investment properties	212	174
Accrued charges	162	175
	3,181	4,305

Note:

Retention payables are expected to be paid upon the expiry of the retention periods according to the respective contracts.

14. SHARE CAPITAL

Ordinary shares of US\$0.0025 each	Authorised		Issued and fully paid	
	Number of shares	US\$'000	Number of shares	US\$'000
At 1 January 2009	12,000,000,000	30,000	4,185,597,171	10,464
Issue of bonus shares (note 7)	–	–	418,559,717	1,046
Issue of new shares	–	–	418,500,000	1,046
At 30 June 2009, 1 January 2010 and 30 June 2010	12,000,000,000	30,000	5,022,656,888	12,556

	30 June 2010 RMB'million (Unaudited)	31 December 2009 RMB'million (Audited)
Shown in the condensed consolidated statement of financial position as	99	99

In June 2009, 418,500,000 new ordinary shares were issued to independent third parties at the price of HK\$4.87 per share. The gross proceeds from the new issue were approximately HK\$2,038 million (equivalent to RMB1,797 million). The new ordinary shares rank pari passu with the existing ordinary shares in all respects.

15. OTHER RESERVES

- (a) Merger reserve represents the aggregate of:
- (i) the difference between the nominal value of the share capital and share premium on the shares issued by the Company and the aggregate of the share capital and share premium of the holding companies of the subsidiaries acquired;
 - (ii) the share of profit attributable to the deemed non-controlling shareholders exchanged upon the group reorganisation in 2004; and
 - (iii) the difference between the fair value and the carrying amount of the net assets attributable to the additional interest in the subsidiaries being acquired from a non-controlling shareholder upon the group reorganisation in 2004.
- (b) Special reserve represents the difference between the fair value and the carrying amount of the net assets attributable to the additional interest in the subsidiaries being acquired from non-controlling shareholders, which will be recognised in the condensed consolidated income statement upon the earlier of the disposal of the assets, disposal of the subsidiary of the assets which the assets relate, or when the related assets affect profit or loss.

During the six months ended 30 June 2010, an amount of RMB21 million was released to condensed consolidated income statement upon the disposal by the subsidiaries of the assets to which it relates (six months ended 30 June 2009: nil).

15. OTHER RESERVES (CONTINUED)

- (c) Other reserves comprise:
- (i) An amount of RMB483 million represents payable waived in 2004 by Shui On Investment Company Limited, a subsidiary of Shui On Company Limited ("SOCL"), in respect of development costs of the same amount originally paid by Shanghai Shui On Property Development Management Co., Ltd., a fellow subsidiary of Shui On Investment Company Limited, and recharged to certain subsidiaries of the Company. SOCL is a substantial shareholder of the Company, of which Mr. Vincent H.S. Lo, the Chairman and the Chief Executive Officer of the Company, has beneficial interest.
 - (ii) Capital contribution of RMB21 million arising on the fair value adjustments at the initial recognition of an interest free loan advanced by a non-controlling shareholder of a subsidiary in 2005.
 - (iii) Non-distributable reserve of RMB99 million arising from the capitalisation of retained profits as registered capital of a subsidiary in the PRC in 2006.

16. SHARE-BASED PAYMENT TRANSACTIONS

The Company's share option scheme (the "Scheme") was adopted pursuant to a resolution passed by the shareholders on 8 June 2007 for the primary purposes of providing incentives to directors, eligible employees and consultants. Under the Scheme, the total number of shares in respect of which options may be granted is not permitted to exceed 10% of the shares of the Company in issue at any point in time, without prior approval from the Company's shareholders.

At 30 June 2010, 153,884,399 share options (31 December 2009: 166,375,605 share options) remained outstanding under the Scheme, representing 3.1% (31 December 2009: 3.3%) of the shares of the Company in issue at that date. The Scheme allows the Board of Directors, when offering the grant of any option, to impose any condition including any performance target which must be met before the option shall vest and become exercisable.

The Group recognised the total expense of RMB17 million (six months ended 30 June 2009: RMB30 million) in the consolidated condensed income statement in relation to share options granted by the Company.

16. SHARE-BASED PAYMENT TRANSACTIONS (CONTINUED)

No share options were granted or exercised during the six months ended 30 June 2010 and 30 June 2009. The movement in the Company's share options is set out below:

Date of grant	Exercise price HK\$	Number of options				At 30 June 2010
		At 1 January 2010	Granted during the period	Exercised during the period	Lapsed during the period	
20 June 2007	7.00	106,632,098	–	–	(7,937,762)	98,694,336
1 August 2007	8.18	1,269,802	–	–	(115,392)	1,154,410
2 October 2007	10.00	2,468,768	–	–	(224,192)	2,244,576
1 November 2007	11.78	1,301,615	–	–	(381,547)	920,068
3 December 2007	9.88	1,234,329	–	–	(121,509)	1,112,820
2 January 2008	8.97	3,358,409	–	–	(119,067)	3,239,342
1 February 2008	8.05	1,717,382	–	–	(46,236)	1,671,146
3 March 2008	7.68	735,670	–	–	(53,835)	681,835
2 May 2008	7.93	7,238,273	–	–	(854,564)	6,383,709
2 June 2008	7.34	15,231,560	–	–	(1,238,876)	13,992,684
2 July 2008	6.46	1,482,175	–	–	(332,814)	1,149,361
4 September 2009	4.90	23,705,524	–	–	(1,065,412)	22,640,112
Total		166,375,605	–	–	(12,491,206)	153,884,399
Number of options exercisable at the beginning and end of the period		19,586,617				32,418,733

Date of grant	Exercise price HK\$	Number of options				At 30 June 2009
		At 1 January 2009	Granted during the period	Exercised during the period	Lapsed during the period	
20 June 2007	7.00	118,747,544	–	–	(4,895,062)	113,852,482
1 August 2007	8.18	1,371,013	–	–	(64,180)	1,306,833
2 October 2007	10.00	4,845,000	–	–	(2,125,000)	2,720,000
1 November 2007	11.78	4,272,054	–	–	(10,611)	4,261,443
3 December 2007	9.88	1,500,488	–	–	(151,820)	1,348,668
2 January 2008	8.97	3,449,266	–	–	(44,593)	3,404,673
1 February 2008	8.05	2,099,366	–	–	(291,923)	1,807,443
3 March 2008	7.68	774,732	–	–	(19,531)	755,201
2 May 2008	7.93	7,796,274	–	–	(312,102)	7,484,172
2 June 2008	7.34	15,837,819	–	–	(551,766)	15,286,053
2 July 2008	6.46	1,784,027	–	–	(108,357)	1,675,670
3 November 2008	1.60	100,250,000	–	–	(10,609,375)	89,640,625
Total		262,727,583	–	–	(19,184,320)	243,543,263
Number of options exercisable at the beginning and end of the period		3,900,000				17,628,252

16. SHARE-BASED PAYMENT TRANSACTIONS (CONTINUED)

The vesting period and the exercisable period of the share options granted to eligible employees and directors are as follows:

	Vesting period	Exercisable period
The first 1/7 of the grant:	From date of grant to the 2nd anniversary	From the 2nd to the 7th anniversary to the date of grant
The second 1/7 of the grant:	From date of grant to the 3rd anniversary	From the 3rd to the 8th anniversary to the date of grant
The third 1/7 of the grant:	From date of grant to the 4th anniversary	From the 4th to the 9th anniversary to the date of grant
The fourth 1/7 of the grant:	From date of grant to the 5th anniversary	From the 5th to the 9th anniversary to the date of grant
The fifth 1/7 of the grant:	From date of grant to the 6th anniversary	From the 6th to the 9th anniversary to the date of grant
The sixth 1/7 of the grant:	From date of grant to the 7th anniversary	From the 7th to the 9th anniversary to the date of grant
The last 1/7 of the grant:	From date of grant to the 8th anniversary	From the 8th to the 9th anniversary to the date of grant

The vesting period and the exercisable period of the share options granted to a consultant are as follows:

	Vesting period	Exercisable period
The first 1/5 of the grant:	Unconditional and fully vested at the date of grant	Before the 5th anniversary to the date of grant
The second 1/5 of the grant:	From date of grant to the 1st anniversary	Before the 6th anniversary to the date of grant
The third 1/5 of the grant:	From date of grant to the 2nd anniversary	Before the 7th anniversary to the date of grant
The fourth 1/5 of the grant:	From date of grant to the 3rd anniversary	Before the 8th anniversary to the date of grant
The last 1/5 of the grant:	From date of grant to the 4th anniversary	Before the 9th anniversary to the date of grant

The share options granted to independent non-executive directors, a non-executive director and a consultant are unconditional and fully vested at the date of grant and exercisable on or before the 5th anniversary to the date of grant.

17. ACQUISITION OF A SUBSIDIARY

During the six months ended 30 June 2010, a subsidiary of the Company acquired the entire interest of a company incorporated in the PRC from an independent third party for a cash consideration RMB109 million. The acquired company owned the property development right on a piece of land adjacent to Shanghai Rui Hong Xin Cheng project.

The acquisition was accounted for during the six months ended 30 June 2010 as purchase of assets and liabilities rather than as business combination as the subsidiary acquired is an investment and property holding company with no business concerns.

The net assets acquired in the transaction were as follows:

	RMB'million (Unaudited)
Investment properties under construction or development	67
Properties under development for sale	45
Accounts receivable, deposits and prepayments	4
Other payables and accrued charges	(7)
Net assets acquired	109
Cash consideration	109

During the six months ended 30 June 2010, the acquired company did not contribute any turnover or results to the Group.

18. PLEDGE OF ASSETS

The following assets were pledged to banks as securities to obtain certain banking facilities at the reporting date:

	30 June 2010 RMB'million (Unaudited)	31 December 2009 RMB'million (Audited)
Investment properties	15,135	13,243
Property, plant and equipment	127	128
Prepaid lease payments	42	43
Properties under development held for sale	3,953	4,948
Properties held for sale	116	406
Accounts receivable	69	90
Bank deposits	2,014	2,019
	21,456	20,877

Included in pledged bank deposits above is an amount of RMB265 million (31 December 2009: RMB265 million) which has been pledged to secure banking facilities granted to an associate. All the other assets were pledged to secure banking facilities granted to the Group.

In addition, the equity interests in certain subsidiaries were also pledged to banks as securities to obtain banking facilities for the Group at the reporting date.

SELECTED EXPLANATORY NOTES
TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
For the six months ended 30 June 2010

19. COMMITMENTS AND CONTINGENCIES

As of the respective reporting dates, the Group had the following commitments:

	30 June 2010 RMB'million (Unaudited)	31 December 2009 RMB'million (Audited)
Contracted but not provided for:		
Development costs for investment properties	5,748	6,534
Development costs for properties under development held for sale	8,737	7,884
	14,485	14,418

As of 30 June 2010 and 31 December 2009, the commitment for development costs included the committed relocation costs for the development of certain educational facilities to be located in the Taipingqiao area of the Luwan District as compensation for the removal of those educational facilities originally located in that area. The commitment for development costs also included the remaining outstanding cost of acquisition for land use rights in Foshan City, Guangdong Province, the PRC amounted to RMB4,120 million (31 December 2009: RMB4,324 million). These development costs will be paid in stages according to the relocation progress of the land.

Except as disclosed above, there have been no material changes in the Group's capital and other commitments as well as contingent liabilities since 31 December 2009.

20. RELATED PARTY TRANSACTIONS

Apart from the related balances as stated in the condensed consolidated statement of financial position, the Group also had the following transactions with related parties during the period:

Nature of transactions	Six months ended 30 June	
	2010 RMB million (Unaudited)	2009 RMB million (Unaudited)
SOCL and its subsidiaries and associates other than those of the Group		
Project construction fees	161	67
Rental and building management fee expenses	13	20
Travelling expenses	11	–
Project management fee income	5	8
Interest income	–	1
Associates		
Interest income	16	–
Imputed interest income	19	62
Project management fee income	8	–
Non-controlling shareholders of subsidiaries		
Interest expenses	68	55
Imputed interest expenses	–	1
Property management fee	2	2
Jointly controlled entity		
Rental and building management fee income	2	2
A director		
Interest expenses	–	23
Senior management		
Property sales	20	2

INDEPENDENT REVIEW REPORT



TO THE BOARD OF DIRECTORS OF SHUI ON LAND LIMITED

(incorporated in the Cayman Islands with limited liability)

Introduction

We have reviewed the interim financial information set out on pages 31 to 55, which comprises the condensed consolidated statement of financial position of Shui On Land Limited (the "Company") and its subsidiaries as of 30 June 2011 and the related condensed consolidated income statement, condensed consolidated statement of comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month period then ended and selected explanatory notes. The Main Board Listing Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and International Accounting Standard 34 "Interim Financial Reporting" ("IAS 34"). The directors of the Company are responsible for the preparation and presentation of this interim financial information in accordance with IAS 34. Our responsibility is to express a conclusion on this interim financial information based on our review, and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Scope of Review

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Hong Kong Institute of Certified Public Accountants. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the interim financial information is not prepared, in all material respects, in accordance with IAS 34.

Deloitte Touche Tohmatsu

Certified Public Accountants

Hong Kong
17 August 2011

CONDENSED CONSOLIDATED INCOME STATEMENT

For the six months ended 30 June 2011

	Notes	Six months ended 30 June	
		2011 RMB'million (Unaudited)	2010 RMB'million (Unaudited)
Turnover			
– The Company and its subsidiaries ("the Group")		1,788	3,121
– Share of associates		147	–
		1,935	3,121
Turnover of the Group	3	1,788	3,121
Cost of sales		(961)	(1,849)
Gross profit		827	1,272
Other income		151	87
Selling and marketing expenses		(68)	(60)
General and administrative expenses		(291)	(275)
Operating profit	4	619	1,024
Increase in fair value of investment properties	9	661	1,461
Gain on disposal of investment properties		–	23
Share of results of associates		97	68
Finance costs, net of exchange gain	5	(51)	(36)
Profit before taxation		1,326	2,540
Taxation	6	(447)	(832)
Profit for the period		879	1,708
Attributable to:			
Shareholders of the Company		784	1,557
Non-controlling interests		95	151
		879	1,708
Earnings per share	8		
– Basic		RMB0.15	RMB0.31
– Diluted		RMB0.13	RMB0.31

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six months ended 30 June 2011

	Note	Six months ended 30 June	
		2011 RMB'million (Unaudited)	2010 RMB'million (Unaudited)
Profit for the period		879	1,708
Other comprehensive income (expense)			
Exchange difference arising on translation of foreign operations		2	1
Fair value adjustments on interest rate swaps designated in cash flow hedges	16	3	(39)
Other comprehensive income (expense) for the period		5	(38)
Total comprehensive income for the period		884	1,670
Total comprehensive income attributable to:			
Shareholders of the Company		789	1,519
Non-controlling interests		95	151
		884	1,670

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As of 30 June 2011

	Notes	30 June 2011 RMB'million (Unaudited)	31 December 2010 RMB'million (Audited)
Non-current assets			
Investment properties	9	32,622	26,893
Property, plant and equipment		557	540
Prepaid lease payments		73	73
Interests in associates	10	1,017	920
Loans to associates	10	1,379	1,270
Accounts receivable	11	56	64
Pledged bank deposits		2,916	1,569
Deferred tax assets		164	162
		38,784	31,491
Current assets			
Properties under development for sale		16,944	14,308
Properties held for sale		504	627
Accounts receivable, deposits and prepayments	11	3,984	3,604
Loans receivable		147	597
Amounts due from associates	10	334	318
Amounts due from related parties		50	49
Amounts due from non-controlling shareholders of subsidiaries		50	38
Pledged bank deposits		366	316
Bank balances and cash		4,052	4,905
		26,431	24,762
Current liabilities			
Accounts payable, deposits received and accrued charges	12	7,300	4,987
Amounts due to related parties		178	95
Amounts due to associates	10	16	29
Amounts due to non-controlling shareholders of subsidiaries		329	462
Loan from a non-controlling shareholder of a subsidiary		–	300
Tax liabilities		1,080	1,230
Bank borrowings – due within one year		5,705	1,644
		14,608	8,747
Net current assets		11,823	16,015
Total assets less current liabilities		50,607	47,506

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As of 30 June 2011

	Notes	30 June 2011 RMB'million (Unaudited)	31 December 2010 RMB'million (Audited)
Capital and reserves			
Share capital	13	102	102
Reserves		25,206	24,718
Equity attributable to shareholders of the Company		25,308	24,820
Non-controlling interests		1,050	1,208
Total equity		26,358	26,028
Non-current liabilities			
Bank and other borrowings – due after one year		10,097	11,539
Convertible bonds		2,170	2,117
Notes	15	6,503	2,945
Derivative financial instruments designated as hedging instruments	16	215	218
Loans from non-controlling shareholders of subsidiaries		2,018	1,653
Deferred tax liabilities		3,241	3,001
Defined benefit liabilities		5	5
		24,249	21,478
Total equity and non-current liabilities		50,607	47,506

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 June 2011

	Attributable to shareholders of the Company												
	Share capital	Share premium	Merger reserve	Special reserve	Share option reserve	Exchange reserve	Convertible bond equity reserve	Hedge reserve	Other reserves	Retained earnings	Total	Non-controlling interests	Total
	RMB' million	RMB' million	RMB' million (Note 14(a))	RMB' million (Note 14(b))	RMB' million	RMB' million	RMB' million	RMB' million	RMB' million (Note 14(c))	RMB' million	RMB' million	RMB' million	RMB' million
At 1 January 2011 (audited)	102	12,985	122	(71)	155	15	605	(98)	637	10,368	24,820	1,208	26,028
Profit for the period	-	-	-	-	-	-	-	-	-	784	784	95	879
Exchange difference arising on translation of foreign operations	-	-	-	-	-	2	-	-	-	-	2	-	2
Fair value adjustments on interest rate swaps designated as cash flow hedges (note 16)	-	-	-	-	-	-	-	3	-	-	3	-	3
Total comprehensive income for the period	-	-	-	-	-	2	-	3	-	784	789	95	884
Recognition of equity-settled share-based payment expenses	-	-	-	-	13	-	-	-	-	-	13	-	13
Capital injection	-	-	-	-	-	-	-	-	-	-	-	25	25
Dividend paid to a non-controlling shareholder of a subsidiary	-	-	-	-	-	-	-	-	-	-	-	(4)	(4)
Acquisition of additional ownership interests in a subsidiary (Note 18(b))	-	-	-	(104)	-	-	-	-	-	-	(104)	(274)	(378)
Release of special reserve upon disposal of related assets	-	-	-	10	-	-	-	-	-	-	10	-	10
2010 final dividend of HK\$0.05 per share approved	-	-	-	-	-	-	-	-	-	(220)	(220)	-	(220)
At 30 June 2011 (unaudited)	102	12,985	122	(165)	168	17	605	(95)	637	10,932	25,308	1,050	26,358
At 1 January 2010 (audited)	99	12,433	122	(101)	136	19	-	(91)	603	8,359	21,579	995	22,574
Profit for the period	-	-	-	-	-	-	-	-	-	1,557	1,557	151	1,708
Exchange difference arising on translation of foreign operations	-	-	-	-	-	1	-	-	-	-	1	-	1
Fair value adjustments on interest rate swaps designated as cash flow hedges (note 16)	-	-	-	-	-	-	-	(39)	-	-	(39)	-	(39)
Total comprehensive income (expense) for the period	-	-	-	-	-	1	-	(39)	-	1,557	1,519	151	1,670
Recognition of equity-settled share-based payment expenses	-	-	-	-	17	-	-	-	-	-	17	-	17
Capital injection	-	-	-	-	-	-	-	-	-	-	-	13	13
Dividend paid to a non-controlling shareholder of a subsidiary	-	-	-	-	-	-	-	-	-	-	-	(1)	(1)
Release of special reserve upon disposal of related assets	-	-	-	21	-	-	-	-	-	-	21	-	21
2009 final dividend of HK\$0.12 per share approved	-	-	-	-	-	-	-	-	-	(530)	(530)	-	(530)
At 30 June 2010 (unaudited)	99	12,433	122	(80)	153	20	-	(130)	603	9,386	22,606	1,158	23,764

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the six months ended 30 June 2011

		Six months ended 30 June	
		2011	2010
		RMB'million	RMB'million
		(Unaudited)	(Unaudited)
Notes			
	Net cash used in operating activities	(306)	(1,356)
	Net cash used in investing activities		
	Additions to investment properties	(5,100)	(1,022)
	Proceeds from disposal of investment properties	36	185
	Withdrawal of pledged bank deposits	215	676
	Placement of pledged bank deposits	(1,612)	(671)
	Net cash outflow on acquisition of a subsidiary	–	(109)
	Net cash inflow on disposal of subsidiaries	342	–
	Advances to amounts due from associates	(16)	(141)
	Advances from (to) loans receivable	450	(107)
	Other investing cash flows	(85)	43
		(5,770)	(1,146)
	Net cash from financing activities		
	Advance from non-controlling shareholders of subsidiaries	434	901
	Repayment of non-controlling shareholders of subsidiaries	(510)	(326)
	Capital injected by non-controlling shareholders of subsidiaries	25	13
	New bank loans raised	4,312	2,849
	Repayment of bank loans	(1,486)	(507)
	Issue of notes	3,500	–
	Expenses on issuance of notes	(70)	–
	Interest and bank charges paid	(692)	(440)
	Payment of dividends	(220)	–
	Dividend payment to a non-controlling shareholder of a subsidiary	(4)	(1)
		5,289	2,489
	Net decrease in cash and cash equivalents	(787)	(13)
	Cash and cash equivalents at the beginning of the period	4,905	2,928
	Effect of foreign exchange rate changes	(66)	–
	Cash and cash equivalents at the end of the period	4,052	2,915
	Analysis of the balances of cash and cash equivalents		
	Bank balances and cash	4,052	2,915

SELECTED EXPLANATORY NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2011

1. GENERAL

The condensed consolidated financial statements have been prepared in accordance with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") and with International Accounting Standard 34 "Interim Financial Reporting" ("IAS 34").

2. PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis except for certain investment properties and certain financial instruments which are measured at fair values.

The accounting policies used in the condensed consolidated financial statements for the six months ended 30 June 2011 are the same as those followed in the preparation of the Group's annual financial statements for the year ended 31 December 2010 except as described below.

In the current interim period, the Group has applied, for the first time, the following new and revised standards and interpretations ("new and revised IFRSs):

IFRSs (Amendments)	Improvements to IFRSs issued in 2010
IAS 24 (as revised in 2009)	Related Party Disclosures
IAS 32 (Amendments)	Classification of Rights Issues
IFRC 14 (Amendments)	Prepayments of a Minimum Funding Requirement
IFRC 19	Extinguishing Financial Liabilities with Equity Instruments

The application of the new and revised IFRSs in the current interim period has had no material effect on the amounts reported in these condensed consolidated financial statements and/or disclosures set out in these condensed consolidated financial statements.

The Group has not early applied new and revised standards and interpretations that have been issued but are not yet effective. The following new or revised standards and interpretations have been issued and are not yet effective:

IFRS 7 (Amendments)	Disclosures – Transfers of Financial Assets ¹
IFRS 9	Financial Instruments ²
IFRS 10	Consolidated Financial Statements ²
IFRS 11	Joint Arrangements ²
IFRS 12	Disclosure of Interest in Other Entities ²
IFRS 13	Fair Value Measurement ²
IAS 1 (Amendments)	Presentation of Items of Other Comprehensive Income ³
IAS 12 (Amendments)	Deferred Tax: Recovery of Underlying Assets ⁴
IAS 19 (Revised 2011)	Employee Benefits ²
IAS 27 (Revised 2011)	Separate Financial Statements ²
IAS 28 (Revised 2011)	Investments in Associates and Joint Ventures ²

1 Effective for annual periods beginning on or after 1 July 2011

2 Effective for annual periods beginning on or after 1 January 2013

3 Effective for annual periods beginning on or after 1 July 2012

4 Effective for annual periods beginning on or after 1 January 2012

SELECTED EXPLANATORY NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2011

2. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

IFRS 9 Financial Instruments was issued in November 2009 and revised in October 2010. It introduces new requirements for the classification and measurement of financial assets and financial liabilities and for derecognition.

IFRS 9 requires all recognised financial assets that are within the scope of IAS 39 Financial Instruments: Recognition and Measurement to be subsequently measured at either amortised cost or fair value. Specifically, debt investments that are held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flows that are solely payments of principal and interest on the principal outstanding are generally measured at amortised cost at the end of each accounting period. All other debt investments and equity investments are measured at their fair values at the end of each accounting period.

IFRS 9 is effective for annual periods beginning on or after 1 January 2013, with earlier application permitted.

The Directors of the Company anticipate that IFRS 9 will be adopted in the Group's consolidated financial statements for the annual period beginning on 1 January 2013 and that the application of this new Standard will not have a significant impact on amounts reported in respect of the Group's financial assets and financial liabilities.

The amendments to IAS 12 Deferred Tax: Recovery of Underlying Assets mainly deal with the measurement of deferred tax for investment properties that are measured using the fair value model in accordance with IAS 40 Investment Property. Based on the amendments, for the purposes of measuring deferred tax liabilities and deferred tax assets for investment properties measured using the fair value model, the carrying amounts of the investment properties are presumed to be recovered through sale, unless the presumption is rebutted in certain circumstances. All of the Group's investment properties are located in the People's Republic of China ("PRC"). The Directors of the Company are in the process of assessing the financial impact.

IFRS 10 replaces the parts of IAS 27 Consolidated and Separate Financial Statements that deal with consolidated financial statements. Under IFRS 10, there is only one basis for consolidation, that is control. In addition, IFRS 10 includes a new definition of control that contains three elements: (a) power over an investee, (b) exposure, or rights, to variable returns from its involvement with the investee, and (c) ability to use its power over the investee to affect the amount of the investor's returns. The Directors of the Company are in the process of assessing the financial impact.

Other than above, the Directors of the Company anticipate that the application of these new and revised standards and interpretations will have no material impact on the results and the financial position of the Group.

3. TURNOVER AND SEGMENTAL INFORMATION

An analysis of the turnover of the Group and associates for the period is as follows:

	Six months ended 30 June (Unaudited)			2010 Group and total RMB'million
	Group RMB'million	2011 Share of associates RMB'million	Total RMB'million	
Property development:				
Property sales	1,356	144	1,500	2,778
Property investment:				
Rental income from investment properties	354	3	357	269
Income from serviced apartments	7	–	7	12
Property management fee income	19	–	19	16
Rental related income	25	–	25	29
	405	3	408	326
Others	27	–	27	17
Total	1,788	147	1,935	3,121

For management purposes, the Group is organised based on the business activities of the Group, which are broadly categorised into property development and property investment.

Principal activities of the two major reportable and operating segments are as follows:

- Property development – development and sale of properties
- Property investment – property letting, property management and operations of serviced apartments

SELECTED EXPLANATORY NOTES
TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
For the six months ended 30 June 2011

3. TURNOVER AND SEGMENTAL INFORMATION (CONTINUED)

Six months ended 30 June 2011 (Unaudited)				
	Property development RMB'million	Property investment RMB'million	Others RMB'million	Consolidated RMB'million
Segment Revenue				
Turnover of the Group	1,356	405	27	1,788
Share of turnover of associates	144	3	–	147
Total	1,500	408	27	1,935
Results				
Segment results of the Group	446	913	21	1,380
Share of results of associates	19	78	–	97
Total	465	991	21	1,477
Interest income				74
Finance costs, net of exchange gain				(51)
Net unallocated expenses				(174)
Profit before taxation				1,326
Taxation				(447)
Profit for the period				879

Six months ended 30 June 2010 (Unaudited)				
	Property development RMB'million	Property investment RMB'million	Others RMB'million	Consolidated RMB'million
Segment Revenue				
Turnover of the Group	2,778	326	17	3,121
Results				
Segment results of the Group	898	1,698	10	2,606
Share of results of associates	–	68	–	68
Total	898	1,766	10	2,674
Interest income				69
Finance costs, net of exchange gain				(36)
Net unallocated expenses				(167)
Profit before taxation				2,540
Taxation				(832)
Profit for the period				1,708

Segment revenue represents the Group's revenue and revenue of associates attributable to the Group from sales of properties, rental and related income, income from serviced apartments, property management fee income, food and beverage income for the period.

4. OPERATING PROFIT

	Six months ended 30 June	
	2011 RMB'million (Unaudited)	2010 RMB'million (Unaudited)
Operating profit has been arrived at after charging (crediting):		
Allowance for bad and doubtful debts	–	4
Depreciation of property, plant and equipment	31	29
Release of prepaid lease payments	1	1
Employee benefits expenses		
Directors' emoluments		
Fees	1	1
Salaries, bonuses and allowances	11	19
Retirement benefit costs	2	–
Share-based payment expenses	1	1
	15	21
Other staff costs		
Salaries, bonuses and allowances	195	174
Retirement benefit costs	10	12
Share-based payment expenses	12	16
	217	202
Total employee benefits expenses	232	223
Less: Amount capitalised to investment properties under construction or development and properties under development for sale	(52)	(51)
	180	172
Cost of properties sold recognised as an expense	846	1,761
Rental charges under operating leases	20	19
Interest income	(74)	(69)

**SELECTED EXPLANATORY NOTES
TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

For the six months ended 30 June 2011

5. FINANCE COSTS, NET OF EXCHANGE GAIN

	Six months ended 30 June	
	2011 RMB'million (Unaudited)	2010 RMB'million (Unaudited)
Interest on bank loans and overdrafts wholly repayable within five years	378	248
Interest on amounts due to non-controlling shareholders of subsidiaries wholly repayable within five years (Note 21)	–	4
Interest on loans from non-controlling shareholders of subsidiaries wholly repayable within five years (Note 21)	78	64
Interest on convertible bonds	114	–
Interest on notes (Note 15)	232	–
Add: Net interest expense from interest rate swaps designated as cash flow hedge	71	66
Total interest costs	873	382
Less: Amount capitalised to investment properties under construction or development and properties under development for sale	(746)	(356)
Interest expense charged to condensed consolidated income statement	127	26
Net exchange gain on bank borrowings and other financing activities	(103)	(48)
Others	27	58
	51	36

Borrowing costs capitalised during the six months ended 30 June 2011 arose on the general borrowing pool of the Group and were calculated by applying a capitalisation rate of approximately 7.3% (six months ended 30 June 2010: approximately 6.6%) per annum to expenditure on the qualifying assets.

6. TAXATION

	Six months ended 30 June	
	2011 RMB'million (Unaudited)	2010 RMB'million (Unaudited)
PRC Enterprise Income Tax	116	152
Deferred taxation	241	480
PRC Land Appreciation Tax	90	200
	447	832

No provision for Hong Kong Profits Tax has been made as the income of the Group neither arises in, nor is derived from, Hong Kong.

PRC Enterprise Income Tax has been provided at the applicable income tax rate of 25% (six months ended 30 June 2010: 25%) on the assessable profits of the companies in the Group during the period.

The provision of Land Appreciation Tax is estimated according to the requirements set forth in the relevant PRC tax laws and regulations. Land Appreciation Tax has been provided at ranges of progressive rates of the appreciation value, with certain allowable deductions including land costs, borrowing costs and the relevant property development expenditures.

7. DIVIDENDS

	Six months ended 30 June	
	2011	2010
	RMB'million	RMB'million
	(Unaudited)	(Unaudited)
2010 Final dividend approved and paid (2010: 2009 final dividend paid)	220	530
Interim dividend declared in respect of 2011 of HK\$0.025 (2010: HK\$0.06) per share	107	270

Subsequent to the end of the interim period, the Board has declared the payment of HK\$0.025 (equivalent to RMB0.021) (2010: HK\$0.06 (equivalent to RMB0.053)) per share as the interim dividend in respect of 2011.

A final dividend in respect of 2010 of HK\$0.05 (equivalent to RMB0.042) per share was approved by the shareholders of the Company at the annual general meeting on 19 May 2011 and was paid to the shareholders of the Company in June 2011.

In November 2010, an interim dividend in respect of 2010 of HK\$0.06 (equivalent to RMB0.053) per share was paid to the shareholders. The 2010 interim dividend was paid in the form of cash and/or shares of the Company as the shareholders were given the option to elect to receive their interim dividend in new, fully paid shares in lieu of all or part of cash. 71.7% of the shareholdings elected to receive shares in lieu of cash dividends at HK\$3.84 per share and accordingly, 57,753,920 new and fully paid shares were issued. These new shares rank pari passu to the existing shares of the Company.

In May 2010, a final dividend in respect of 2009 of HK\$0.12 (equivalent to RMB0.11) per share was approved by the shareholders of the Company at the annual general meeting on 27 May 2010. The 2009 final dividend was paid in July 2010 in the form of cash and/or shares of the Company as the shareholders were given the option to elect to receive their final dividend in new, fully paid shares in lieu of all or part of cash. 69.0% of the shareholdings elected to receive shares in lieu of cash dividends at HK\$3.168 per share and accordingly, 131,177,173 new and fully paid shares were issued. These new shares rank pari passu to the existing shares of the Company.

8. EARNINGS PER SHARE

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

Earnings

	Six months ended 30 June	
	2011	2010
	RMB'million	RMB'million
	(Unaudited)	(Unaudited)
Earnings for the purposes of basic earnings per share and diluted earnings per share, being profit for the period attributable to shareholders of the Company	784	1,557

Number of shares

	Six months ended 30 June	
	2011	2010
	'million	'million
	(Unaudited)	(Unaudited)
Weighted average number of ordinary shares for the purpose of basic earnings per share	5,212	5,023
Effect of dilutive potential shares:		
Convertible bonds	662	–
Weighted average number of ordinary shares for the purpose of diluted earnings per share	5,874	5,023

Note:

There were no dilution effects for share options granted as the exercise prices of these share options granted were higher than the average market price for the six months ended 30 June 2011 and 30 June 2010.

**SELECTED EXPLANATORY NOTES
TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

For the six months ended 30 June 2011

9. INVESTMENT PROPERTIES

	30 June 2011 RMB'million (Unaudited)	31 December 2010 RMB'million (Audited)
Completed investment properties held to earn rentals or for capital appreciation or both	14,508	14,119
Investment properties under construction or development, stated at fair value	7,839	6,815
stated at cost	10,275	5,959
	18,114	12,774
	32,622	26,893

The movements of investment properties during the current and prior periods are as follows:

	Completed investment properties at fair value RMB'million	Investment properties under construction or development at fair value RMB'million	Investment properties under construction or development at cost RMB'million	Total RMB'million
At 1 January 2011 (audited)	14,119	6,815	5,959	26,893
Eliminated upon disposal	(36)	–	–	(36)
Disposal of a subsidiary (Note 18(c))	–	–	(348)	(348)
Additions	4	578	4,898	5,480
Transfers upon completion	28	(28)	–	–
Transfers	–	234	(234)	–
Transfers to property, plant and equipment	(28)	–	–	(28)
Increase in fair value recognised in the condensed consolidated income statement	421	240	–	661
At 30 June 2011 (unaudited)	14,508	7,839	10,275	32,622
At 1 January 2010 (audited)	9,384	6,129	5,693	21,206
Eliminated upon disposal	(162)	–	–	(162)
Acquisition of a subsidiary (Note 18(a))	–	–	67	67
Additions	4	312	788	1,104
Transfers upon completion	139	(139)	–	–
Transfers	–	1,002	(1,002)	–
Increase in fair value recognised in the condensed consolidated income statement	384	1,077	–	1,461
At 30 June 2010 (unaudited)	9,749	8,381	5,546	23,676

9. INVESTMENT PROPERTIES (CONTINUED)

The investment properties are all situated in the PRC under long/medium-term leases. All the completed investment properties are rented out under operating leases or are held for capital appreciation purposes.

In circumstances where the fair value of an investment property under construction or development is not reliably determinable but the fair value of the property is expected to be reliably determinable when construction is completed, such investment properties under construction or development are measured at cost until either its fair value becomes reliably determinable or construction is completed, whichever is the earlier.

The fair values of the Group's investment properties at 30 June 2011 and 31 December 2010 and at dates of transfer upon completion of development of investment properties under construction or development have been arrived at on the basis of valuations carried out on those dates by Knight Frank Petty Limited, an independent qualified professional valuers not connected to the Group.

For completed investment properties, the valuations have been arrived at using the capitalisation of net income method of valuation, based on the present value of the income to be derived from the properties. For the properties which are currently vacant, the valuation was based on capitalisation of the hypothetical and reasonable market rents with a typical lease term.

For investment properties under construction or development that are measured at fair value, the valuations have been arrived at adopting market-based valuation approach with reference to sales evidence of comparable properties with adjustments made to account for any differences and assuming that the investment properties will be completed in accordance with the development proposals and the relevant approvals for the proposals have been obtained. The valuations have also taken into account the relevant future cost of development, including construction costs, finance costs, professional fees and developer's profit which duly reflects the risks associated with the development of the properties.

10. INTERESTS IN ASSOCIATES/LOANS TO ASSOCIATES/AMOUNTS DUE FROM ASSOCIATES/AMOUNTS DUE TO ASSOCIATES

	Notes	30 June 2011 RMB'million (Unaudited)	31 December 2010 RMB'million (Audited)
Cost of investments, unlisted		357	357
Share of post acquisition profits		660	563
		1,017	920
Loans to associates			
– Interest free	(a)	808	805
– Interest bearing at 5% per annum	(b)	571	465
		1,379	1,270
Amounts due from associates	(c)	334	318
Amounts due to associates	(d)	16	29

Notes:

- (a) These loans to associates represent the loans to subsidiaries of Richcoast Group Limited ("Richcoast"), an associate of the Group, for financing the development of Dalian Tiandi project. Pursuant to the Joint Venture Agreement dated 25 May 2007, the loans are unsecured, interest-free and with no fixed terms of repayment until Many Gain International Limited ("Many Gain"), a shareholder of Richcoast which is an independent third party, has contributed its share of the shareholder's loan to the subsidiaries of Richcoast. Thereafter, the loans will bear interest at a rate of 5% per annum, subject to shareholders' approval. The loans are carried at amortised cost using the effective interest rates of 5.4% (31 December 2010: 5.4%) per annum.
- (b) These loans to associates represent the loans to subsidiaries of Richcoast are unsecured, interest bearing at a rate of 5% per annum and with no fixed terms of repayment.
- (c) The amounts due from associates are unsecured, interest bearing at 6.1% (31 December 2010: 5.7%) per annum and repayable on demand.
- (d) The amounts due to associates are unsecured, interest free and repayable on demand.

**SELECTED EXPLANATORY NOTES
TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**
For the six months ended 30 June 2011

11. ACCOUNTS RECEIVABLE, DEPOSITS AND PREPAYMENTS

	30 June 2011 RMB'million (Unaudited)	31 December 2010 RMB'million (Audited)
Non-current accounts receivable comprised of:		
Deferred rental receivables	56	64
Current accounts receivable comprised of:		
Trade receivables (net of allowance for bad and doubtful debts) with aging analysis (based on the repayment terms set out in the sales and purchase agreements or debit notes to the tenants):		
Not yet due	321	122
Past due within 30 days	39	20
Past due 31 – 60 days	20	1
Past due 61 – 90 days	1	–
Past due over 90 days	4	3
	385	146
Prepayments of relocation costs (Note)	3,210	1,304
Deposit for land acquisition	–	1,838
Other deposits, prepayments and receivables	389	316
	3,984	3,604

Trade receivables comprised of:

- (i) receivables arising from sales of properties which are due for settlement in accordance with the terms of the relevant sale and purchase agreements; and
- (ii) rental receivables which are due for settlement upon issuance of monthly debit notes to the tenants.

Note:

The balance represents the amounts that will be capitalised to properties under development for sale in accordance with the Group's normal operating cycle, and not expected to be realised within twelve months from the end of the reporting period.

12. ACCOUNTS PAYABLE, DEPOSITS RECEIVED AND ACCRUED CHARGES

	30 June 2011 RMB'million (Unaudited)	31 December 2010 RMB'million (Audited)
Trade payable with aging analysis (based on invoice date):		
0-60 days	1,537	1,751
61-90 days	1	1
Over 90 days	40	13
	1,578	1,765
Retention payables (Note)	209	169
Deed tax, business tax and other tax payables	379	481
Deposits received and receipt in advance from property sales	4,451	2,074
Deposits received and receipt in advance in respect of rental of investment properties	250	242
Accrued charges	433	256
	7,300	4,987

Note:

Retention payables are expected to be paid upon the expiry of the retention periods according to the respective contracts.

13. SHARE CAPITAL

	Authorised		Issued and fully paid	
	Number of shares	US\$'000	Number of shares	US\$'000
Ordinary shares of US\$0.0025 each				
At 1 January 2010 and 30 June 2010	12,000,000,000	30,000	5,022,656,888	12,556
At 1 January 2011 and 30 June 2011	12,000,000,000	30,000	5,211,587,981	13,029
			30 June 2011 RMB'million (Unaudited)	31 December 2010 RMB'million (Audited)
Shown in the condensed consolidated statement of financial position as			102	102

SELECTED EXPLANATORY NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2011

14. OTHER RESERVES

- (a) Merger reserve represents the aggregate of:
- (i) the difference between the nominal value of the share capital and share premium on the shares issued by the Company and the aggregate of the share capital and share premium of the holding companies of the subsidiaries acquired;
 - (ii) the share of profit attributable to the deemed non-controlling shareholders exchanged upon the group reorganisation in 2004; and
 - (iii) the difference between the fair value and the carrying amount of the net assets attributable to the additional interest in the subsidiaries being acquired from a non-controlling shareholder upon the group reorganisation in 2004.
- (b) Special reserve represents the difference between the fair value and the carrying amount of the net assets attributable to the additional interest in the subsidiaries being acquired from non-controlling shareholders, which will be recognised in the condensed consolidated income statement upon the earlier of the disposal of the assets, disposal of the subsidiary of the assets which the assets relate, or when the related assets affect profit or loss.

During the six months ended 30 June 2011, an amount of RMB10 million was released to condensed consolidated income statement upon the disposal by the subsidiaries of the assets to which it relates (six months ended 30 June 2010: RMB21 million).

An amount of RMB104 million represents the difference between the fair value of the consideration paid and the carrying value of the net assets attributable to the additional interest in a residential development on a parcel of land of the Rui Hong Xin Cheng project.

- (c) Other reserves comprised of:
- (i) An amount of RMB483 million represents payable waived in 2004 by Shui On Investment Company Limited, a subsidiary of Shui On Company Limited ("SOCL"), in respect of development costs of the same amount originally paid by Shanghai Shui On Property Development Management Co., Ltd., a fellow subsidiary of Shui On Investment Company Limited, and recharged to certain subsidiaries of the Company. SOCL is a substantial shareholder of the Company, of which Mr. Vincent H.S. LO, the Chairman of the Company, has beneficial interest.
 - (ii) Capital contribution of RMB21 million arising on the fair value adjustments at the initial recognition of an interest free loan advanced by a non-controlling shareholder of a subsidiary in 2005.
 - (iii) Non-distributable reserve of RMB99 million arising from the capitalisation of retained profits as registered capital of a subsidiary in the PRC in 2006.
 - (iv) An amount of RMB34 million represents the difference between the fair value of the consideration paid and the carrying value of the net assets attributable to the additional interest of 16.8% in Yang Pu Center Development Co., Ltd. being acquired from the non-controlling interests in 2010.

15. NOTES

	Six months ended 30 June	
	2011 RMB'million (Unaudited)	2010 RMB'million (Unaudited)
At 1 January	2,945	–
Issue of senior notes due 2015	3,500	–
Expenses on issue of senior notes	(70)	–
Interest charged during the period	232	–
Interest paid during the period	(104)	–
At 30 June	6,503	–

On 23 December 2010, Shui On Development (Holding) Limited ("SOD"), a wholly owned subsidiary of the Company, issued RMB3,000 million senior notes to independent third parties with a maturity of three years due on 23 December 2013 (the "2013 Notes"). The 2013 Notes are denominated in RMB and settled in US dollars, and bear coupon at 6.875% per annum payable semi-annually in arrears.

On 26 January 2011, SOD further issued RMB3,500 million senior notes to independent third parties with a maturity of four years due on 26 January 2015 (the "2015 Notes"). The 2015 Notes are denominated in RMB and settled in US dollars, and bear coupon at 7.625% per annum payable semi-annually in arrears.

The principal terms of the 2015 Notes were

- (a) senior in right of payment to any existing and future obligations of SOD expressly subordinated in right of payment to the Notes;
- (b) at least pari passu in right of payment with all other unsecured, unsubordinated indebtedness of SOD (subject to any priority rights of such unsubordinated indebtedness pursuant to applicable law); and
- (c) guaranteed by the Company on a senior basis;
- (d) effectively subordinated to the secured obligations (if any) of the Company and SOD, to the extent of the value of the assets serving as security thereof; and
- (e) effectively subordinated to all existing and future obligations of the subsidiaries of SOD.

At any time prior to the date of maturity of the 2015 Notes, SOD may at its option redeem the Notes, in whole or in part, at a redemption price equal to 100% of the principal amount of the Notes redeemed plus the applicable premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date, as set forth in the written agreement between the Company, SOD, and the trustee of the 2015 Notes.

At any time on or before all the 2015 Notes are matured or being fully redeemed, for every two semi-annual periods, dividend payments of the Company are limited to 20% of the profit attributable to shareholders after taking into account certain adjustments prescribed in the terms of the 2015 Notes.

SELECTED EXPLANATORY NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2011

16. DERIVATIVE FINANCIAL INSTRUMENTS DESIGNATED AS HEDGING INSTRUMENTS

The derivative financial instruments are measured at fair value at the end of the reporting period. The fair value is determined based on valuation provided by the counterparty financial institution.

At 30 June 2011 and 31 December 2010, the Group has outstanding interest rate swaps to hedge against the variability of cash flows arising from the interest rate fluctuations. Under these swaps, the Group would receive interest at variable rates at Hong Kong Interbank Offered Rate ("HIBOR") and pay interest at fixed rates ranging from 0.69% to 3.58% (31 December 2010: 0.95% to 3.58%) based on the notional amounts of HK\$8,210 million (31 December 2010: HK\$5,581 million) in aggregate. The Group designated the interest rate swaps as hedges against the variability of interest payments of certain bank borrowings of the Group amounting to HK\$8,210 million (31 December 2010: HK\$5,581 million) which bear variable interest rates at HIBOR plus spread ranging from 2.75% to 3.65% (31 December 2010: 2.75% to 3.65%) and mature on or before January 2014. The principal terms of the interest rate swaps have been negotiated to match the terms of the related bank borrowings.

During the six months ended 30 June 2011, fair value gain arising from the interest rate swaps of RMB3 million (six months ended 30 June 2010: fair value loss of RMB39 million) was deferred in equity as hedge reserve, which is expected to be recognised in the condensed consolidated income statement at various dates upon the interest payments of the related bank borrowings are expected to settle.

17. SHARE-BASED PAYMENT TRANSACTIONS

The Company's share option scheme (the "Scheme") was adopted pursuant to a resolution passed by the shareholders on 8 June 2007 for the primary purposes of providing incentives to directors, eligible employees and consultants. Under the Scheme, the total number of shares in respect of which options may be granted is not permitted to exceed 10% of the shares of the Company in issue at any point in time, without prior approval from the Company's shareholders.

As of 30 June 2011, 126,718,859 share options (31 December 2010: 142,152,612 share options) remained outstanding under the Scheme, representing 2.4% (31 December 2010: 2.7%) of the shares of the Company in issue at that date. The Scheme allows the Board of Directors, when offering the grant of any option, to impose any condition including any performance target which must be met before the option shall vest and become exercisable.

The Group recognised a total expense of RMB13 million (six months ended 30 June 2010: RMB17 million) in the condensed consolidated income statement in relation to share options granted by the Company.

17. SHARE-BASED PAYMENT TRANSACTIONS (CONTINUED)

No share options were granted or exercised during the six months ended 30 June 2011 and 30 June 2010. The movement in the Company's share options is set out below:

Date of grant	Exercise price HK\$	Number of options				At 30 June 2011
		At 1 January 2011	Granted during the period	Exercised during the period	Lapsed during the period	
20 June 2007	7.00	91,390,892	-	-	(10,405,481)	80,985,411
1 August 2007	8.18	1,109,933	-	-	(250,173)	859,760
2 October 2007	10.00	2,066,456	-	-	(250,571)	1,815,885
1 November 2007	11.78	724,550	-	-	(109,687)	614,863
3 December 2007	9.88	580,866	-	-	(384,338)	196,528
2 January 2008	8.97	3,178,009	-	-	(145,961)	3,032,048
1 February 2008	8.05	1,444,882	-	-	(86,159)	1,358,723
3 March 2008	7.68	633,008	-	-	(87,848)	545,160
2 May 2008	7.93	5,421,932	-	-	(859,170)	4,562,762
2 June 2008	7.34	13,665,712	-	-	(1,579,959)	12,085,753
2 July 2008	6.46	947,231	-	-	(208,393)	738,838
4 September 2009	4.90	20,989,141	-	-	(1,066,013)	19,923,128
Total		142,152,612	-	-	(15,433,753)	126,718,859
Number of options exercisable at the beginning and end of the period		35,906,115				47,378,823

Date of grant	Exercise price HK\$	Number of options				At 30 June 2010
		At 1 January 2010	Granted during the period	Exercised during the period	Lapsed during the period	
20 June 2007	7.00	106,632,098	-	-	(7,937,762)	98,694,336
1 August 2007	8.18	1,269,802	-	-	(115,392)	1,154,410
2 October 2007	10.00	2,468,768	-	-	(224,192)	2,244,576
1 November 2007	11.78	1,301,615	-	-	(381,547)	920,068
3 December 2007	9.88	1,234,329	-	-	(121,509)	1,112,820
2 January 2008	8.97	3,358,409	-	-	(119,067)	3,239,342
1 February 2008	8.05	1,717,382	-	-	(46,236)	1,671,146
3 March 2008	7.68	735,670	-	-	(53,835)	681,835
2 May 2008	7.93	7,238,273	-	-	(854,564)	6,383,709
2 June 2008	7.34	15,231,560	-	-	(1,238,876)	13,992,684
2 July 2008	6.46	1,482,175	-	-	(332,814)	1,149,361
4 September 2009	4.90	23,705,524	-	-	(1,065,412)	22,640,112
Total		166,375,605	-	-	(12,491,206)	153,884,399
Number of options exercisable at the beginning and end of the period		19,586,617				32,418,733

**SELECTED EXPLANATORY NOTES
TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**
For the six months ended 30 June 2011

17. SHARE-BASED PAYMENT TRANSACTIONS (CONTINUED)

The vesting period and the exercisable period of the share options granted to eligible employees and directors are as follows:

	Vesting period	Exercisable period
The first 1/7 of the grant	From date of grant to the 2nd anniversary	From the 2nd to the 7th anniversary to the date of grant
The second 1/7 of the grant	From date of grant to the 3rd anniversary	From the 3rd to the 8th anniversary to the date of grant
The third 1/7 of the grant	From date of grant to the 4th anniversary	From the 4th to the 9th anniversary to the date of grant
The fourth 1/7 of the grant	From date of grant to the 5th anniversary	From the 5th to the 9th anniversary to the date of grant
The fifth 1/7 of the grant	From date of grant to the 6th anniversary	From the 6th to the 9th anniversary to the date of grant
The sixth 1/7 of the grant	From date of grant to the 7th anniversary	From the 7th to the 9th anniversary to the date of grant
The last 1/7 of the grant	From date of grant to the 8th anniversary	From the 8th to the 9th anniversary to the date of grant

The vesting period and the exercisable period of the share options granted to a consultant are as follows:

	Vesting period	Exercisable period
The first 1/5 of the grant	Unconditional and fully vested at the date of grant	Before the 5th anniversary to the date of grant
The second 1/5 of the grant	From date of grant to the 1st anniversary	Before the 6th anniversary to the date of grant
The third 1/5 of the grant	From date of grant to the 2nd anniversary	Before the 7th anniversary to the date of grant
The fourth 1/5 of the grant	From date of grant to the 3rd anniversary	Before the 8th anniversary to the date of grant
The last 1/5 of the grant	From date of grant to the 4th anniversary	Before the 9th anniversary to the date of grant

The share options granted to independent non-executive directors, a non-executive director and a consultant are unconditional and fully vested at the date of grant and exercisable on or before the 5th anniversary to the date of grant.

18. ACQUISITIONS AND DISPOSALS

(a) Acquisition of a subsidiary

During the six months ended 30 June 2010, a subsidiary of the Company acquired the entire interest of a company incorporated in the PRC from an independent third party for a cash consideration of RMB109 million. The acquired company owned the property development right on a piece of land adjacent to Shanghai Rui Hong Xin Cheng project.

The acquisition was accounted for during the six months ended 30 June 2010 as purchase of assets and liabilities rather than as business combination as the subsidiary acquired is an investment and property holding company with no business concerns.

The net assets acquired in the transaction were as follows:

	RMB'million (Unaudited)
Investment properties under construction or development	67
Properties under development for sale	45
Accounts receivable, deposits and prepayments	4
Other payables and accrued charges	(7)
Net assets acquired	<u>109</u>
Cash consideration	<u>109</u>

During the six months ended 30 June 2010, the acquired company did not contribute any turnover or results to the Group.

(b) Acquisition of additional ownership interests in a subsidiary

Pursuant to a supplementary shareholder agreement entered into between SOD, Foresight Profits Limited ("Foresight"), Hollyfield Holdings Limited, Selfers Limited, Silomax Limited (indirect subsidiaries of the Company) and Elegant Partners Limited ("EPL", a non-controlling shareholder which owns 24.75% of equity interest in Foresight which indirectly owns all ownership interest in a PRC enterprise which is engaged in Rui Hong Xin Cheng project) dated 1 April 2011, EPL agreed to disposed of, and SOD agreed to acquire from EPL, EPL's rights and interests in relation to a particular phase of the Rui Hong Xin Cheng project for a consideration of RMB378 million.

EPL agreed that the consideration of RMB378 million was advanced to Foresight to finance the Rui Hong Xin Cheng project. The amount owed to EPL is unsecured, interest bearing at 110% of People's Bank of China Prescribed Interest Rate and will not be demanded for payment, until Foresight is in a position to repay the loan, which is to be mutually agreed between both parties. The Directors are in the opinion that the loan is not repayable in the next twelve months from the end of the reporting period.

**SELECTED EXPLANATORY NOTES
TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**
For the six months ended 30 June 2011

18. ACQUISITIONS AND DISPOSALS (CONTINUED)

(c) Disposal of subsidiaries

During the six months ended 30 June 2011, the Group disposed of certain subsidiaries which engaged in the property development of a project in Hangzhou, the PRC to an independent third party for a cash consideration of RMB438 million. The net assets disposed of in the transaction were as follows:

	RMB'million (Unaudited)
Investment properties under construction or development	348
Bank balances and cash	96
Other payables and accrued charges	(6)
Net assets disposed of	438
Consideration received	438
Gain on disposal	-
Cash consideration in cash and cash equivalent	438
Less: cash and cash equivalent balances disposed of	(96)
Net cash inflow on disposal of subsidiaries	342

During the six months ended 30 June 2011 and 2010, the disposed subsidiaries did not contribute any turnover or results to the Group.

19. PLEDGE OF ASSETS

The following assets were pledged to banks as securities to obtain certain banking facilities at the end of the reporting period:

	30 June 2011 RMB'million (Unaudited)	31 December 2010 RMB'million (Audited)
Investment properties	19,068	17,091
Property, plant and equipment	145	114
Prepaid lease payments	41	42
Properties under development for sale	5,813	6,065
Properties held for sale	19	33
Accounts receivable	62	45
Bank deposits	3,282	1,885
	28,430	25,275

Included in pledged bank deposits above is an amount of RMB265 million (31 December 2010: RMB265 million) which has been pledged to secure banking facilities granted to an associate. All the other assets were pledged to secure banking facilities granted to the Group.

In addition, the equity interests in certain subsidiaries were also pledged to banks as securities to obtain banking facilities for the Group at the end of the reporting period.

20. COMMITMENTS AND CONTINGENCIES

As of the end of the reporting period, the Group had the following commitments:

	30 June 2011 RMB'million (Unaudited)	31 December 2010 RMB'million (Audited)
Contracted but not provided for:		
Development costs for investment properties under construction or development	4,268	4,673
Development costs for properties under development for sale	10,404	9,906
	14,672	14,579

As of 30 June 2011, the Group has provided the maximum guarantee of RMB240 million to secure its associate – Richcoast Group Limited for setting up a joint venture company with an independent third party.

Except as disclosed above, there have been no material changes in the Group's capital and other commitments as well as contingent liabilities since 31 December 2010.

21. RELATED PARTY TRANSACTIONS

Apart from the related party transactions and balances as stated in note 18(b) and in the condensed consolidated statement of financial position, the Group also had the following transactions with related parties during the period:

Nature of transactions	Six months ended 30 June	
	2011 RMB'million (Unaudited)	2010 RMB'million (Unaudited)
SOCL and its subsidiaries other than those of the Group		
Rental and building management fee expenses	16	13
Travelling expenses	1	11
Project management fee income	7	5
SOCL's associates		
Project construction costs	337	161
Property sales	19	–
Associates		
Interest income	11	16
Imputed interest income	17	19
Project management fee income	9	8
Non-controlling shareholders of subsidiaries		
Interest expenses	78	68
Property management fee expenses	1	2
Senior management		
Property sales	7	20
Remunerations	36	35

INDEPENDENT AUDITOR'S REPORT

Deloitte.

德勤

TO THE SHAREHOLDERS OF SHUI ON LAND LIMITED

(incorporated in the Cayman Islands with limited liability)

We have audited the consolidated financial statements of Shui On Land Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 114 to 186, which comprise the consolidated statement of financial position as at 31 December 2009, and the consolidated income statement, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory notes.

DIRECTORS' RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The directors of the Company are responsible for the preparation and the true and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards and the disclosure requirements of the Hong Kong Companies Ordinance. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and the true and fair presentation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on these consolidated financial statements based on our audit and to report our opinion solely to you, as a body, in accordance with our agreed terms of engagement and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. We conducted our audit in accordance with Hong Kong Standards on Auditing issued by the Hong Kong Institute of Certified Public Accountants. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance as to whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and true and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

OPINION

In our opinion, the consolidated financial statements give a true and fair view of the state of affairs of the Group as at 31 December 2009 and of the Group's profit and cash flows for the year then ended in accordance with International Financial Reporting Standards and have been properly prepared in accordance with the disclosure requirements of the Hong Kong Companies Ordinance.

Deloitte Touche Tohmatsu

Certified Public Accountants

Hong Kong

15 April 2010

CONSOLIDATED INCOME STATEMENT

For the year ended 31 December 2009

	Notes	Year ended 31 December	
		2009 RMB'million	2008 RMB'million (Restated)
Turnover	5	6,758	2,066
Cost of sales		(3,229)	(1,028)
Gross profit		3,529	1,038
Other income	6	170	342
Selling and marketing expenses		(151)	(134)
General and administrative expenses		(543)	(697)
Operating profit	7	3,005	549
Increase in fair value of investment properties	13	536	382
Gain on acquisition of additional equity interests in subsidiaries	33	6	–
Gains on partial disposals of equity interests in subsidiaries	35	–	1,883
Share of results of associates		436	44
Finance costs, net of exchange gain	8	(89)	(133)
Profit before taxation		3,894	2,725
Taxation	9	(1,301)	(657)
Profit for the year		2,593	2,068
Attributable to:			
Shareholders of the Company		2,673	1,798
Non-controlling interests		(80)	270
		2,593	2,068
Earnings per share	12		
– Basic		RMB0.55	RMB0.39
– Diluted		RMB0.55	RMB0.39

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December 2009

	Notes	Year ended 31 December	
		2009 RMB'million	2008 RMB'million (Restated)
Profit for the year		2,593	2,068
Other comprehensive income (expense)			
Exchange difference arising on translation of foreign operations		(19)	(2)
Fair value adjustments on interest rate swaps designated in cash flow hedges	27(a)	45	(136)
Fair value adjustments on cross currency interest rate swaps designated in cash flow hedges	27(b)	–	(158)
Reclassification of fair value adjustments on cross currency interest rate swaps designated in cash flow hedges	27(b)	–	104
Residual balance of hedge reserve in relation to cross currency interest rate swaps recognised in consolidated income statement upon the maturity of the notes	27(b)	–	138
Other comprehensive income (expense) for the year		26	(54)
Total comprehensive income for the year		2,619	2,014
Total comprehensive income attributable to:			
Shareholders of the Company		2,699	1,744
Non-controlling interests		(80)	270
		2,619	2,014

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As of 31 December 2009

	Notes	31 December 2009 RMB'million	31 December 2008 RMB'million (Restated)	1 January 2008 RMB'million (Restated)
Non-current assets				
Investment properties	13	21,206	8,466	7,994
Property, plant and equipment	14	356	343	260
Prepaid lease payments	15	43	6,290	4,325
Properties under development	16	–	2,411	1,734
Interests in associates	17	862	296	85
Loans to associates	17	1,273	1,331	981
Accounts receivable	19	59	329	312
Pledged bank deposits	20	1,222	694	237
Deferred tax assets	32	139	146	124
Defined benefit assets	37	–	4	6
		25,160	20,310	16,058
Current assets				
Properties under development for sale	16	11,532	7,786	6,281
Properties held for sale	21	627	3,090	906
Accounts receivable, deposits and prepayments	19	933	941	3,215
Loans receivable	22	378	414	240
Amounts due from associates	17	147	450	12
Amounts due from related parties	23	73	62	44
Amounts due from non-controlling shareholders of subsidiaries	24	17	176	6
Early redemption rights on notes	38	–	–	11
Pledged bank deposits	20	797	1,015	617
Bank balances and cash	20	2,928	1,671	2,843
		17,432	15,605	14,175
Current liabilities				
Accounts payable, deposits received and accrued charges	25	4,305	4,418	2,581
Amounts due to related parties	23	69	33	39
Amounts due to associates	17	45	–	–
Amounts due to non-controlling shareholders of subsidiaries	24	475	758	876
Loan from a non-controlling shareholder of a subsidiary	30	442	199	100
Tax liabilities		1,404	739	1,514
Bank borrowings – due within one year	26	2,098	1,953	1,514
Notes – due within one year	38	–	–	2,667
Derivative financial instruments designated as hedging instruments	27	–	–	323
		8,838	8,100	9,614
Net current assets		8,594	7,505	4,561
Total assets less current liabilities		33,754	27,815	20,619

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As of 31 December 2009

	Notes	31 December 2009 RMB'million	31 December 2008 RMB'million (Restated)	1 January 2008 RMB'million (Restated)
Capital and reserves				
Share capital	28	99	84	84
Reserves		21,480	16,779	15,544
Equity attributable to shareholders of the Company		21,579	16,863	15,628
Non-controlling interests		995	1,312	776
Total equity		22,574	18,175	16,404
Non-current liabilities				
Bank borrowings – due after one year	26	8,105	6,245	2,891
Derivative financial instruments designated as hedging instruments	27	211	256	–
Loans from non-controlling shareholders of subsidiaries	30	670	670	93
Loan from a director	31	–	567	–
Deferred tax liabilities	32	2,192	1,902	1,231
Defined benefit liabilities	37	2	–	–
		11,180	9,640	4,215
Total equity and non-current liabilities		33,754	27,815	20,619

The consolidated financial statements on pages 114 to 186 were approved and authorised for issue by the Board of Directors on 15 April 2010 and are signed on its behalf by:

Vincent H. S. LO
DIRECTOR

Daniel Y. K. WAN
DIRECTOR

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2009

	Attributable to shareholders of the Company										Non-controlling interests	Total
	Share capital	Share premium	Merger reserve	Special reserve	Share option reserve	Exchange reserve	Hedge reserve	Other reserves	Retained earnings	Total		
	RMB' million	RMB' million	RMB' million (note 29(a))	RMB' million (note 29(b))	RMB' million	RMB' million	RMB' million	RMB' million (note 29(c))	RMB' million	RMB' million		
At 1 January 2008, as previously stated	84	10,689	122	(411)	35	40	(84)	603	4,800	15,878	828	16,706
Effect of retrospective adoption of IFRIC 15 (Note 2)	–	–	–	(49)	–	–	–	–	(201)	(250)	(52)	(302)
As restated	84	10,689	122	(460)	35	40	(84)	603	4,599	15,628	776	16,404
Profit for the year	–	–	–	–	–	–	–	–	1,798	1,798	270	2,068
Exchange difference arising on translation of foreign operations	–	–	–	–	–	(2)	–	–	–	(2)	–	(2)
Fair value adjustments on interest rate swaps designated as cash flow hedges (note 27(a))	–	–	–	–	–	–	(136)	–	–	(136)	–	(136)
Fair value adjustments on cross currency interest rate swaps designated as cash flow hedges (note 27(b))	–	–	–	–	–	–	(158)	–	–	(158)	–	(158)
Reclassification of fair value adjustments on cross currency interest rate swaps in cash flow hedges (note 27(b))	–	–	–	–	–	–	104	–	–	104	–	104
Residual balance of hedge reserve in relation to cross currency interest rate swaps recognised in consolidated income statement upon the maturity of the notes (note 27(b))	–	–	–	–	–	–	138	–	–	138	–	138
Total comprehensive (expense) income for the year	–	–	–	–	–	(2)	(52)	–	1,798	1,744	270	2,014
Recognition of equity-settled share-based payment expenses	–	–	–	–	54	–	–	–	–	54	–	54
Release upon partial disposal of equity interests in subsidiaries	–	–	–	17	–	–	–	–	–	17	246	263
Capital injection	–	–	–	–	–	–	–	–	–	–	20	20
Release of special reserve upon disposal of the related assets	–	–	–	50	–	–	–	–	–	50	–	50
Total dividends of HK\$0.17 paid, comprising 2007 final dividend of HK\$0.10 per share and 2008 interim dividend of HK\$0.07 per share (note 11)	–	–	–	–	–	–	–	–	(630)	(630)	–	(630)
At 31 December 2008 (as restated)	84	10,689	122	(393)	89	38	(136)	603	5,767	16,863	1,312	18,175
Profit for the year	–	–	–	–	–	–	–	–	2,673	2,673	(80)	2,593
Exchange difference arising on translation of foreign operations	–	–	–	–	–	(19)	–	–	–	(19)	–	(19)
Fair value adjustments on interest rate swaps designated as cash flow hedges (note 27(a))	–	–	–	–	–	–	45	–	–	45	–	45
Total comprehensive (expense) income for the year	–	–	–	–	–	(19)	45	–	2,673	2,699	(80)	2,619
Recognition of equity-settled share-based payment expenses	–	–	–	–	47	–	–	–	–	47	–	47
Bonus issue of shares	8	(8)	–	–	–	–	–	–	–	–	–	–
Issue of new shares at a premium	7	1,790	–	–	–	–	–	–	–	1,797	–	1,797
Transaction costs attributable to issue of new shares	–	(38)	–	–	–	–	–	–	–	(38)	–	(38)
Capital injection	–	–	–	–	–	–	–	–	–	–	13	13
Acquisition of additional interests in subsidiaries	–	–	–	(4)	–	–	–	–	–	(4)	(46)	(50)
Release of special reserve upon disposal of the related assets	–	–	–	205	–	–	–	–	–	205	–	205
Release of special reserve upon recognition of fair value changes of the related assets	–	–	–	91	–	–	–	–	–	91	–	91
Dividend paid to a non-controlling shareholder of a subsidiary	–	–	–	–	–	–	–	–	–	–	(204)	(204)
Total dividends of HK\$0.02 paid, comprising 2008 final dividend of HK\$0.01 per share and 2009 interim dividend of HK\$0.01 per share (note 11)	–	–	–	–	–	–	–	–	(81)	(81)	–	(81)
At 31 December 2009	99	12,433	122	(101)	136	19	(91)	603	8,359	21,579	995	22,574

CONSOLIDATED STATEMENT OF CASH FLOW

For the year ended 31 December 2009

	Year ended 31 December	
	2009 RMB'million	2008 RMB'million (Restated)
Operating activities		
Profit before taxation	3,894	2,725
Adjustments for:		
Depreciation of property, plant and equipment charged to consolidated income statement	53	51
Release of prepaid lease payments charged to consolidated income statement	1	1
Net foreign exchange loss (gain)	22	(9)
Share of results of associates	(436)	(44)
Gain on acquisition of additional equity interests in subsidiaries	(6)	–
Gains on partial disposals of equity interests in subsidiaries	–	(1,883)
Finance costs, net of exchange gain	89	133
Loss on disposal of property, plant and equipment	–	14
Interest income	(149)	(227)
Increase in fair value of investment properties	(536)	(382)
Decrease in defined benefit assets	6	2
Equity-settled share-based payment expenses	47	54
Release of special reserve	296	50
Operating cash flows before movements in working capital	3,281	485
(Increase) decrease in accounts receivable, deposits and prepayments	(44)	1,516
Increase in properties under development for sale	(4,148)	(4,489)
Decrease in properties held for sale	2,906	812
(Increase) decrease in amounts due from related parties	(11)	5
Increase (decrease) in amounts due to related parties	36	(28)
Increase in amounts due to associates	45	–
(Decrease) increase in accounts payable, deposits received and accrued charges	(113)	1,833
Cash generated from operations	1,952	134
Tax paid	(339)	(780)
Net cash from (used in) operating activities	1,613	(646)

CONSOLIDATED STATEMENT OF CASH FLOW

For the year ended 31 December 2009

		Year ended 31 December	
		2009	2008
		RMB'million	RMB'million (Restated)
	Notes		
Investing activities			
Interest received		77	123
Purchase of property, plant and equipment		(47)	(56)
Proceeds from disposal of property, plant and equipment		–	3
Additions to investment properties		(2,973)	(8)
Additions to prepaid lease payments		–	(2,105)
Increase in loans to associates		(20)	(428)
Decrease (increase) in amounts due from associates		303	(438)
Acquisition of additional equity interests in subsidiaries	33	(100)	–
Acquisition of subsidiaries	34	–	(100)
Proceeds from partial disposals of equity interests in subsidiaries	35	339	2,905
Increase in pledged bank deposits		(310)	(855)
Decrease (increase) in loans receivable		36	(174)
Net cash used in investing activities		(2,695)	(1,133)
Financing activities			
Net proceeds on issuance of shares		1,759	–
Advance from non-controlling shareholders of subsidiaries		174	382
Capital injected by non-controlling shareholders of subsidiaries		13	20
New bank loans raised		4,182	7,283
Repayment of bank loans		(2,168)	(3,209)
(Decrease) increase in loan from a director		(567)	567
Redemption of notes		–	(2,562)
Settlement of derivative financial instruments		–	(347)
Interest and bank charges paid		(766)	(833)
Payment of dividends		(81)	(630)
Dividend payment to non-controlling shareholders		(204)	–
Net cash from financing activities		2,342	671
Net increase (decrease) in cash and cash equivalents		1,260	(1,108)
Cash and cash equivalents at the beginning of the year		1,671	2,843
Effect of foreign exchange rate changes		(3)	(64)
Cash and cash equivalents at the end of the year		2,928	1,671
Analysis of the balances of cash and cash equivalents			
Bank balances and cash		2,928	1,671

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2009

1. GENERAL

Shui On Land Limited (the "Company") was incorporated on 12 February 2004 as an exempted company with limited liability in the Cayman Islands under the Companies Law, Chapter 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands. The shares of the Company have been listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") with effect from 4 October 2006.

The addresses of the registered office and principal place of business of the Company are disclosed in the Corporate Information section of the annual report.

The Company acts as an investment holding company. The principal activities of the Company's subsidiaries are set out in note 48. The Company and its subsidiaries are hereinafter collectively referred to as the Group.

2. APPLICATION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS

In the current year, the Group has applied, for the first time, the following new and revised International Financial Reporting Standards ("IFRS"), International Accounting Standards ("IAS") and Interpretations ("IFRIC") (hereinafter collectively referred to as "new and revised IFRSs") issued by the International Accounting Standards Board ("IASB"), which are effective for the Group's financial year beginning 1 January 2009.

IFRSs (Amendments)	Improvements to IFRSs issued in 2008, except for the amendment to IFRS 5 that is effective for annual periods beginning on or after 1 July 2009
IFRSs (Amendments)	Improvements to IFRSs issued in 2009 in relation to amendment to paragraph 80 of IAS 39
IAS 1 (Revised)	Presentation of Financial Statements
IAS 23 (Revised)	Borrowing Costs
IAS 32 & 1 (Amendments)	Puttable Financial Instruments and Obligations Arising on Liquidation
IFRS 1 & IAS 27 (Amendments)	Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate
IFRS 2 (Amendment)	Vesting Conditions and Cancellations
IFRS 7 (Amendment)	Improving Disclosures about Financial Instruments
IFRS 8	Operating Segments
IFRIC 9 & IAS 39 (Amendments)	Embedded Derivatives
IFRIC 13	Customer Loyalty Programmes
IFRIC 15	Agreements for the Construction of Real Estate
IFRIC 16	Hedges of a Net Investment in a Foreign Operation
IFRIC 18	Transfer of Assets from Customers

New and revised IFRSs affecting presentation and disclosure only

IAS 1 (Revised) Presentation of Financial Statements

IAS 1 (Revised) has introduced terminology changes (including revised titles for the consolidated financial statements) and changes in the format and content of the consolidated financial statements.

In addition, the adoption of IAS 1 (Revised) has resulted in the change of presentation of the consolidated statement of financial position as at 1 January 2008 as the Group has applied accounting policies retrospectively during the current year (see below).

IFRS 8 Operating Segments

IFRS 8 is a disclosure standard that requires the identification of operating segments to be performed on the same basis as financial information that is reported internally for the purpose of allocating resources between segments and assessing their performance. The application of IFRS 8 has not resulted in a re-designation of the Group's reportable segments as compared with the primary reportable segments determined in accordance with IAS 14, and has had no impact on the reported results or financial position of the Group.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2009

2. APPLICATION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS (CONTINUED)

New and revised IFRSs affecting the reported results and/or financial position

IFRIC 15 Agreements for the Construction of Real Estate

In previous years, when properties were sold under pre-sale arrangements prior to the completion of the development, revenue and profit were recognised on the execution of sales agreements or when the relevant completion certificates were issued by the respective government authorities, whichever was the later. With the issuance of IFRIC 15, which contains more detailed guidance on the accounting treatment for such real estate transactions, property sales are now required to be recognised upon delivery of properties to the purchasers pursuant to the sales agreements.

The change in accounting policy on revenue recognition for sales of properties has been adopted retrospectively and hence the comparative figures of the consolidated income statement for the year ended 31 December 2009 have been restated to adjust for the revenue together with the related cost of sales and taxation which arose from the sales of properties.

The effects of change in the accounting policy described above on the financial results for the current and prior periods by line items presented in the consolidated income statement are as follows:

	Year ended 31 December	
	2009 RMB'million	2008 RMB'million
Increase (decrease) in turnover	2,034	(1,490)
(Increase) decrease in cost of sales	(802)	496
(Increase) decrease in taxation	(413)	320
Increase (decrease) in profit for the year	819	(674)
Attributable to:		
Shareholders of the Company	789	(682)
Non-controlling interests	30	8
	819	(674)

The cumulative effects of the change in accounting policy described above on the financial positions of the Group at 31 December 2008 and 1 January 2008 are summarised below:

	At 31 December 2008	At 1 January 2008
	RMB'million	RMB'million
Increase in properties held for sale	1,061	581
Decrease in accounts receivable, deposits and prepayments	(229)	(262)
Increase in accounts payable, deposit received and accrued charges	(2,336)	(813)
Decrease in tax liabilities	133	27
Decrease in deferred tax liabilities	382	165
	(989)	(302)
Decrease in reserves	(945)	(250)
Decrease in non-controlling interests	(44)	(52)
	(989)	(302)

2. APPLICATION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS (CONTINUED)

New and revised IFRSs affecting the reported results and/or financial position (Continued)

IFRIC 15 Agreements for the Construction of Real Estate (Continued)

The effects of the change in accounting policy on the Group's basic and diluted earnings per share are as follows:

	Year ended 31 December	
	2009	2008
	RMB	RMB
Impact on basic and diluted earnings per share		
Reported figure before adjustments	0.39	0.59
Adjustments arising from issuance of bonus shares (note 11)	–	(0.05)
Adjustments arising from change in accounting policy	0.16	(0.15)
As restated	0.55	0.39

IFRSs (Amendments) Improvements to IFRSs issued in 2008

The application of the amendment to IAS 40 Investment Property as part of the Improvements to IFRSs issued in 2008 has affected the accounting for properties under construction or development for future use as investment properties of the Group. The amendment to IAS 40 brings such properties within the scope of IAS 40 which, therefore, shall be accounted for under the fair value model (where the fair value is reliably determinable) in accordance with the Group's accounting policy.

In the past, the leasehold land and building elements of properties under construction or development were accounted for separately. The leasehold land element was accounted for as an operating lease and the building element was carried at cost less accumulated impairment losses. The Group has applied the amendment to IAS 40 prospectively from 1 January 2009 in accordance with the relevant transitional provision. As a result of the application of the amendment, the Group's properties under construction or development for future use as investment properties that include the leasehold land and building elements with carrying amount of RMB6,246 million and RMB2,411 million, respectively have been classified as investment properties as of 1 January 2009. Investment properties under construction or development of which the fair value can be determined reliably have been measured at their fair values as of 31 December 2009. The fair value of those properties as of 31 December 2009 amounted to RMB6,129 million, with the increase in fair value of RMB277 million being recognised in consolidated income statement for the year ended 31 December 2009. Other investment properties under construction or development of which the fair value cannot be determined reliably have been measured at cost less impairment. The carrying amount of those properties as of 31 December 2009 amounted to RMB5,693 million.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2009

2. APPLICATION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS (CONTINUED)

New and revised IFRSs affecting the reported results and/or financial position (Continued)

IFRSs (Amendments) Improvements to IFRSs issued in 2008 (Continued)

In addition, certain associates of the Group are principally engaged in property development. The associates have investment properties under construction or development. The application of the amendment to IAS 40 has resulted in an increase in the Group's share of results of those associates by RMB496 million. The increase is attributable to an increase in fair value of the associates' investment properties under construction or development (net of related tax), of which the Group's share amounting to RMB496 million that has been recognised in the Group's consolidated income statement for the year ended 31 December 2009.

The effects of the changes in accounting policy described above on the financial results for the current year by line items presented in the consolidated income statement are as follows:

	Year ended 31 December 2009 RMB' million
Increase in fair value of investment properties	277
Increase in share of results of associates	496
Profit before taxation	773
Increase in taxation	(69)
Increase in profit for the year	704
Attributable to:	
Shareholders of the Company	797
Non-controlling interests	(93)
	704

Other than the above, the adoption of these new and revised IFRSs has had no material effect on the consolidated financial statements of the Group for the current or prior accounting periods.

2. APPLICATION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS (CONTINUED)

Standards and Interpretations in issue but not yet effective

The Group has not early applied the following new and revised Standards, Amendments or Interpretations that have been issued by the IASB but yet to be effective.

IFRSs (Amendments)	Amendment to IFRS 5 as part of Improvements to IFRSs 2008 ¹
IFRSs (Amendments)	Improvements to IFRSs 2009 ²
IAS 24 (Revised)	Related Party Disclosures ⁶
IAS 27 (Revised)	Consolidated and Separate Financial Statements ¹
IAS 32 (Amendment)	Classification of Rights Issues ⁴
IAS 39 (Amendment)	Eligible Hedged Items ¹
IFRS 1 (Amendment)	Additional Exemptions for First-time Adopters ³
IFRS 2 (Amendment)	Group Cash-settled Share-based Payment Transactions ³
IFRS 3 (Revised)	Business Combinations ¹
IFRS 9	Financial Instruments ⁷
IFRIC 14 (Amendment)	Prepayments of a Minimum Funding Requirement ⁶
IFRIC 17	Distributions of Non-cash Assets to Owners ¹
IFRIC 19	Extinguishing Financial Liabilities with Equity Instruments ⁵

1 Effective for annual periods beginning on or after 1 July 2009.

2 Amendments that are effective for annual periods beginning on or after 1 July 2009 and 1 January 2010, as appropriate.

3 Effective for annual periods beginning on or after 1 January 2010.

4 Effective for annual periods beginning on or after 1 February 2010.

5 Effective for annual periods beginning on or after 1 July 2010.

6 Effective for annual periods beginning on or after 1 January 2011.

7 Effective for annual periods beginning on or after 1 January 2013.

The application of IFRS 3 (Revised) may affect the accounting for business combination for which the acquisition date is on or after the beginning of the first annual reporting period beginning on or after 1 July 2009. IAS 27 (Revised) will affect the accounting treatment on changes in a parent's ownership interest in a subsidiary that do not result in a loss of control, which will be accounted for as equity transactions.

IFRS 9 Financial Instruments introduces new requirements for the classification and measurement of financial assets and will be effective from 1 January 2013, with earlier application permitted. The Standard requires all recognised financial assets that are within the scope of IAS 39 "Financial Instruments: Recognition and Measurement" to be measured at either amortised cost or fair value. Specifically, debt investments that (i) are held within a business model whose objective is to collect the contractual cash flows and (ii) have contractual cash flows that are solely payments of principal and interest on the principal outstanding are generally measured at amortised cost. All other debt investments and equity investments are measured at fair value. The application of IFRS 9 might affect the classification and measurement of the Group's financial assets.

The Directors of the Company anticipate that the application of the other new and revised IFRSs, IASs and IFRICs will have no material impact on the consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2009

3. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements have been prepared on the historical cost basis except for investment properties and certain financial instruments which are measured at fair values as explained in the accounting policies set out below.

The consolidated financial statements have been prepared in accordance with IFRSs issued by the IASB. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange and by the Hong Kong Companies Ordinance.

The significant accounting policies adopted are set out as follows:

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company (its subsidiaries). Control is achieved where the Company has the power to govern the financial and operating policy of an entity so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition and up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with those used by other members of the Group.

All intra-group transactions, balances, incomes and expenses are eliminated on consolidation.

Non-controlling interests in subsidiaries are presented separately from the equity of the shareholders of the Company. Non-controlling interests in the net assets consist of the amount of those interests at the date of the original business combination and the non-controlling interests' share of changes in equity since the date of the combination.

Merger accounting for common control combinations

The consolidated financial statements incorporate the financial statements of the combining entities in which the common control combination occurs as if they had been combined from the date when the combining entities first came under the control of the controlling party.

The net assets of the combining entities are combined using the existing book values from the controlling parties' perspective. No amount is recognised in respect of goodwill or excess of acquirer's interest in the net fair value of acquiree's identifiable assets, liabilities and contingent liabilities over cost at the time of common control combination, to the extent of the continuation of the controlling party's interest.

The consolidated income statement includes the results of each of the combining entities from the earliest date presented or since the date when the combining entities first came under the common control, where there is a shorter period, regardless of the date of the common control combination.

The comparative amounts in the consolidated financial statements are presented as if the entities had been combined at the end of previous reporting period or when they first came under common control, whichever is shorter.

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Acquisition of additional interest in a subsidiary

When the Group increases its interest in an entity that is already an entity controlled by the Company, goodwill arising on such acquisition represents the difference between the cost of additional interest acquired and the increase in the Group's share of the fair value of the identifiable assets, liabilities and contingent liabilities. No revaluation surplus or deficit on revaluation of the identifiable assets, liabilities and contingent liabilities of the subsidiary to current fair value is recognised in the consolidated statement of financial position. The difference between the fair value, representing the amount of consideration less the amount of goodwill, and the carrying amount of the net assets attributable to the additional interest acquired is recognised as a reserve movement. This difference represents the portion of the revaluation difference that arose since the original acquisition date that is attributable to the Group's increased interest in the subsidiary and is released to the consolidated income statement upon the disposal of the assets, disposal of the subsidiary of the assets, which the assets relate, or when the related assets affect profit or loss.

At the date of acquisition, the Group reassesses the identification and measurement of the entity's identifiable assets, liabilities and contingent liabilities. If the Group's additional interest in the net fair value of those items exceeds the cost of the acquisition, any excess remaining after that reassessment, which represents the gain from acquisition, is recognised by the Group immediately in the consolidated income statement.

Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation. On initial recognition, investment properties are measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at fair value using the fair value model. Gains or losses arising from changes in the fair value of investment property are included in consolidated income statement for the period in which they arise.

From 1 January 2009, investment properties under construction or development have been accounted for in the same way as completed investment properties. Specifically, construction costs incurred for investment properties under construction or development are capitalised as part of the carrying amount of the investment properties under construction or development. Investment properties under construction or development are measured at fair value at the end of the reporting period. Any difference between the fair value of the investment properties under construction or development and their carrying amounts is recognised in consolidated income statement in the period in which they arise. Prior to 1 January 2009, the leasehold land and building elements of investment properties under construction or development were accounted separately; the leasehold land element was accounted for as an operating lease and the building element was measured at cost less impairment losses, if any.

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

Property, plant and equipment

Property, plant and equipment are stated at cost less subsequent accumulated depreciation and accumulated impairment losses.

Depreciation is provided to write off the cost of buildings over their estimated useful lives or where shorter, the terms of leasehold land where the buildings are located, using the straight-line method.

Depreciation is provided to write off the cost of items of property, plant and equipment, other than buildings, over their estimated useful lives and after taking into account their estimated residual value, using the straight-line method.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in the consolidated income statement in the year in which the item is derecognised.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2009

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Prepaid lease payments

Prepaid lease payments for leasehold land are charged to the consolidated income statement on a straight-line basis over the period of the land use rights.

Properties under development

Prior to 1 January 2009, property that was being constructed or developed for future use as an investment property was included in construction in progress until construction or development was completed, at which time it was reclassified to and subsequently accounted for as an investment property. Any difference between the fair value of the property at that date and its previous carrying amount was recognised in consolidated income statement. Upon the adoption of amendment to IAS 40, that property has been reclassified as an investment property at 1 January 2009 (see note 2).

Properties under development which are intended to be held for sale are carried at lower of cost and net realisable value and are shown as current assets.

Interests in associates

An associate is an entity over which the Group has significant influence and that is neither a subsidiary nor an interest in a joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over these policies.

The results and assets and liabilities of associates are incorporated in these consolidated financial statements using the equity method of accounting. Under the equity method, investments in associates are carried in the consolidated statement of financial position at cost as adjusted for post-acquisition changes in the Group's share of the net assets of the associates, less any identified impairment loss. When the Group's share of losses of an associate equals or exceeds its interest in that associate (which excludes any long-term interests that, in substance, form part of the Group's net investment in the associate), the Group discontinues recognising its share of further losses. An additional share of losses is provided for and a liability is recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of that associate.

Any excess of the Group's share of the net fair value of the identifiable assets, liabilities and contingent liabilities over the cost of acquisition, after reassessment, is recognised immediately in the consolidated income statement.

Where a group entity transacts with an associate of the Group, profits and losses are eliminated to the extent of the Group's interest in the relevant associate.

Interests in jointly controlled entities

Joint venture arrangements that involve the establishment of a separate entity in which venturers have joint control over the economic activity of the entity are referred to as jointly controlled entities.

The results and assets and liabilities of jointly controlled entities are incorporated in the consolidated financial statements using the equity method of accounting. Under the equity method, investments in jointly controlled entities are carried in the consolidated statement of financial position at cost as adjusted for post-acquisition changes in the Group's share of the net assets of the jointly controlled entities, less any identified impairment loss. Where the Group's share of losses of a jointly controlled entity equals or exceeds its interest in that jointly controlled entity (which includes any long-term interests that, in substance, form part of the Group's net investment in the jointly controlled entity), the Group discontinues recognising its share of further losses. An additional share of losses is provided for and a liability is recognised only to the extent the Group has incurred legal or constructive obligations or made payments on behalf of that jointly controlled entity.

Any excess of the Group's share of the net fair value of the identifiable assets, liabilities and contingent liabilities over the cost of acquisition, after reassessment, is recognised immediately in the consolidated income statement.

Where a group entity transacts with a jointly controlled entity of the Group, profits and losses are eliminated to the extent of the Group's interest in the relevant jointly controlled entity.

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Impairment

At the end of each reporting period, the Group reviews the carrying amounts of its assets to determine whether there is any indication that those assets have suffered an impairment loss. If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised as an expense immediately.

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised as an income immediately.

Properties held for sale

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

Financial instruments

Financial assets and financial liabilities are recognised on the consolidated statement of financial position when a group entity becomes a party to the contractual provisions of the instrument. Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in the consolidated income statement.

Financial assets

The Group's financial assets are classified as loans and receivables. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial asset and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset or, where appropriate, a shorter period to the net carrying amount on initial recognition.

Income is recognised on an effective interest basis for debt instruments.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2009

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments (Continued)

Financial assets (Continued)

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. At the end of each reporting period subsequent to initial recognition, loans and receivables (including accounts receivable, loans receivable, loans to associates, amounts due from associates, amounts due from related parties, amounts due from non-controlling shareholders of subsidiaries and bank balances and pledged bank deposits) are carried at amortised cost using the effective interest method, less any identified impairment losses.

Impairment of loans and receivables

Loans and receivables are assessed for indicators of impairment at the end of each reporting period and are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the loans and receivables, the estimated future cash flows of loans and receivables have been impacted.

The objective evidence of impairment could include:

- significant financial difficulty of the issuer or counterparty; or
- default or delinquency in interest or principal payments; or
- it becomes probable that the borrower will enter bankruptcy or financial re-organisation.

An impairment loss of loans and receivables is recognised in consolidated income statement when there is objective evidence that the asset is impaired, and is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the original effective interest rate.

The carrying amount of loans and receivables is reduced by the impairment loss directly for all financial assets with the exception of the amount due from a jointly controlled entity and trade receivables, where the carrying amount is reduced through the use of an allowance account. Changes in the carrying amount of the allowance account are recognised in the consolidated income statement. When the amount due from a jointly controlled entity and trade receivables are considered uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited to the consolidated income statement.

Financial liabilities and equity

Financial liabilities and equity instruments issued by a group entity are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument. The accounting policies adopted in respect of financial liabilities and equity instruments are set out below.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability or, where appropriate, a shorter period to the net carrying amount on initial recognition.

Interest expense is recognised on an effective interest basis.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.

Notes and warrants

At the date of issue, the net proceeds received were assigned to the notes and the warrants according to their fair values. Issue costs are apportioned between the notes and the warrants based on their relative fair value at the date of issue. Notes are subsequently measured at amortised cost, using the effective interest method.

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments (Continued)

Financial liabilities and equity (Continued)

Other financial liabilities

The Group's other financial liabilities (including accounts payable, amounts due to related parties, amounts due to associates, amount due to non-controlling shareholders of subsidiaries, loans from non-controlling shareholders of subsidiaries, loan from a director and bank borrowings) are subsequently measured at amortised cost, using the effective interest method.

Derivative financial instruments and hedging

Derivatives are initially recognised at fair value at the date when derivative contracts are entered into and are subsequently remeasured to their fair value at the end of each reporting period. The resulting gain or loss is recognised in the consolidated income statement immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in consolidated income statement depends on the nature of the hedge relationship. The Group designates certain derivatives as cash flow hedges.

Embedded derivatives

Derivatives embedded in other financial instruments or other host contracts are treated as separate derivatives when their risks and characteristics are not closely related to those of the host contracts and the host contracts are not measured at fair value with changes in fair value recognised in the consolidated income statement.

Hedge accounting

The Group designates certain derivatives as hedging instruments for cash flow hedges. At the inception of the hedge relationship the entity documents the relationship between the hedging instrument and hedged item, along with its risk management objectives and its strategy for undertaking various hedge transactions. Furthermore, at the inception of the hedge and on an ongoing basis, the Group documents whether the hedging instrument that is used in a hedging relationship is highly effective in offsetting changes in cash flows of the hedged item.

The effective portion of changes in the fair value of derivatives that are designated and qualify as cash flow hedges are deferred in equity. The gain or loss relating to the ineffective portion is recognised immediately in the consolidated income statement as part of other income or other expenses. Amounts deferred in equity are recycled in the consolidated income statement in the periods when the hedged item is recognised in the consolidated income statement.

Hedge accounting is discontinued when the Group revokes the hedging relationship, the hedging instrument expires or is sold, terminated, or exercised, or no longer qualifies for hedge accounting. Any cumulative gain or loss deferred in equity at that time remains in equity and is recognised when the forecast transaction is ultimately recognised in the consolidated income statement. When a forecast transaction is no longer expected to occur, the cumulative gain or loss that was deferred in equity is recognised immediately in the consolidated income statement.

Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due in accordance with the original or modified terms of a debt instrument. A financial guarantee contract issued by the Group and not designated as at fair value through profit or loss is recognised initially at its fair value less transaction costs that are directly attributable to the issue of the financial guarantee contract. Subsequent to initial recognition, the Group measures the financial guarantee contract at the higher of: (i) the amount determined in accordance with IAS 37 "Provisions, Contingent Liabilities and Contingent Assets"; and (ii) the amount initially recognised less, when appropriate, cumulative amortisation recognised in accordance with IAS 18 "Revenue".

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2009

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Derecognition

Financial assets are derecognised when the rights to receive cash flows from the assets expire or, the financial assets are transferred and the Group has transferred substantially all the risks and rewards of ownership of the financial assets. On derecognition of a financial asset, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised directly in equity is recognised in the consolidated income statement.

Financial liabilities are derecognised when the obligation specified in the relevant contract is discharged, cancelled or expires. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in the consolidated income statement.

Leasing

Rentals payable under operating leases are charged to the consolidated income statement on a straight-line basis over the term of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are recognised as a reduction of rental expense over the lease term on a straight-line basis.

Borrowing costs

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

All other borrowing costs are recognised in the consolidated income statement in the period in which they are incurred.

Taxation

Taxation represents the sum of the tax currently payable and deferred tax.

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

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax base used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

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

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Taxation (Continued)

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realised, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of each reporting period. The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of each reporting period, to recover or settle the carrying amount of its assets and liabilities. Deferred tax is recognised in the consolidated income statement, except when it relates to items that are recognised in other comprehensive income or directly in equity, in which case the deferred tax is also recognised in other comprehensive income or directly in equity respectively.

Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity (foreign currencies) are recorded in the respective functional currency (i.e. the currency of the primary economic environment in which the entity operates) at the rates of exchanges prevailing on the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing on that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing on the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are recognised in the consolidated income statement in the period in which they arise, except for exchange differences arising on a monetary item that forms part of the Company's net investment in a foreign operation, in which case, such exchange differences are recognised in other comprehensive income and accumulated in equity and will be reclassified from equity to the consolidated income statement on disposal of the foreign operation. Exchange differences arising on the retranslation of non-monetary items carried at fair value are included in profit or loss for the period except for exchange differences arising on the retranslation of non-monetary items in respect of which gains and losses are recognised directly in other comprehensive income, in which cases, the exchange differences are also recognised directly in other comprehensive income.

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's foreign operations are translated into the presentation currency of the Group (i.e. RMB) at the rate of exchange prevailing at the end of each reporting period, and their incomes and expenses are translated at the average exchange rates for the period, unless exchange rates fluctuate significantly during the period, in which case, the exchange rates prevailing at the dates of transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity (the exchange reserve).

Goodwill and fair value adjustments on identifiable assets acquired arising on an acquisition of a foreign operation are treated as assets and liabilities of that foreign operation and translated at the rate of exchange prevailing at the end of each reporting period. Exchange differences arising are recognised in the exchange reserve.

Equity-settled share-based payment transactions

Share options granted to employees and directors

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

At the end of each reporting period, the Group revises its estimates of the number of options that are expected to ultimately vest. The impact of the revision of the estimates, if any, is recognised in consolidated income statement, with a corresponding adjustment to share option reserve.

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2009

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity-settled share-based payment transactions (Continued)

Share options granted to consultants

Share options issued in exchange for services are measured at the fair values of the services received, unless that fair value cannot be reliably measured, in which case the services received are measured by reference to the fair value of the share options granted. The fair values of the services received are recognised as expenses immediately, unless the services qualify for recognition as assets. Corresponding adjustment has been made to equity (share option reserve).

Retirement benefit costs

Payments to state-managed retirement benefit schemes and the Mandatory Provident Fund Scheme are charged as an expense when employees have rendered service entitling them to the contributions.

For defined benefit retirement plans, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each reporting period. Actuarial gains and losses which exceed 10 per cent of the greater of the present value of the Group's defined benefit obligations and the fair value of plan assets at the end of the previous reporting period are amortised over the expected average remaining working lives of the participating employees. Past service cost is recognised immediately to the extent that the benefits are already vested, and otherwise is amortised on a straight-line basis over the average period until the amended benefits become vested. Any asset resulting from this calculation is limited to unrecognised actuarial losses and past service cost, plus the present value of available refunds and reductions in future contributions to the plan.

The amount recognised in the consolidated statement of financial position represents the present value of the defined benefit obligation as adjusted for unrecognised actuarial gains and losses and unrecognised past service cost, and as reduced by the fair value of plan assets. Any asset resulting from this calculation is limited to unrecognised actuarial losses and past service cost, plus the present value of available refunds and reductions in future contributions to the plan.

Government grants

Government grants are recognised in the consolidated income statement over the periods in which the Group recognises as expenses the related costs for which the grants are intended to compensate. Government grants that are receivable for expenses or losses already incurred are recognised in the consolidated income statement in the period when they become receivable.

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods sold and services provided in the normal course of business, net of discounts and sales related taxes.

Revenue from properties developed for sale in the ordinary business is recognised upon delivery of properties to the purchasers pursuant to the sales agreements.

Rental income from operating leases is recognised in the consolidated income statement on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased assets and recognised on straight-line basis over the lease term.

Revenue from serviced apartment operation is recognised in the consolidated income statement upon the provision of the services.

Property management, project management and service fees are recognised as revenue in the consolidated income statement on an appropriate basis over the relevant period in which the services are rendered.

Interest income from financial assets is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts the estimated future cash receipts throughout the expected life of the financial asset to that asset's net carrying amount.

4. KEY SOURCES OF ESTIMATION UNCERTAINTY

In the process of applying the Group's accounting policies, which are described in note 3, the directors of the Company have made the following judgment and key sources of estimation uncertainty at the end of each reporting period. The key assumptions concerning the future that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are discussed below.

Investment properties

Investment properties are stated at fair value based on the valuation performed by independent professional valuers. In determining the fair value, the valuers have based on a method of valuation which involves certain estimates of market conditions. In relying on the valuation report, the directors of the Company have exercised their judgment and are satisfied that the assumptions used in the valuation are reflective of the current market conditions. Changes to these assumptions would result in changes in the fair values of the Group's investment properties and the corresponding adjustments to the amount of gain or loss reported in the consolidated income statement.

Land appreciation tax

The Group is subject to land appreciation tax in the People's Republic of China ("PRC"). However, the implementation and settlement of the tax varies amongst different tax jurisdictions in various cities of the PRC and the Group has not finalised its land appreciation tax calculation and payments with any local tax authorities in the PRC. Accordingly, significant judgment is required in determining the amount of the land appreciation tax and its related income tax provisions. The Group recognised the land appreciation tax based on management's best estimates. The final tax outcome could be different from the amounts that were initially recorded, and these differences will impact the income tax provisions in the periods in which such tax is finalised with local tax authorities.

5. TURNOVER AND SEGMENTAL INFORMATION

An analysis of the Group's turnover for the year is as follows:

	Year ended 31 December	
	2009 RMB'million	2008 RMB'million (Restated)
Property development:		
Property sales	6,078	1,449
Property investment:		
Rental income received from investment properties	542	497
Income from serviced apartments	18	25
Property management fees	28	32
Rental related income	55	39
	643	593
Others	37	24
	6,758	2,066

The Group has adopted IFRS 8 Operating Segments with effect from 1 January 2009. IFRS 8 requires operating segments to be identified on the basis of internal reports about components of the Group that are regularly reviewed by the chief operating decision makers that are the Directors of the Company, in order to allocate resources to segments and to assess their performance. The application of IFRS 8 has not resulted in a re-designation of the Group's reportable segments as compared with the primary reportable segments determined in accordance with IAS 14, and has had no impact on the reported results or financial position of the Group.

For management purposes, the Group's business activities are broadly categorised under two major reportable segments – property development and property investment.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2009

5. TURNOVER AND SEGMENTAL INFORMATION (CONTINUED)

Principal activities of the two major reportable segments are as follows:

Property development – development and sale of properties

Property investment – property letting, management and operations of serviced apartments

For the year ended 31 December 2009

	Property development RMB'million	Property investment RMB'million	Others RMB'million	Consolidated RMB'million
Turnover				
Segment revenue	6,078	643	37	6,758
Results				
Segment results	2,757	962	8	3,727
Interest income				149
Gain on acquisition of additional equity interests in subsidiaries				6
Share of results of associates				436
Finance costs, net of exchange gain				(89)
Net unallocated expenses				(335)
Profit before taxation				3,894
Taxation				(1,301)
Profit for the year				2,593
Other Information				
Amounts included in the measure of segment profit or loss or segment assets:				
Capital additions of completed investment properties and property, plant and equipment	10	8	32	50
Development costs for properties under construction or development	–	3,548	–	3,548
Development costs for properties under development held for sale	4,205	–	–	4,205
Depreciation of property, plant and equipment	10	27	16	53
Release of prepaid lease payments charged to consolidated income statement	–	1	–	1
Increase in fair value of investment properties	–	536	–	536
Financial Position				
Assets				
Segment assets	13,430	21,639	59	35,128
Interests in associates				862
Loans to associates				1,273
Amounts due from associates				147
Unallocated corporate assets				5,182
Consolidated total assets				42,592
Liabilities				
Segment liabilities	(3,618)	(643)	(1)	(4,262)
Amounts due to associates				(45)
Unallocated corporate liabilities				(15,711)
Consolidated total liabilities				(20,018)

5. TURNOVER AND SEGMENTAL INFORMATION (CONTINUED)

For the year ended 31 December 2008 (Restated)

	Property development RMB'million	Property investment RMB'million	Others RMB'million	Consolidated RMB'million
Turnover				
Segment revenue	1,449	593	24	2,066
Results				
Segment results	337	824	14	1,175
Interest income				227
Gains on partial disposals of equity				
Interests in subsidiaries				1,883
Share of results of associates				44
Finance costs, net of exchange gain				(133)
Net unallocated expenses				(471)
Profit before taxation				2,725
Taxation				(657)
Profit for the year				2,068
Other information				
Amount included in the measure of segment profit or loss or segment assets:				
Capital additions of completed investment properties and property, plant and equipment	13	148	11	172
Development costs for properties under development and prepaid lease payments	–	2,677	–	2,677
Development costs for properties under development held for sale	4,535	–	–	4,535
Depreciation of property, plant and equipment	25	10	16	51
Release of prepaid lease payments charged to consolidated income statement	–	1	–	1
Loss on disposal of property, plant and equipment	14	–	–	14
Increase in fair value of investment properties	–	382	–	382
Financial position				
Assets				
Segment assets	21,222	9,298	67	30,587
Interests in associates				296
Loans to associates				1,331
Amounts due from associates				450
Unallocated corporate assets				3,251
Consolidated total assets				35,915
Liabilities				
Segment liabilities	(4,431)	(263)	(1)	(4,695)
Unallocated corporate liabilities				(13,045)
Consolidated total liabilities				(17,740)

Segment profit represents the profit earned by each segment without allocation of central administration costs, directors' salaries, share of results of associates and finance costs. This is the measure reported to the chief operating decision makers for the purpose of resource allocation and performance assessment.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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5. TURNOVER AND SEGMENTAL INFORMATION (CONTINUED)

For the purpose of monitoring segment performances and allocating resources between segments:

- all assets are allocated to reportable segments other than interests in associates, loans to associates, amounts due from associates, amounts due from non-controlling shareholders of subsidiaries, deferred tax assets, amounts due from related parties, pledged bank deposits, bank balances and cash and other unallocated corporate assets; and
- all liabilities are allocated to reportable segments other than amounts due to associates, amounts due to related parties, amounts due to non-controlling shareholders of subsidiaries, loans from non-controlling shareholders of subsidiaries, bank borrowings, tax liabilities, deferred tax liabilities, derivative financial instruments designated as hedging instrument and other unallocated corporate liabilities.

Over 90% of the Group's turnover and contribution to operating profit is attributable to customers in the PRC. Accordingly, no analysis of geographical segment is presented.

No geographical segment information of the Group's assets and liabilities is shown as the Group's assets and liabilities are substantially located in the PRC.

6. OTHER INCOME

	Year ended 31 December	
	2009 RMB'million	2008 RMB'million
Interest income	56	81
Interest income on non-current accounts receivable from sales of properties	7	–
Imputed interest income on non-current accounts receivable from sales of properties	17	15
Interest income on consideration receivable on partial disposals of equity interests in subsidiaries	2	30
Interest income from amounts due from associates	11	11
Imputed interest income from loans to associates	55	89
Interest income from a fellow subsidiary	1	1
Sundry income	1	6
Tax refunds from reinvestment of dividends and grants received from local government	20	109
	170	342

7. OPERATING PROFIT

	Year ended 31 December	
	2009 RMB'million	2008 RMB'million (Restated)
Operating profit has been arrived at after charging (crediting):		
Auditor's remuneration	5	6
Depreciation of property, plant and equipment	54	51
Less: Amount capitalised to properties under development	(1)	–
	53	51
Release of prepaid lease payments	1	130
Less: Amount capitalised to properties under development	–	(129)
	1	1
Loss on disposal of property, plant and equipment	–	14
Employee benefits expenses		
Directors' emoluments		
Fees	2	2
Salaries, bonuses and allowances	14	37
Retirement benefit costs	1	–
Share-based payment expenses	(2)	5
	15	44
Other staff costs		
Salaries, bonuses and allowances	261	291
Retirement benefit costs	34	25
Share-based payment expenses	49	49
	344	365
Total employee benefits expenses	359	409
Less: Amount capitalised to investment properties under construction or development and properties under development for sale	(78)	(107)
	281	302
Cost of properties sold recognised as an expense	3,080	881
Rental charges under operating leases	45	40

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For the year ended 31 December 2009

8. FINANCE COSTS, NET OF EXCHANGE GAIN

	Year ended 31 December	
	2009 RMB'million	2008 RMB'million
Interest on bank loans and overdrafts wholly repayable within five years	507	468
Interest on amounts due to non-controlling shareholders of subsidiaries wholly repayable within five years (notes 24 and 43(b))	46	4
Interest on loan from a non-controlling shareholder of a subsidiary wholly repayable within five years (notes 30 and 43(b))	56	88
Interest on loan from a director wholly repayable within five years (notes 31 and 43(b))	35	9
Imputed interest on loan from a non-controlling shareholder of a subsidiary wholly repayable within five years (notes 30 and 43(b))	1	6
Interest on notes (note 38)	–	246
Add: Net interest expenses from interest rate swaps designated as cash flow hedge (note 27(a))	116	28
Less: Net interest income from cross currency interest rate swaps designated as cash flow hedge	–	(25)
Total interest costs	761	824
Less: Amount capitalised to investment properties under construction or development and properties under development for sale	(634)	(618)
	127	206
Loss on change in fair value of early redemption right on notes (note 38)	–	13
Fair value change on cross currency interest rate swaps (note 27(b))	–	242
Net exchange gain on bank borrowings and other financing activities	(44)	(343)
Other finance costs	6	15
	89	133

Borrowing costs capitalised during the year ended 31 December 2009 arose on the general borrowing pool of the Group and were calculated by applying a capitalisation rate of approximately 8.4% (2008: 9.6%) per annum to expenditure on the qualifying assets.

9. TAXATION

	Year ended 31 December	
	2009 RMB'million	2008 RMB'million (Restated)
PRC Enterprise Income Tax		
Current taxation	537	135
Deferred taxation (note 32)		
– Provision for the year	297	173
– Overprovision in prior year	–	(87)
	297	86
PRC Land Appreciation Tax		
– Provision for the year	467	90
– Underprovision in prior year	–	346
	467	436
	1,301	657

9. TAXATION (CONTINUED)

No provision for Hong Kong Profits Tax has been made as the income of the Group neither arises in, nor is derived from, Hong Kong.

PRC Enterprise Income Tax has been provided at the applicable income tax rate of 25% (2008: 25%) on the assessable profits of the companies in the Group during the year.

The provision of Land Appreciation Tax is estimated according to the requirements set forth in the relevant PRC tax laws and regulations. Land Appreciation Tax has been provided at ranges of progressive rates of the appreciation value, with certain allowable deductions including land costs, borrowings costs and the relevant property development expenditures.

During the year ended 31 December 2008, the Group revised cost allocation for certain public facilities among various property development companies incorporated in the PRC that undertake the development of the various phases of the Shanghai Taipingqiao project. The revised cost allocation, which has been accepted by the relevant local tax bureau in the recent income tax filing, resulted in a change in accounting estimates for the provision in Land Appreciation Tax and, accordingly, an additional provision of RMB346 million (restated) has been made and charged to the consolidated income statement for the year ended 31 December 2008. Consequently, a corresponding reduction in deferred tax liabilities of RMB87 million has been made and credited to the consolidated income statement for the same year.

The tax charge for the year can be reconciled to the profit before taxation per the consolidated income statement as follows:

	Year ended 31 December	
	2009 RMB'million	2008 RMB'million (Restated)
Profit before taxation	3,894	2,725
PRC Enterprise Income Tax at 25% (2008: 25%)	974	681
PRC Land Appreciation Tax	467	90
Tax effect of PRC Land Appreciation Tax	(117)	(23)
Deferred tax provided for withholding tax on income derived in the PRC	33	19
Tax effect of share of results of associates	(109)	(11)
Tax effect of expenses not deductible for tax purposes	74	230
Tax effect of income not taxable for tax purposes	(29)	(662)
Tax effect of tax losses not recognised	10	74
Tax effect of utilisation of tax losses previously not recognised	(2)	–
Underprovision of PRC Land Appreciation Tax in prior year	–	346
Overprovision of deferred tax in prior year	–	(87)
Tax charge for the year	1,301	657

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For the year ended 31 December 2009

10. DIRECTORS' EMOLUMENTS AND FIVE HIGHEST PAID EMPLOYEES

The emoluments paid or payable to the directors of the Company were as follows:

Name of director	Notes	Performance related					2009 Total	2008 Total
		Fees	Salaries and other benefits	incentive payments	Retirement benefit costs	Share- based payment expenses		
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	
Mr. Vincent H.S. Lo		–	–	–	–	–	–	
Mr. Louis H.W. Wong		–	3,198	911	896	1,564	16,381	
Mr. Daniel Y.K. Wan	(a)	–	2,516	3,312	–	–	–	
Mr. Aloysius T.S. Lee	(b)	–	3,060	822	–	(3,306)	13,815	
Mr. William T. Addison	(c)	–	–	–	–	–	10,782	
Sir John R.H. Bond	(d)	308	–	–	–	–	271	
The Honourable Leung Chun Ying	(e)	264	–	–	–	–	271	
Dr. Edgar W.K. Cheng	(d)	353	–	–	–	–	361	
Dr. William K.L. Fung	(d)	374	–	–	–	–	361	
Professor Gary C. Biddle	(d)	485	–	–	–	–	451	
Dr. Roger L. McCarthy	(d)	353	–	–	–	–	361	
Mr. David J. Shaw	(d)	264	–	–	–	–	271	
Total for 2009		2,401	8,774	5,045	896	(1,742)	43,325	
Total for 2008		2,347	9,504	26,656	285	4,533	43,325	

Notes:

- (a) Executive directors appointed during the year
- (b) Executive director resigned during the year
- (c) Executive director resigned in year 2008
- (d) Independent non-executive directors
- (e) Non-executive director

Of the five highest paid individuals in the Group, two (2008: three) are executive directors of the Company whose emoluments are set out above. The emoluments of the remaining three (2008: two) individuals are as follows:

	Year ended 31 December	
	2009 RMB'million	2008 RMB'million
Salaries and other benefits	7	7
Performance related incentive payments	4	3
Retirement benefit costs	2	1
Share-based payment expenses	3	5
	16	16

The emoluments of the remaining highest paid employees were within the following bands:

Emolument bands	Year ended 31 December	
	2009 Number of employees	2008 Number of employees
HK\$5,500,001 – HK\$6,000,000	1	–
HK\$6,000,001 – HK\$6,500,000	1	–
HK\$7,000,001 – HK\$7,500,000	1	–
HK\$8,500,001 – HK\$9,000,000	–	2
	3	2

No directors waived any emoluments in the years ended 31 December 2009 and 31 December 2008.

11. DIVIDENDS

	Year ended 31 December	
	2009 RMB'million	2008 RMB'million
Interim dividend paid in respect of 2009 of HK\$0.01 per share (2008: HK\$0.07 per share)	44	257
Final dividend proposed in respect of 2009 of HK\$0.12 per share (2008: HK\$0.01 per share)	530	37
	574	294

A final dividend for the year ended 31 December 2009 of HK\$0.12 (equivalent to RMB0.11) per share, amounting to HK\$603 million (equivalent to RMB530 million) in aggregate, was proposed by the Directors and is subject to the approval of the shareholders in the forthcoming annual general meeting. Subject to the approval of the shareholders and the Stock Exchange of Hong Kong Limited, the proposed final dividend will be payable in cash and shareholders will be given the option to elect to receive their final dividend in new, fully paid shares in lieu of all or part of cash.

In October 2009, an interim dividend in respect of 2009 of HK\$0.01 (equivalent to RMB0.0088) per share was paid to the shareholders.

In June 2009, a final dividend in respect of 2008 of HK\$0.01 (equivalent to RMB0.0088) per share was paid to the shareholders of the Company. In addition, a bonus issue of shares, which represented a total of 418,559,717 ordinary shares, were issued to the shareholders of the Company on the basis of one new share for every ten shares then held. The bonus shares ranked pari passu to the existing ordinary shares.

In October 2008, an interim dividend in respect of 2008 of HK\$0.07 (equivalent to RMB0.061) per share was paid to the shareholders.

In June 2008, a final dividend in respect of 2007 of HK\$0.10 (equivalent to RMB0.089) per share was paid to the shareholders.

12. EARNINGS PER SHARE

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

Earnings

	Year ended 31 December	
	2009 RMB'million	2008 RMB'million (Restated)
Earnings for the purposes of basic earnings per share and diluted earnings per share, being profit for the year attributable to shareholders of the Company	2,673	1,798

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12. EARNINGS PER SHARE (CONTINUED)

Number of shares

	Year ended 31 December	
	2009 'million	2008 'million (Restated)
Weighted average number of ordinary shares for the purpose of basic earnings per share	4,823	4,605
Effect of dilutive potential shares:		
Share options issued by the Company (note a)	–	18
Weighted average number of ordinary shares for the purpose of diluted earnings per share	4,823	4,623

	Year ended 31 December	
	2009	2008 (Restated)
Basic earnings per share (note b)	RMB0.55 HK\$0.63	RMB0.39 HK\$0.43
Diluted earnings per share (note b)	RMB0.55 HK\$0.63	RMB0.39 HK\$0.43

Notes:

- (a) There are no dilution effects for share options granted as the exercise price of these share options granted were higher than the average market price for 2009 (2008: Other than the share options granted on 3 November 2008, there were no dilution effects for other share options granted as the exercise price of these share options granted were higher than the average market price for 2008).
- (b) The Hong Kong dollar figures presented above are shown for reference only and have been arrived at based on the exchange rate of RMB1.000 to HK\$1.135 for 2009 and RMB1.000 to HK\$1.108 for 2008, being the average exchange rates that prevailed during the respective years.

13. INVESTMENT PROPERTIES

	2009			2008
	Completed investment properties RMB'million	Investment properties under construction or development RMB'million	Total RMB'million	Completed investment properties RMB'million
At beginning of the year	8,466	–	8,466	7,994
Reclassified from prepaid lease payments and properties under development (notes 15 and 16)	–	8,657	8,657	–
Acquisition of subsidiaries (note 34)	–	–	–	48
Additions	3	3,548	3,551	8
Transfer upon completion	660	(660)	–	–
Transfer from prepaid lease payments and properties under development upon completion (notes 15 and 16)	–	–	–	34
Transfer from property, plant and equipment	13	–	13	–
Transfer to property, plant and equipment	(17)	–	(17)	–
Increase in fair value recognised in the consolidated income statement	259	277	536	382
At end of the year	9,384	11,822	21,206	8,466
Stated at fair value	9,384	6,129	15,513	8,466
Stated at cost	–	5,693	5,693	–

13. INVESTMENT PROPERTIES (CONTINUED)

The investment properties are all situated in the PRC under long/medium-term leases. All the completed investment properties are rented out under operating leases.

In circumstances where the fair value of an investment property under construction or development is not reliably determinable but the fair value of the property is expected to be reliably determinable when construction is completed, such investment properties under construction or development are measured at cost using the cost model in IAS 16 until either its fair value becomes reliably determinable or construction is completed, whichever is the earlier.

The fair values of the Group's investment properties at 31 December 2009 and 31 December 2008 have been arrived at on the basis of valuations carried out on those dates by Knight Frank Petty Limited, an independent qualified professional valuer not connected to the Group.

For completed investment properties, the valuations have been arrived at using the capitalisation of net income method of valuation, based on the present value of the income to be derived from the properties. For the properties which are currently vacant, the valuation was based on capitalisation of the hypothetical and reasonable market rents with a typical lease term.

For investment properties under construction or development, the valuations have been arrived at adopting direct comparison approach with reference to comparable transactions in the locality and assuming that the investment properties will be completed in accordance with the development proposals and the relevant approvals for the proposals have been obtained. The valuations have also taken into account the relevant future cost of development, including construction costs, finance costs, professional fees and developer's profit, which duly reflect the risks associated with the development of the properties.

14. PROPERTY, PLANT AND EQUIPMENT

	Land and buildings RMB'million	Furniture, fixtures, equipment and motor vehicles RMB'million	Total RMB'million
At cost			
At 1 January 2008	199	136	335
Acquisition of subsidiaries (note 34)	59	1	60
Transfer from properties under development	35	–	35
Additions	–	56	56
Disposals	(9)	(16)	(25)
At 31 December 2008	284	177	461
Transfer from properties under development	16	–	16
Transfer from investment properties	17	–	17
Transfer to investment properties	(13)	–	(13)
Additions	–	47	47
Disposals	–	(3)	(3)
At 31 December 2009	304	221	525
Accumulated depreciation			
At 1 January 2008	30	45	75
Charge for the year	10	41	51
Eliminated on disposals	(6)	(2)	(8)
At 31 December 2008	34	84	118
Charge for the year	7	47	54
Eliminated on disposals	–	(3)	(3)
At 31 December 2009	41	128	169
Carrying values			
At 31 December 2009	263	93	356
At 31 December 2008	250	93	343
At 1 January 2008	169	91	260

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14. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

The owner-occupied leasehold land and buildings amounted to RMB55 million (2008: RMB57 million) at the end of reporting period are included in property, plant and equipment, as in the opinion of the Directors, allocations between the land and buildings elements could not be made reliably.

The land and buildings are all situated in the PRC and are depreciated using the straight-line method over their estimated useful lives of 50 years or, where shorter, the terms of leasehold land where the buildings are located.

Furniture, fixtures, equipment and motor vehicles are depreciated using the straight-line method after taking into account of their estimated residual values over their estimated useful lives of 3 to 5 years.

15. PREPAID LEASE PAYMENTS

	31 December 2009 RMB'million	31 December 2008 RMB'million
At beginning of the year	6,290	4,325
Reclassified to investment properties (note 13)	(6,246)	–
Additions	–	2,105
Transfer to investment properties (note 13)	–	(10)
Release for the year (note 7)	(1)	(130)
At end of the year	43	6,290

The cost of prepaid lease payments represents the amount paid to the government of the PRC with lease terms ranging from 40 to 70 years.

16. PROPERTIES UNDER DEVELOPMENT

	Non-current		Current	
	2009 RMB'million	2008 RMB'million	2009 RMB'million	2008 RMB'million
At cost				
At beginning of the year	2,411	1,734	7,786	6,281
Reclassified to investment properties (note 13)	(2,411)	–	–	–
Additions	–	572	4,205	4,535
Release of prepaid lease payments capitalised to properties under development (note 7)	–	129	–	–
Transfer to investment properties (note 13)	–	(24)	–	–
Transfer to properties held for sale	–	–	(443)	(2,995)
Transfer to property, plant and equipment	–	–	(16)	(35)
At end of the year	–	2,411	11,532	7,786

The properties under development are all situated in the PRC.

Included in the current portion of properties under development as at 31 December 2009 is carrying value of RMB9,322 million (2008: RMB7,099 million) which represents the carrying value of the properties expected to be completed and available for sale after more than twelve months from the end of the reporting period.

**17. INTERESTS IN ASSOCIATES/LOANS TO ASSOCIATES/AMOUNTS DUE FROM ASSOCIATES/
AMOUNTS DUE TO ASSOCIATES**

	31 December 2009	31 December 2008	1 January 2008
	RMB'million	RMB'million	RMB'million
Cost of investments, unlisted	357	227	59
Share of post-acquisition profits	505	69	26
	862	296	85
Loans to associates	1,273	1,331	981
Amounts due from associates	147	450	12
Amounts due to associates	45	–	–

The summarised financial information in respect of the Group's associates is set out below:

	31 December 2009	31 December 2008
	RMB'million	RMB'million
Total assets	6,716	4,875
Total liabilities	(4,568)	(3,972)
Net assets	2,148	903
Group's share of net assets of associates	862	296
	Year ended 31 December	
	2009	2008
	RMB'million	RMB'million
Revenue	–	–
Profit for the year	708	71
Group's share of results of associates for the year	436	44

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17. INTERESTS IN ASSOCIATES/LOANS TO ASSOCIATES/AMOUNTS DUE FROM ASSOCIATES/AMOUNTS DUE TO ASSOCIATES (CONTINUED)

Particulars of the Group's principal associates at 31 December 2009 and 2008 are as follows:

Name of associate	Form of legal entity	Proportion of nominal value of issued ordinary share capital/ registered capital held by the Group	Place of incorporation/ registration and operations	Principal activities
Richcoast Group Limited ("Richcoast") (note)	Sino-Foreign Joint Venture	61.54%	British Virgin Islands ("BVI")	Investment holding
Dalian Qiantong Science & Technology Development Co., Ltd.	Sino-Foreign Joint Venture	48%	PRC	Software park development
Dalian Ruisheng Software Development Co., Ltd.	Sino-Foreign Joint Venture	48%	PRC	Software park development
Dalian Delan Software Development Co., Ltd.	Sino-Foreign Joint Venture	48%	PRC	Software park development
Dalian Jiadao Science & Technology Development Co., Ltd.	Sino-Foreign Joint Venture	48%	PRC	Software park development
Dalian Software Park Shuion Fazhan Co., Ltd.	Sino-Foreign Joint Venture	48%	PRC	Software park development
Dalian Software Park Shuion Kaifa Co., Ltd.	Sino-Foreign Joint Venture	48%	PRC	Software park development

Note:

The Group does not have control over Richcoast because the Group has the power to appoint only 4 out of the 10 directors of that company.

Pursuant to the Joint Venture Agreement dated 25 May 2007 entered into among Innovate Zone Group Limited ("Innovate Zone"), an indirect subsidiary of the Company, Main Zone Group Limited ("Main Zone"), a direct wholly-owned subsidiary of Shui On Construction and Materials Limited (an associate of Shui On Company Limited "SOCL", a substantial shareholder of the Company) and Many Gain International Limited ("Many Gain"), and independent third party, whereby the parties agreed to form a joint venture company, Richcoast, which is owned 61.54%, 28.20% and 10.26% by Innovate Zone, Main Zone, and Many Gain, respectively, for the development and operation of Dalian Tiandi project in Dalin, the PRC.

Loans to associates represent the loans to subsidiaries of Richcoast for financing the development of Dalian Tiandi project. Pursuant to the Joint Venture Agreement, the loans are unsecured, interest free and with no fixed terms of repayment until Many Gain has contributed its share of the shareholder's loan to the subsidiaries of Richcoast. Thereafter, the loans will bear interest at a rate of 5% per annum, subject to shareholders' approval. The loans are carried at amortised cost using the effective interest rate of 7.3% (2008: 9.6%) per annum.

The amounts due from associates are unsecured, interest bearing at 5.8% (2008: 5.8%) per annum and repayable on demand.

The amounts due to associates are unsecured, interest free and repayable on demand.

18. INTEREST IN A JOINTLY CONTROLLED ENTITY/AMOUNT DUE FROM A JOINTLY CONTROLLED ENTITY

	31 December 2009	31 December 2008	1 January 2008
	RMB'million	RMB'million	RMB'million
Cost of investment, unlisted	–	–	–
Share of post-acquisition losses	–	–	–
	–	–	–
Amount due from a jointly controlled entity	11	11	11
Less: Allowance	(11)	(11)	(11)
	–	–	–

Particulars of the Group's jointly controlled entity at 31 December 2009 and 2008 are as follows:

Name of jointly controlled entity	Form of legal entity	Proportion of nominal value of issued ordinary share capital held by the Group	Place of incorporation and operation	Principal activity
Crystal Jade Food and Beverage (Hangzhou) Limited	Limited liability company	50%	Hong Kong	Investment holding

The amount due from a jointly controlled entity is unsecured, interest free and repayable on demand.

19. ACCOUNTS RECEIVABLE, DEPOSITS AND PREPAYMENTS

	31 December 2009	31 December 2008	1 January 2008
	RMB'million	RMB'million	RMB'million
Non-current accounts receivable comprise:			
Receivables from sales of properties (note a)	–	283	272
Deferred rental receivables	59	46	40
	59	329	312
Current accounts receivable comprise:			
Trade receivables (note a)	186	34	78
Less: allowance for bad and doubtful debts	–	–	(9)
	186	34	69
Consideration receivable on partial disposals of equity interests in subsidiaries (note b)	–	339	1,136
Prepayments of relocation costs (note c)	483	474	558
Deposit for land acquisition	–	–	1,200
Other deposits, prepayments and receivables	264	94	252
	933	941	3,215

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19. ACCOUNTS RECEIVABLE, DEPOSITS AND PREPAYMENTS (CONTINUED)

Trade receivables comprise:

- (i) receivables arising from sales of properties which are due for settlement in accordance with the terms of the relevant sale and purchase agreements; and
- (ii) rental receivables which are due for settlement upon issuance of monthly debit notes to the tenants.

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

	31 December 2009	31 December 2008	1 January 2008
	RMB'million	RMB'million (Restated)	RMB'million (Restated)
Not yet due	172	25	22
Within 30 days	5	6	4
31 – 60 days	3	–	23
61 – 90 days	2	–	1
Over 90 days	4	3	19
	186	34	69

Included in the Group's trade receivables balance are debtors with aggregate carrying amount of RMB14 million (2008 restated: RMB9 million) which are past due at the end of the reporting period for which the Group has not provided for impairment loss.

Ageing of trade receivables which are past due but not impaired:

	31 December 2009	31 December 2008
	RMB'million	RMB'million (Restated)
Within 30 days	5	6
31 – 60 days	3	–
61 – 90 days	2	–
Over 90 days	4	3
	14	9

The Group's management has considered that no allowance for bad and doubtful debts is required as the Group has collected rental deposits from the tenants to secure any potential loss from uncollectible debts.

19. ACCOUNTS RECEIVABLE, DEPOSITS AND PREPAYMENTS (CONTINUED)

Movement in the allowance for bad and doubtful debts:

	Year ended 31 December	
	2009 RMB'million	2008 RMB'million
Balance at beginning of the year	–	9
Impairment losses recognised on trade receivables	–	–
Amounts written off as uncollectible	–	(9)
Balance at end of the year	–	–

Notes:

(a) The amounts are unsecured and repayable on or before 31 December 2010.

	31 December 2009 RMB' million	31 December 2008 RMB' million
Non-current accounts receivables		
Interest free (note (i))	–	162
Interest bearing (note (ii))	–	121
	–	283
Current accounts receivables		
Interest free	63	34
Interest bearing (note (ii))	123	–
	186	34

(i) These receivables were carried at amortised cost at effective interest rate of 8% per annum and were early settled in full during the year 2009.

(ii) These receivables are interest bearing as follows:

- the whole amount is interest free from 1 January 2007 to 31 December 2007;
- half of the amount is interest free and the remaining amount bears interest at 5% per annum from 1 January 2008 to 31 December 2008;
- the whole amount bears interest at simple interest rate of 6% per annum from 1 January 2009 to 31 December 2009;
- the full amount bears interest at simple interest rate of 8% per annum from 1 January 2010 to 31 December 2010

These receivable are carried at amortised cost at effective interest rate of 8% (2008: 8%) per annum.

(b) The balance at 31 December 2008 represents the consideration receivable on partial disposals of equity interests in Foresight Profits Limited and Rightchina Limited. These amounts were unsecured, interest bearing at People's Bank of China one-year borrowing rate and were fully settled during the year ended 31 December 2009.

(c) The balance represents the amounts that will be capitalised to properties under development for sale in accordance with the Group's normal operating cycle, and not expected to be realised within twelve months from the end of the reporting period.

20. PLEDGED BANK DEPOSITS/BANK BALANCES

Pledged bank deposits represents deposits pledged to the banks to secure the banking facilities granted to the Group. Deposits amounting to RMB1,222 million (2008: RMB694 million) have been pledged to secure long-term bank loans and are therefore classified as non-current assets.

Bank balances carry interest at market rates which range from 0.4% to 1.4% (2008: 0.4% to 1.7%) per annum. The pledged bank deposits carry interest at fixed rates ranging from 0.4% to 1.4% (2008: 0.4% to 4.7%) per annum. The pledged bank deposits will be released upon the settlement of relevant bank borrowings.

21. PROPERTIES HELD FOR SALE

The Group's properties held for sale are situated in the PRC. All the properties held for sale are stated at cost.

22. LOANS RECEIVABLE

The loans are denominated in RMB, unsecured, fixed interest bearing ranging from 5.9% to 7.5% (2008: 5.9% to 7.5%) per annum and repayable on or before 24 June 2010.

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23. AMOUNTS DUE FROM/TO RELATED PARTIES

Particulars of the amounts due from/to related parties are as follows:

	31 December 2009	31 December 2008	1 January 2008
	RMB'million	RMB'million	RMB'million
Amounts due from:			
– shareholders	–	–	1
– fellow subsidiaries	–	62	40
– related companies (note)	73	–	3
Amounts due from related parties	73	62	44
Amounts due to:			
– shareholders	–	1	17
– fellow subsidiaries	–	32	22
– related companies (note)	69	–	–
Amounts due to related parties	69	33	39

Note:

Related companies are subsidiaries or associates of SOCL.

The amounts are unsecured, interest free and repayable on demand.

24. AMOUNTS DUE FROM/TO NON-CONTROLLING INTERESTS OF SUBSIDIARIES

Particulars of the amounts due from/to non-controlling shareholders of subsidiaries are as follows:

	31 December 2009	31 December 2008	1 January 2008
	RMB'million	RMB'million	RMB'million
Amounts due from non-controlling shareholders of subsidiaries			
Interest free	17	176	6
Amounts due to non-controlling shareholders of subsidiaries			
Interest free	191	172	792
Interest bearing at 5 % per annum	84	84	84
Interest bearing at 7.6 % per annum	200	–	–
Interest bearing at 8 % per annum	–	502	–
	475	758	876

The amounts due from/to non-controlling shareholders of subsidiaries are unsecured and repayable on demand.

25. ACCOUNTS PAYABLE, DEPOSITS RECEIVED AND ACCRUED CHARGES

	31 December 2009	31 December 2008	1 January 2008
	RMB'million	RMB'million (Restated)	RMB'million (Restated)
Trade payables aged analysis:			
Not yet due	1,138	691	495
Within 30 days	5	85	288
31 – 60 days	6	9	–
61 – 90 days	2	1	1
Over 90 days	–	4	1
	1,151	790	785
Retention payables (note)	128	120	78
Deed tax, business tax and other tax payables	442	678	498
Deposits received and receipt in advance from property sales	2,235	2,480	909
Deposits received and receipt in advance in respect of rental of investment properties	174	156	142
Accrued charges	175	194	169
	4,305	4,418	2,581

Note:

Retention payables are expected to be paid upon the expiry of the retention periods according to the respective contracts.

26. BANK BORROWINGS

	31 December 2009	31 December 2008	1 January 2008
	RMB'million	RMB'million	RMB'million
Repayable within a period of			
– Not more than 1 year or on demand	2,098	1,953	1,514
– More than 1 year, but not exceeding 2 years	934	1,550	586
– More than 2 years, but not exceeding 5 years	6,684	4,346	2,149
– More than 5 years	487	349	156
	10,203	8,198	4,405
Less: Amount due within one year shown under current liabilities	(2,098)	(1,953)	(1,514)
Amount due after one year	8,105	6,245	2,891

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26. BANK BORROWINGS (CONTINUED)

The carrying amount of the Group's bank loans is analysed as follows:

Denominated in	Interest rate	31 December 2009 RMB'million	31 December 2008 RMB'million
RMB	95% to 115 % (2008: 90% to 110%) of People's Bank of China ("PBOC") Prescribed Interest Rate	3,595	1,794
Hong Kong dollars	Hong Kong Interbank Offered Rates ("HIBOR") plus 2 % to 4.5 % (2008: HIBOR plus 0.85% to 4.5%)	6,349	5,654
United States dollars	London Interbank Offered Rates ("LIBOR") plus 0 % to 2.5 % (2008: LIBOR plus 6% to 10%)	259	750
		10,203	8,198

As of 31 December 2009, the weighted average effective interest rate on the bank loans was 4.1% (2008: 6.0%), and is further analysed as follows:

	31 December 2009	31 December 2008
Denominated in RMB	5.7%	5.5%
Denominated in Hong Kong dollars	3.3%	5.5%
Denominated in United States dollars	2.8%	10.8%

The bank loans as at the end of the reporting period were secured by the pledge of assets as set out in note 39.

27. DERIVATIVE FINANCIAL INSTRUMENTS DESIGNATED AS HEDGING INSTRUMENTS

The derivative financial instruments are measured at fair value at the end of the reporting period. The fair value is determined based on valuation provided by the counterparty financial institution.

(a) Interest rate swaps

At 31 December 2009 and 2008, the Group has outstanding interest rate swaps to hedge against the variability of cash flows arising from the interest rate fluctuations. Under these swaps, the Group would receive interests at variable rates at HIBOR and pay interest at fixed rates ranging from 3.32% to 3.58% based on the notional amounts of HK\$4,581 million in aggregate. The Group designated the interest rate swaps as hedges against the variability of interest payments of certain bank borrowings of the Group amounting to HK\$4,581 million which bear variable interest rates at HIBOR plus spread ranging from 2.75% to 2.90% and mature on or before March 2013. The principal terms of the interest rate swaps have been negotiated to match the terms of the related bank borrowings.

During the year ended 31 December 2009, fair value gain arising from the interest rate swaps of RMB45 million (2008: RMB136 million) was deferred in equity as hedge reserve, which is expected to be recognised in the consolidated income statement at various dates upon the interest payments of the related bank borrowings are expected to settle.

27. DERIVATIVE FINANCIAL INSTRUMENTS DESIGNATED AS HEDGING INSTRUMENTS (CONTINUED)

(b) Cross currency interest rate swaps

At 1 January 2008, the Group had outstanding cross currency interest rate swaps to receive interest at a fixed rate of 8.5% per annum based on a notional amount of US\$375 million, pay interest at a fixed rate of 5.2% per annum based on the notional amount of RMB2,931 million and to exchange the principal at maturity to receive US\$375 million and pay RMB2,931 million. The Group had designated the cross currency interest rate swaps as hedging instruments against the variability of cash flows arising from the fluctuation of currency in relation to the notes issued by the Group. The terms of the cross currency interest rate swaps had been negotiated to match the terms of the notes.

In April 2008, the cross currency interest rate swaps were early terminated. The fair value loss arising from the cross currency interest rate swaps of RMB158 million had been initially dealt with in the hedge reserve; an amount of RMB104 million was recognised in the consolidated income statement in line with the corresponding exchange gain recognised in respect of the notes liability designated as the hedge item. The residual balance of the hedge reserve amounting to RMB138 million was recognised in the consolidated income statement upon the maturity of the notes in October 2008.

28. SHARE CAPITAL

	Authorised		Issued and fully paid	
	Number of shares	US\$'000	Number of shares	US\$'000
Ordinary shares of US\$0.0025 each				
At 1 January 2008 and 31 December 2008	12,000,000,000	30,000	4,185,597,171	10,464
Issue of bonus shares (note 11)	–	–	418,559,717	1,046
Issue of new shares	–	–	418,500,000	1,046
At 31 December 2009	12,000,000,000	30,000	5,022,656,888	12,556
		31 December 2009	31 December 2008	1 January 2008
		RMB'million	RMB'million	RMB'million
Shown in the consolidated statement of financial position as		99	84	84

In June 2009, 418,500,000 new ordinary shares were issued to independent third parties at the price of HK\$4.87 per share. The gross proceeds from the new issue were approximately HK\$2,038 million (equivalent to RMB1,797 million). The new ordinary shares rank pari passu to the existing ordinary shares.

The issue price of HK\$4.87 per share, representing a discount of approximately 7% to the closing price of HK\$5.24 per share of the Company on 10 June 2009. The Directors consider that the terms of the new issue are on normal commercial terms and are fair and reasonable based on the then market conditions and the new issue is in the interests of the Company and the Shareholders as a whole.

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29. OTHER RESERVES

(a) Merger reserve represents the aggregate of:

- (i) the difference between the nominal value of the share capital and share premium on the shares issued by the Company and the aggregate of the share capital and share premium of the holding companies of the subsidiaries acquired;
- (ii) the share of profit attributable to the deemed non-controlling shareholders exchanged upon the group reorganisation in 2004; and
- (iii) the difference between the fair value and the carrying amount of the net assets attributable to the additional interest in the subsidiaries being acquired from a non-controlling shareholder upon the group reorganisation in 2004.

(b) Special reserve

Special reserve represents the difference between the fair value and the carrying amount of the net assets attributable to the additional interests in the subsidiaries being acquired from non-controlling shareholders, which will be recognised in the consolidated income statement upon the earlier of the disposal of the assets, disposal of the subsidiary of the assets which the assets relate, or when the related assets affect profit or loss.

During the year ended 31 December 2009, an amount of RMB205 million (2008 restated: RMB50 million) was released to the consolidated income statement upon the disposal by the subsidiaries of the assets to which it relates. In addition, an amount of RMB91 million (2008: nil) was released to the consolidated income statement upon recognition of fair value changes of the related assets.

During the year ended 31 December 2008, an amount of RMB17 million was released to the consolidated income statement upon the partial disposal of equity interests in subsidiaries (Note 35(b)).

(c) Other reserve comprises:

- (i) an amount of RMB483 million represents payable waived in 2004 by Shui On Investment Company Limited, a subsidiary of SOCL, in respect of development costs of the same amount originally paid by Shanghai Shui On Property Development Management Co., Ltd., a fellow subsidiary of Shui On Investment Company Limited, and recharged to certain subsidiaries of the Company;
- (ii) capital contribution of RMB21 million arising on the fair value adjustments at the initial recognition of an interest free loan advanced by a non-controlling shareholder of a subsidiary in 2005, as set out in note 30(a); and
- (iii) non-distributable reserve of RMB99 million arising from the capitalisation of retained profits as registered capital of a subsidiary in the PRC in 2006.

30. LOANS FROM NON-CONTROLLING INTERESTS OF SUBSIDIARIES

	31 December 2009	31 December 2008	1 January 2008
	RMB'million	RMB'million	RMB'million
Non-current	670	670	93
Current	442	199	100
	1,112	869	193

The carrying amount of the loans from non-controlling shareholders of subsidiaries is analysed as follows:

Denominated in	Interest rate per annum	31 December 2009	31 December 2008
		RMB'million	RMB'million
RMB	Interest free (Note a)	–	199
United States dollars	Interest free (Note b)	442	–
United States dollars	8.4% (2008: 8.4%) (Note c)	670	670
		1,112	869

Notes:

- (a) The amount at 31 December 2008 was unsecured and repayable on demand. The amount was carried at amortised cost at effective rate of 5.3% per annum.
(b) The loan is unsecured and repayable on demand.
(c) The loan is unsecured and not repayable in the next twelve months from the end of the reporting period.

31. LOAN FROM A DIRECTOR

The loan was denominated in United States dollars, unsecured, interest bearing at London Interbank Offered Rate plus 8% and had no fixed terms of repayment. The loan was fully repaid during the year 2009.

32. DEFERRED TAX ASSETS/LIABILITIES

The following are the major deferred tax (assets) liabilities recognised and movements thereon during the current and prior years:

	Accelerated tax depreciation	Revaluation of investment properties	Tax losses	Recognition of sales and related cost of sales	Withholding tax on income derived in the PRC	Others	Total
	RMB'million	RMB'million	RMB'million	RMB' million	RMB' million	RMB' million	RMB' million
At 1 January 2008	142	1,034	(24)	146	–	(26)	1,272
Effect of retrospective adoption of IFRIC 15	–	–	–	(165)	–	–	(165)
At 1 January 2008 as restated	142	1,034	(24)	(19)	–	(26)	1,107
Overprovision in prior year	–	–	–	–	–	(87)	(87)
Transfer from current tax liabilities	563	–	–	–	–	–	563
Charge (credit) to consolidated income statement	78	96	(7)	(21)	19	8	173
At 31 December 2008	783	1,130	(31)	(40)	19	(105)	1,756
Charge (credit) to consolidated income statement	130	134	(9)	(29)	33	38	297
At 31 December 2009	913	1,264	(40)	(69)	52	(67)	2,053

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32. DEFERRED TAX ASSETS/LIABILITIES (CONTINUED)

For the purposes of presentation of the consolidated statement of financial position, certain deferred tax (assets) liabilities have been offset. The following is the analysis of the deferred tax balances for financial reporting purposes:

	31 December 2009	31 December 2008	1 January 2008
	RMB'million	RMB'million (Restated)	RMB'million (Restated)
Deferred tax assets	(139)	(146)	(124)
Deferred tax liabilities	2,192	1,902	1,231
	2,053	1,756	1,107

At the end of the reporting period, the Group had unused tax losses of RMB633 million (2008: RMB554 million) available to offset against future profits. A deferred tax asset has been recognised in respect of such tax losses amounting to RMB160 million (2008: RMB126 million). No deferred tax asset has been recognised in respect of the remaining tax losses of RMB473 million (2008: RMB428 million) due to the unpredictability of future profit streams. The unrecognised tax losses will expire in the following years ending 31 December:

	31 December 2009	31 December 2008
	RMB'million	RMB'million
2009	–	15
2010	46	50
2011	45	35
2012	73	68
2013	268	260
2014	41	–
	473	428

33. ACQUISITION OF ADDITIONAL EQUITY INTERESTS IN SUBSIDIARIES

On 29 July 2009, the Group entered into a sale and purchase agreement with the non-controlling shareholders of Globe State Properties Limited (“Globe State”), an indirect 70% owned subsidiary of the Company, to acquire their entire interests in Globe State, being 30% equity interests in the issued share capital of Globe State, together with an amount due by Globe State to the non-controlling shareholders of RMB56 million, for a total cash consideration of RMB100 million. One third of the consideration was paid in July 2009, and the remaining two-thirds of the consideration was paid in December 2009 upon the completion of the sale and purchase agreement.

A gain of RMB6 million arose from the above acquisition, representing the excess of the Group’s share of additional interest in the fair value of the net assets of Globe State attributable to the acquisition over the cost of the acquisition, has been recognised in the consolidated income for the year ended 31 December 2009.

34. ACQUISITION OF SUBSIDIARIES

(a) Acquisition of entire equity interest in Silomax Limited

Pursuant to a sale and purchase agreement dated 26 February 2008 entered into between Foresight Profits Limited (“Foresight”), an indirect then wholly-owned subsidiary of the Company, as purchaser and Smithton Limited (“Smithton”), an indirect wholly-owned subsidiary of SOCL, as seller, Foresight agreed to acquire from Smithton its entire investment in the issued capital of Silomax Limited (“Silomax”) and the loan owed by Silomax to Smithton in the amount of approximately HK\$147 million (equivalent to RMB138 million) for a consideration of approximately HK\$154 million (equivalent to RMB145 million). Silomax is the indirect owner of the project company holding Shanghai Rui Hong Xin Cheng Phase I.

The transaction was accounted for as purchase of assets and liabilities rather than as business combination as the subsidiaries acquired are investment and property holding companies with no business concerns.

(b) Acquisition of 50% equity interest in Feng Cheng Property Management Service Limited

Pursuant to a sale and purchase agreement dated 2 October 2008 entered into between Billion World Limited (“Billion World”), an indirect then wholly-owned subsidiary of the Company, as purchaser and Synergis Property & Facility Management (China) Limited (“Synergis”) as seller, Billion World agreed to acquire from Synergis its entire investment in the issued capital of Feng Cheng Property Management Service Limited (“Feng Cheng”, previously known as Synergis Shui On Management Services (Shanghai) Limited), together with a loan due by Feng Cheng to Synergis of RMB2 million, for an aggregate consideration of HK\$6 million (equivalent to RMB5 million). Since then, Feng Cheng has become an indirect wholly-owned subsidiary of the Company.

Prior to the aforesaid acquisition, Feng Cheng was an associate of the Group, as the Group held a 50% equity interest in Feng Cheng and was able to exercise significant influence over Feng Cheng because the Group had the power to appoint 2 out of the 5 directors of Feng Cheng.

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34. ACQUISITION OF SUBSIDIARIES (CONTINUED)

The net assets acquired in the above transactions were as follows:

	Acquisition of Silomax RMB'million	Acquisition of Feng Cheng RMB'million	Total RMB'million
Net assets acquired:			
Investment properties	48	–	48
Property, plant and equipment	60	–	60
Properties held for sale	1	–	1
Amounts due from related companies	23	–	23
Accounts receivable, deposits and prepayments	2	2	4
Bank balances and cash	14	5	19
Loan from Smithton	(138)	–	(138)
Amounts due to related companies	–	(3)	(3)
Other payables and accrued charges	(3)	(1)	(4)
	7	3	10
Assignment of loan from Silomax	138	–	138
Assignment of loan from Synergis	–	2	2
Net assets acquired	145	5	150
Total consideration satisfied by:			
Cash	114	5	119
Other payable (note)	31	–	31
	145	5	150
Net cash outflow arising on acquisition:			
Bank balances and cash acquired	14	5	19
Cash consideration paid	(114)	(5)	(119)
	(100)	–	(100)

Note:

The amount is unsecured, interest free and repayable on demand.

Pursuant to the sales and purchase agreement, all profits or losses of Silomax and its subsidiaries arising on or after 31 December 2007 shall be attributable to the Group. During the year ended 31 December 2008, Silomax and its subsidiaries contributed turnover and profit of RMB7 million and RMB5 million to the Group, respectively.

35. PARTIAL DISPOSALS OF EQUITY INTERESTS IN SUBSIDIARIES

	Year ended 31 December	
	2009 RMB'million	2008 RMB'million
Gain on partial disposals of equity interests whilst retaining control of subsidiaries:		
– 25% of the issued share capital of Rightchina Limited (note a)	–	1,021
– 25% of the issued share capital of Foresight Profits Limited (note b)	–	862
	–	1,883

(a) Disposal of 25% of the issued share capital of Rightchina Limited

Pursuant to a sale and purchase agreement dated 21 August 2008, as amended by a supplemental agreement dated 29 August 2008, entered into between Score High Limited (“Score High”), an indirectly held subsidiary in which the Group has an 80.2% equity interest, as seller and Winnington Capital Limited (“WCL”, a non-controlling shareholder who holds a 19.8% equity interest in Score High) as purchaser, Score High agreed to sell to WCL 25% of the issued share capital of Rightchina Limited (“Rightchina”), a then wholly-owned subsidiary of Score High, at a consideration of RMB1,021 million in cash.

The first and second instalments with aggregate sum of RMB817 million were received by the Group during the year ended 31 December 2008. The third instalment in the sum of RMB204 million, which bore interest at the PBOC Prescribed Interest Rate, was received on 31 March 2009.

A gain of RMB1,021 million which arose from the above partial disposal has been recognised in the consolidated income statement for the year ended 31 December 2008.

Pursuant to this sale and purchase agreement, Score High also granted a call option to WCL for the acquisition of a further 25% of the issued share capital of Rightchina and the assignment to WCL the related shareholders’ loans, at an exercise price of RMB1,072 million plus an amount equivalent to the shareholders’ loans. This call option was exercisable during the period commencing from 1 December 2008 to 31 December 2008 and the call option was not exercised during that period. On 6 January 2009, Score High entered into a supplemental deed with WCL and extended the exercisable period to 30 April 2009. The call option was not exercised during these periods.

(b) Disposal of 25% of the issued share capital of Foresight Profits Limited

Pursuant to a sale and purchase agreement dated 19 May 2008 entered into between Shui On Development (Holding) Limited (“SOD”), a wholly owned subsidiary of the Company, as seller and WCL as purchaser, SOD agreed to sell to WCL 25% of the issued share capital of Foresight, a then wholly owned subsidiary of SOD, at a consideration of RMB1,125 million in cash. The first instalment in the sum of RMB990 million was received by the Group in June 2008 upon the completion of the transaction. The second instalment in the sum of RMB135 million, which bore interest at the PBOC Prescribed Interest Rate, was received in March 2009.

A gain of RMB862 million which arose from the above partial disposal has been recognised in the consolidated income statement for the year ended 31 December 2008.

Pursuant to this sale and purchase agreement, SOD also granted a call option to WCL for the acquisition of a further 24% of the issued share capital of Foresight at an exercise price of RMB1,134 million. This call option was exercisable during the period commencing from 1 December 2008 to 31 December 2008 and the call option was not exercised during that period. On 6 January 2009, SOD entered into a supplemental deed with WCL and extended the exercisable period to 30 April 2009. The call option was not exercised during these periods.

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36. SHARE-BASED PAYMENT TRANSACTIONS

The Company's share option scheme (the "Scheme") was adopted pursuant to a resolution passed by the shareholders on 8 June 2007 for the primary purpose of providing incentives to directors, eligible employees and consultants. Under the Scheme, the total number of shares in respect of which options may be granted is not permitted to exceed 10% of the shares of the Company in issue at any point in time, without prior approval from the Company's shareholders.

At 31 December 2009, 166,375,605 share options (2008: 262,727,583 share options) remained outstanding under the Scheme, representing 3.3% (2008: 6.3%) of the shares of the Company in issue at that date. The Scheme allows the Board of Directors, when offering the grant of any option, to impose any condition including any performance target which must be met before the option shall vest and become exercisable.

On 4 September 2009, an aggregate of 79,937,500 options granted on 3 November 2008 with exercise price of HK\$1.60 were being replaced with an aggregate of 23,728,888 options at exercise price of HK\$4.90. Other than the increase in exercise price and reduction in the number of options, the vesting period and other terms of these options remained unchanged.

The increase in exercise price and reduction in number of options did not increase the fair value of the share-based payment arrangement. Details of the replacement options are as follows:

Date of grant of replacement options	Exercise price	Closing share price at date of replacement	Weighted average estimated fair value at date of replacement	Number of share options granted
	HK\$	HK\$	HK\$	
4 September 2009	4.90	4.90	2.04	23,728,888

The options granted on 4 September 2009 were identified, on the date they were granted, as replacement options for the cancelled original options with exercise price of HK\$1.60. The grant of replacement options would not have occurred without the cancellation of the original options with exercise price of HK\$1.60 and vice versa. Accordingly, the replacement is accounted for as a modification to the terms and conditions on which the original options were granted.

These fair values of the share options of the Company immediately before and after modification on 4 September 2009 were calculated using the Binomial model. The inputs into the model were as follows:

	Before modification	After modification
Expected volatility	50%	50%
Expected life	6.16 to 8.16 years	6.16 to 8.16 years
Risk-free rate	1.86%	1.86%
Expected dividend yield	2.0%	2.0%

The risk-free interest rates are taken to be the linearly interpolated yields of the Hong Kong Exchange Fund Notes at the grant date. Expected volatility for the replacement grant during the year ended 31 December 2009 was determined with reference to the movement of the Company's and comparators' share prices over the last 6 years before the date of grant.

36. SHARE-BASED PAYMENT TRANSACTIONS (CONTINUED)

Other than the replacement of options as mentioned above, no share options were granted during the year ended 31 December 2009. Details of the share options granted during the year end 31 December 2008 were as follows:

Date of grant	Exercise price HK\$	Closing share price at date of grant HK\$	Weighted average estimated fair value at date of grant HK\$	Number of share options granted
2 January 2008	8.97	8.90	3.35	3,725,183
1 February 2008	8.05	8.05	2.93	2,419,238
3 March 2008	7.68	7.68	2.80	813,794
2 May 2008	7.93	7.93	2.91	9,722,499
2 June 2008	7.34	7.34	2.75	15,905,938
2 July 2008	6.46	6.30	2.39	1,784,027
3 November 2008	1.60	1.60	0.65	100,250,000
				<u>134,620,679</u>

These fair values were calculated using the Binomial model. The inputs into the model were as follows:

	2008
Expected volatility	40% to 45%
Expected life	4.57 to 8.79 years
Risk-free rate	1.90% to 3.51%
Expected dividend yield	2.0%

The risk-free interest rates are taken to be the linearly interpolated yields of the Hong Kong Exchange Fund Notes at the grant date. Expected volatility for the share options granted during the year ended 31 December 2008 was determined by using the volatility of the listed companies in the same industry over the previous 7 years.

The expected life used in the model has been adjusted, based on management's best estimate, for the effects of non transferability, exercise restrictions and behavioural considerations.

HK\$1.00 is payable by each eligible participant to the Company on acceptance of an offer of options, to be paid within 1 month from the date of the offer.

The vesting period and the exercisable period of the share options granted to eligible employees and directors are as follows:

	Vesting period	Exercisable period
The first 1/7 of the grant:	From date of grant to the 2nd anniversary	From the 2nd to the 7th anniversary to the date of grant
The second 1/7 of the grant:	From date of grant to the 3rd anniversary	From the 3rd to the 8th anniversary to the date of grant
The third 1/7 of the grant:	From date of grant to the 4th anniversary	From the 4th to the 9th anniversary to the date of grant
The fourth 1/7 of the grant:	From date of grant to the 5th anniversary	From the 5th to the 9th anniversary to the date of grant
The fifth 1/7 of the grant:	From date of grant to the 6th anniversary	From the 6th to the 9th anniversary to the date of grant
The sixth 1/7 of the grant:	From date of grant to the 7th anniversary	From the 7th to the 9th anniversary to the date of grant
The last 1/7 of the grant:	From date of grant to the 8th anniversary	From the 8th to the 9th anniversary to the date of grant

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36. SHARE-BASED PAYMENT TRANSACTIONS (CONTINUED)

The vesting period and the exercisable period of the share options granted to a consultant are as follows:

	Vesting period	Exercisable period
The first 1/5 of the grant:	Unconditional and fully vested at the date of grant	Before the 5th anniversary to the date of grant
The second 1/5 of the grant:	From date of grant to the 1st anniversary	Before the 6th anniversary to the date of grant
The third 1/5 of the grant:	From date of grant to the 2nd anniversary	Before the 7th anniversary to the date of grant
The fourth 1/5 of the grant:	From date of grant to the 3rd anniversary	Before the 8th anniversary to the date of grant
The last 1/5 of the grant:	From date of grant to the 4th anniversary	Before the 9th anniversary to the date of grant

The share options granted to independent non-executive directors, a non-executive director and a consultant are unconditional and fully vested at the date of grant and exercisable on or before the 5th anniversary to the date of grant.

The Group recognised the total expense of RMB47 million (2008: RMB54 million) in the consolidated income statement in relation to share options granted by the Company.

During the years ended 31 December 2009 and 2008, none of the share options were exercised.

The movement in the Company's share options is set out below:

Date of grant	Exercise price HK\$	Number of options				At 31 December 2009
		At 1 January 2009	Granted during the year	Replacement during the year	Lapsed during the year	
20 June 2007	7.00	118,747,544	–	–	(12,115,446)	106,632,098
1 August 2007	8.18	1,371,013	–	–	(101,211)	1,269,802
2 October 2007	10.00	4,845,000	–	–	(2,376,232)	2,468,768
1 November 2007	11.78	4,272,054	–	–	(2,970,439)	1,301,615
3 December 2007	9.88	1,500,488	–	–	(266,159)	1,234,329
2 January 2008	8.97	3,449,266	–	–	(90,857)	3,358,409
1 February 2008	8.05	2,099,366	–	–	(381,984)	1,717,382
3 March 2008	7.68	774,732	–	–	(39,062)	735,670
2 May 2008	7.93	7,796,274	–	–	(558,001)	7,238,273
2 June 2008	7.34	15,837,819	–	–	(606,259)	15,231,560
2 July 2008	6.46	1,784,027	–	–	(301,852)	1,482,175
3 November 2008	1.60	100,250,000	–	(79,937,500)	(20,312,500)	–
4 September 2009	4.90	–	–	23,728,888	(23,364)	23,705,524
		262,727,583	–	(56,208,612)	(40,143,366)	166,375,605
Number of options exercisable		3,900,000				19,586,617

36. SHARE-BASED PAYMENT TRANSACTIONS (CONTINUED)

Date of grant	Exercise price HK\$	Number of options				At 31 December 2008
		At 1 January 2008	Granted during the year	Replacement during the year	Lapsed during the year	
20 June 2007	7.00	137,666,798	–	–	(18,919,254)	118,747,544
1 August 2007	8.18	1,435,193	–	–	(64,180)	1,371,013
2 October 2007	10.00	5,200,000	–	–	(355,000)	4,845,000
1 November 2007	11.78	4,505,498	–	–	(233,444)	4,272,054
3 December 2007	9.88	1,601,700	–	–	(101,212)	1,500,488
2 January 2008	8.97	–	3,725,183	–	(275,917)	3,449,266
1 February 2008	8.05	–	2,419,238	–	(319,872)	2,099,366
3 March 2008	7.68	–	813,794	–	(39,062)	774,732
2 May 2008	7.93	–	9,722,499	–	(1,926,225)	7,796,274
2 June 2008	7.34	–	15,905,938	–	(68,119)	15,837,819
2 July 2008	6.46	–	1,784,027	–	–	1,784,027
3 November 2008	1.60	–	100,250,000	–	–	100,250,000
		150,409,189	134,620,679	–	(22,302,285)	262,727,583
Number of options exercisable		3,700,000				3,900,000

37. PROVIDENT AND RETIREMENT FUND SCHEMES

Hong Kong

The Group participates in both a defined benefit plan (the "Plan") which is registered under the Occupational Retirement Schemes Ordinance and in a Mandatory Provident Fund Scheme (the "MPF Scheme") established under the Mandatory Provident Fund Schemes Ordinance in December 2000. The Plan was set up by the Group during 2004. The assets of the schemes are held separately from those of the Group and are invested in securities and funds under the control of trustees. Employees who were members of the Plan prior to the establishment of MPF Scheme were offered a choice of staying within the Plan or switching to the MPF Scheme, whereas all new employees joining the Group on or after 1 December 2000 are required to join the MPF Scheme.

The MPF Scheme

For members of the MPF Scheme, contributions made by the employees at 5% of relevant income and by the Group at rates ranging from 5% to 10% of the employees' salaries, depending on the employees' length of services with the Group.

The Group's contributions to the MPF Scheme charged to the consolidated income statement as staff costs during the year ended 31 December 2009 were less than RMB1 million.

The Plan

Contributions to the Plan are made by the members at 5% of their salaries and by the Group which are based on recommendations made by the actuary of the Plan. The current employer contribution rate ranges from 5% to 10% of the members' salaries. Under the Plan, a member is entitled to retirement benefits which comprise the sum of any benefits transferred from another scheme and the greater of the sum of employer's basic contribution plus the member's basic contribution accumulated with interest at a rate of no less than 6% per annum before 1 September 2003 and 1% per annum in respect of contributions made on or after 1 September 2003 or 1.8 times the final salary times the length of employment with the Group on the attainment of the retirement age of 60. For members who joined the Plan before 1997, the retirement age is 60 for male members and 55 for female members. No other post-retirement benefits are provided.

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37. PROVIDENT AND RETIREMENT FUND SCHEMES (CONTINUED)

Hong Kong (Continued)

The Plan (Continued)

The most recent actuarial valuations of the plan assets and the present value of the defined benefit obligation were carried out at 31 December 2009 and 31 December 2008 by Ms. Elaine Hwang of Watson Wyatt Hong Kong Limited, who is a Fellow of the Society of Actuaries. The present value of the defined benefit obligations and the related current service cost were measured using the Projected Unit Credit Method.

The principal actuarial assumptions used as at the end of the reporting period are as follows:

	31 December 2009	31 December 2008
Discount rate	2.6%	1.2%
Expected rate of salary increase	2010 : 4% 2011+ : 5%	2009 : 2% 2010+ : 5%
Expected rate of return on plan assets	7.25%	8%

The actuarial valuation showed that the fair value of the plan assets attributable to the Group at 31 December 2009 was RMB57 million (2008: RMB44 million), representing 61% (2008: 44%) of the benefits that had accrued to members.

Amounts recognised in the consolidated income statement for the year ended 31 December 2009 and 31 December 2008 in respect of the defined benefit plan are as follows:

	31 December 2009 RMB'million	31 December 2008 RMB'million
Current service cost	4	4
Interest cost	1	3
Expected return on plan assets	(3)	(6)
Net actuarial losses recognised during the year	5	1
Net amount charged to consolidated income statement as staff costs	7	2

The actual returns on plan assets allocated to the Group for the year ended 31 December 2009 were gains of RMB15 million (2008: losses of RMB25 million).

The amounts included in the consolidated statement of financial position arising from the Group's obligations in respect of the Plan are as follows:

	31 December 2009 RMB'million	31 December 2008 RMB'million	1 January 2008 RMB'million
Present value of funded defined benefit obligations	94	99	89
Unrecognised actuarial losses	(35)	(59)	(20)
Fair value of plan assets	(57)	(44)	(75)
Defined benefit liabilities (assets)	2	(4)	(6)

37. PROVIDENT AND RETIREMENT FUND SCHEMES (CONTINUED)

Hong Kong (Continued)

The Plan (Continued)

Movements in the present value of the funded defined benefit obligations in the current year were as follows:

	Year ended 31 December	
	2009 RMB'million	2008 RMB'million
At 1 January	99	89
Exchange realignment	–	(5)
Current service cost	4	4
Interest cost	1	3
Contributions from plan participants	1	1
Actuarial (gains) losses	(8)	11
Transfer-out liabilities	(2)	(1)
Benefits paid	(1)	(3)
At 31 December	94	99

Movements in the fair value of the plan assets in the current year were as follows:

	Year ended 31 December	
	2009 RMB'million	2008 RMB'million
At 1 January	(44)	(75)
Exchange realignment	–	4
Expected return on plan assets	(3)	(6)
Actuarial losses (gains)	(11)	31
Contributions from the employer	(1)	(1)
Contributions from plan participants	(1)	(1)
Benefits paid	1	3
Transfer-in assets	2	1
At 31 December	(57)	(44)

The major categories of plan assets at the end of the reporting period are as follows:

	31 December 2009 RMB'million	31 December 2008 RMB'million
Equities	30	20
Hedge funds	15	13
Bonds and cash	12	11
	57	44

The Group expects to make a contribution of RMB1 million (2008: RMB1 million) to the defined benefit plans during the next financial year.

PRC

According to the relevant laws and regulations in the PRC, certain subsidiaries established in the PRC are required to contribute a specific percentage of the payroll of their employees to retirement benefit schemes to fund the retirement benefits of their employees. The only obligation of the Group with respect to the retirement benefit schemes is to make the required contributions under the respective schemes.

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38. NOTES AND WARRANTS

On 12 October 2005, the Company, being issuer of warrants, and Shui On Development (Holding) Limited (the "Note Issuer"), a wholly owned subsidiary of the Company, issued 1,750 Class A Units and 2,000 Class B Units (together referred to as the "Units"). Each Class A Unit consists of one US\$100,000 principal amount note and 1,071 warrants and each Class B Unit consists of one US\$100,000 principal amount note and 1,000 warrants. The notes and the warrants were immediately separable upon the issue date.

The principal terms of the notes

The notes were:

- (a) general, unsecured obligations of the Note Issuer;
- (b) senior in right of payment to any existing and future obligations of the Note Issuer expressly subordinated in right of payment to the notes;
- (c) pari passu in right of payment with all other unsecured, unsubordinated indebtedness of the Note Issuer (subject to any priority rights of such unsubordinated indebtedness pursuant to applicable law); and
- (d) effectively subordinated to all existing and future obligations of the Note Issuer's subsidiaries.

The notes bore interest at the rate of 8.5% per annum, payable semi-annually in arrears and was matured and redeemed at par on 12 October 2008.

The Note Issuer might, at its option, redeem all or part of the notes at the redemption prices equal to the percentage of the principal amount set forth below plus accrued and unpaid interest to the redemption date if redeemed during the twelve-month period beginning on 12 October of the years indicated below:

12-month period commencing in year	Percentage
2005	108.50%
2006	104.25%
2007	100.00%

The principal terms of the warrants

Each warrant:

- (a) would be exercisable on 30 June 2007, 31 December 2007, 30 June 2008 or 12 October 2008 or, following a Qualifying IPO (as defined in the warrant agreement), the warrants would be exercisable at any time on or after the date of the Qualifying IPO;
- (b) when exercised prior to a Qualifying IPO would entitle the holder thereof to receive cash from the Company in an amount equal to the Fair Value (as defined in Section 6.01 (g) of the warrant agreement) of, a number of fully paid and non-assessable ordinary shares of the Company equal to X (as defined in Section 4.01 (k) of the warrant agreement) at an exercise price of US\$0.01 per share; subject to adjustments in certain cases as defined in the warrant agreement; and
- (c) when exercised at any time on or after the date of a Qualifying IPO would entitle the holder thereof to receive cash from the Company in an amount equal to the Fair Value of a number of fully paid and non-assessable ordinary shares of the Company equal to Y (as defined in Section 4.01 (k) of the warrant agreement) at an exercise price of US\$0.01 per share, subject to adjustments in certain cases as defined in the warrant agreement; provided that, if the issuance or delivery of ordinary shares by the Company to a holder would not be subject to any pre-emption right of holders of ordinary shares and the exercise price per ordinary shares was equal to or greater than the par value per ordinary share, the Company might deliver, at the Company's sole option, ordinary shares in lieu of cash.

38. NOTES AND WARRANTS (CONTINUED)

The principal terms of the warrants (Continued)

The net proceeds received from the issue of the Units contain the following components that were required to be separately accounted for in accordance with IAS 32 “Financial Instruments: Disclosure and Presentation” and IAS 39 “Financial Instruments: Recognition and Measurement”:

- (a) Notes represented the present value of the contractually determined stream of future cash flows discounted at the rate of interest at that time of the market interest rate on instruments of comparable credit status and providing substantially the same cash flows, on the same terms, but without the conversion option.

The interest charged for the year was calculated by applying an effective interest rate of approximately 12% to the notes for the year since the Units were issued.

- (b) Warrants represented the fair value of the conversion option.
- (c) The issuer had option to early redeem all or part of the notes during the period from 12 October 2005 to 11 October 2008.

	Notes RMB'million	Early redemption rights RMB'million	Total RMB'million
As of 1 January 2008	2,667	(11)	2,656
Exchange realignment	(130)	(2)	(132)
Interest charged during the year	246	–	246
Interest paid during the year	(221)	–	(221)
Loss on change in fair value	–	13	13
Redeemed during the year	(2,562)	–	(2,562)
As of 31 December 2008 and 2009	–	–	–

39. PLEDGE OF ASSETS

The following assets were pledged to banks as securities to obtain certain banking facilities at the end of the reporting period:

	31 December 2009 RMB'million	31 December 2008 RMB'million (Restated)
Investment properties	13,243	8,308
Property, plant and equipment	128	129
Prepaid lease payments	43	599
Properties under development	–	197
Properties under development for sale	4,948	1,821
Properties held for sale	406	1,236
Accounts receivable	90	72
Bank deposits	2,019	1,709
	20,877	14,071

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39. PLEDGE OF ASSETS (CONTINUED)

Included in pledged bank deposits above is an amount of RMB265 million (2008: RMB443 million) which has been pledged to a bank to secure the banking facilities granted to an associate. All the other assets were pledged to secure banking facilities granted to the Group.

In addition, the equity interests in certain subsidiaries were also pledged to banks as securities to obtain banking facilities granted to the Group at the end of the reporting period.

40. LEASE ARRANGEMENTS

As lessor

Property rental income in respect of the investment properties earned, net of outgoings of RMB10 million (2008: RMB9 million), was RMB532 million (2008: RMB488 million). The investment properties held have committed tenants for the next one to eleven years at fixed rentals. Certain leases contain contingent rental income recognised during the year ended 31 December 2009 amounting to RMB7 million (2008: RMB9 million). These contingent rentals are generally based on specified percentage of turnover of the tenants.

At the end of the reporting period, the Group had contracted with tenants for the following future minimum lease payments which fall due as follows:

	31 December 2009	31 December 2008
	RMB'million	RMB'million
Within one year	526	527
In the second to fifth years inclusive	780	827
Over five years	100	113
	1,406	1,467

As lessee

At the end of the reporting period, the Group had commitments for future minimum lease payments under non-cancellable operating leases which fall due as follows:

	31 December 2009	31 December 2008
	RMB'million	RMB'million
Within one year	46	45
In the second to fifth years inclusive	71	105
Over five years	81	90
	198	240

Operating lease payments represent rentals payable by the Group for certain of its office and retail properties. Leases are negotiated for an average term of one to fifteen years.

41. COMMITMENTS AND CONTINGENCIES

(a) Capital and other commitments

- (i) At the end of the reporting period, the Group had the following commitments:

	31 December 2009	31 December 2008
	RMB'million	RMB'million
Contracted but not provided for:		
Capital expenditure in respect of the acquisition of property, plant and equipment	–	2
Development costs for investment properties under construction or development	3,801	2,623
Development costs for properties under development held for sale	6,293	2,793
	10,094	5,418

- (ii) Pursuant to an agreement entered into with the 上海市虹口區衛生局 of the Hongkou District, Shanghai, the PRC on 20 June 2006, the Group has committed to build a hospital to be located in the Rui Hong Xin Cheng area of the Hongkou District as compensation for the removal of those medical and health care services originally located in that area. As at 31 December 2009, no construction contracts related to the hospital were entered into. No provision for the construction costs has been made in the consolidated financial statements as the amount cannot be measured reliably.
- (iii) Pursuant to an agreement entered into with the district government (the "Luwan Government") of the Luwan District, Shanghai, the PRC, the Group has committed to build certain educational facilities to be located in the Taipingqiao area of the Luwan District as compensation for the removal of those educational facilities originally located in that area. As at 31 December 2008, no construction contracts related to the educational facilities were entered into. As at 31 December 2009, the committed relocation costs related to the educational facilities were included in the commitment of development costs for properties under development held for sale.
- (iv) On 30 November 2007, the Group entered into a Confirmation Agreement with the Land Exchange Center at Chancheng District in Foshan City, Guangdong Province, the PRC confirming the Group's successful bid for a plot of land in Foshan. Under this Confirmation Agreement, total consideration for acquiring the land use rights is RMB7,510 million, against which RMB3,186 million has been paid to the Land Exchange Centre up to 31 December 2009 (2008: RMB2,864 million), of which RMB994 million has been recognised as investment properties under construction or development (2008: RMB1,232 million recognised as prepaid leave payment) under non-current assets and the remaining RMB2,192 million (2008: RMB1,632 million) as property under development for sale under current assets. The remaining balance of RMB4,324 million (2008: RMB4,646 million) will be paid in stages in line with the relocation progress of the land.

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41. COMMITMENTS AND CONTINGENCIES (CONTINUED)

(a) Capital and other commitments (Continued)

- (v) On 28 April 2008, the Group agreed to provide further funding or financial assistance of RMB1,128 million to the associates formed for the development of Dalian Tiandi project, whereby the Group ultimately holds a 48% effective interest. Details of the transactions are set out in the announcement dated 28 April 2008 and the circular dated 19 May 2008.

At 31 December 2009, the Group had commitment in respect of investments in associates contracted but not provided for in the consolidated financial statements amounting to approximately RMB121 million (2008: RMB121 million).

(b) Contingent liabilities

Financial guarantee contracts:

- (i) Pursuant to an agreement entered into with the district government (the "Hongkou Government") and the Education Authority of the Hongkou District, Shanghai, the PRC on 31 July 2002, guarantees of no more than RMB324 million (2008: RMB324 million) will be granted by the Group to support bank borrowings arranged in the name of a company to be nominated by the Hongkou Government, as part of the financial arrangement for the site clearance work in relation to the development of a parcel of land. As at 31 December 2009, no amount had been drawn down under this arrangement (2008: nil).
- (ii) As at 31 December 2009, the Group has issued guarantees amounting to RMB528 million (2008: RMB528 million) to banks in respect of banking facilities granted to an associate, in which the associate has drawn down bank loans amounting to RMB480 million (2008: RMB480 million).

In the opinion of the Directors of the Company, the fair values of the financial guarantee contracts of the Group are insignificant at initial recognition and the Directors consider that the possibility of the default of the parties involved is remote. Accordingly, no value has been recognised in the consolidated statement of financial positions as at 31 December 2009 and 31 December 2008.

42. MAJOR NON-CASH TRANSACTIONS

Details of the non-cash transactions entered into during the years ended 31 December 2009 and 2008 in relation to the acquisitions of interests in subsidiaries are set out in note 34.

43. RELATED PARTY TRANSACTIONS

Apart from the related party transactions and balances as stated in notes 17, 18, 23, 24, 30, 31, 34 and 41, the Group had the following transactions with related parties during the year:

(a) SOCL and its subsidiaries and associates other than those of the Group

	Year ended 31 December	
	2009 RMB'million	2008 RMB'million
Project construction costs	196	248
Rental and building management fee expenses	36	28
Project management fee income	1	4
Rental and building management fee income	2	4
Interest income	1	1

43. RELATED PARTY TRANSACTIONS (CONTINUED)

(b) Other related parties

	Year ended 31 December	
	2009 RMB'million	2008 RMB'million (Restated)
Associates		
Project management fee income	8	–
Building management fee expenses	–	3
Imputed interest income	55	89
Interest income	11	11
Non-controlling shareholders of subsidiaries		
Interest income	2	30
Imputed interest expenses	1	6
Interest expenses	102	92
Project management fee expenses	7	4
Jointly controlled entity		
Rental and building management fee income	4	3
A director		
Interest expenses	35	9
Senior management		
Property sales	43	12
Close family members of senior management		
Property sales	20	5

44. EVENT AFTER THE REPORTING PERIOD

On 5 March 2010, the Group successfully bid for a land parcel in the Yangpu district, Shanghai with developable area of 159,600 sq.m. at a consideration of RMB1,264 million.

45. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balance. The Group's overall strategy remains unchanged from prior year.

The capital structure of the Group consists of net debt, which includes bank borrowings disclosed in note 26 net of bank balances and cash and pledged bank deposits, and equity attributable to equity holders of the Company, comprising issued share capital and reserves, and non-controlling interests.

The Directors of the Company review the capital structure of the Group by using a gearing ratio, which is calculated on the basis of dividing the excess of bank borrowings over the sum of bank balances and cash (inclusive of pledged bank deposits) by total equity. The review is conducted at least quarterly and before each major financing or investment decision is made.

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45. CAPITAL RISK MANAGEMENT (CONTINUED)

The gearing ratio at the end of the reporting date was as follows:

	31 December 2009 RMB'million	31 December 2008 RMB'million (Restated)
Bank borrowings	10,203	8,198
Pledged bank deposits	(2,019)	(1,709)
Bank balances and cash	(2,928)	(1,671)
Net debt	5,256	4,818
Total equity	22,574	18,175
Net debt to total equity	23%	27%

46. FINANCIAL INSTRUMENTS

a. Categories of financial instruments

	31 December 2009 RMB'million	31 December 2008 RMB'million (Restated)
Financial assets		
Loans and receivables (including bank balances and cash)	7,827	7,083
Financial liabilities		
Derivative instruments designated on the hedge accounting Amortised cost	211	256
	13,974	12,363

b. Financial risk management objectives and policies

The Group's major financial instruments include accounts receivable, loans receivable, loans to associates, amounts due from associates, amounts due from related parties, amounts due from non-controlling shareholders of subsidiaries, pledged bank deposits, accounts payable, amounts due to related parties, amounts due to associates, amounts due to non-controlling shareholders of subsidiaries, loans from non-controlling shareholders of subsidiaries and bank borrowings.

Details of these financial instruments are disclosed in respective notes. The risks associated with these financial instruments and the policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

The main risks arising from the Group's financial instruments are currency risk, interest rate risk, credit risk and liquidity risk. The Directors review and agree to policies for managing each of these risks and they are summarised below.

46. FINANCIAL INSTRUMENTS (CONTINUED)

b. Financial risk management objectives and policies (Continued)

Currency risk

All of the Group's turnover is denominated in RMB. However, the Group has certain bank balances and debt obligations that are denominated in foreign currency. As a result, the Group is exposed to fluctuations in foreign exchange rates. The management closely monitors foreign currency exposure and will consider hedging significant foreign currency exposure should the need arise.

The carrying amounts of the Group's foreign currency denominated monetary assets and liabilities at the reporting date are as follows:

	31 December 2009	31 December 2008
	RMB'million	RMB'million
Hong Kong dollar ("HKD")		
Assets	2,006	1,640
Liabilities	6,458	6,046
United States dollar ("USD")		
Assets	313	562
Liabilities	1,285	2,046

Sensitivity analysis

The Group is mainly exposed to the currency of HKD and USD.

The following table details the Group's sensitivity to a 5% increase and decrease in RMB against the relevant foreign currency. 5% is the sensitivity rate used when reporting foreign currency risk internally to key management personnel and represents management's assessment of the reasonably possible change in foreign exchange rates.

The sensitivity analysis includes only outstanding foreign currency denominated monetary items assuming the balances at the end of the reporting period outstanding for the whole year and adjusts their translation at the year end for a 5% change in foreign currency rates. A positive number below indicates an increase in profit where RMB strengthen 5% against the relevant currency. For a 5% weakening of RMB against the relevant currency, there would be an equal and opposite impact on the profit, and the balances below would be negative.

		Year ended 31 December	
	Notes	2009	2008
		RMB'million	RMB'million
HK dollar			
Profit or loss	(i)	212	210
US dollar			
Profit or loss	(ii)	46	71

Notes:

- (i) This is mainly attributable to the exposure outstanding on receivables and payables denominated in HKD not subject to cash flow hedge at year end.
- (ii) This is mainly attributable to the exposure outstanding on receivables and payables denominated in USD not subject to cash flow hedge at year end.

The Group's sensitivity to foreign currency has increased in profit during the current year mainly due to both the significant depreciation of HKD and USD against RMB and increase in foreign currency bank borrowings.

46. FINANCIAL INSTRUMENTS (CONTINUED)

b. **Financial risk management objectives and policies (Continued)**

Interest rate risk

The Group's income and operating cash flows are substantially independent of changes in market interest rates. The Group's exposure to changes in interest rates is mainly attributable to its bank borrowings at variable rates. It is the Group's policy to keep its borrowings at floating rate of interests so as to minimise the fair value interest rate risk.

The Group's exposures to interest rates on financial liabilities are detailed in the liquidity risk management section of this note. The Group's cash flow interest rate risk is mainly concentrated on the fluctuation of HIBOR and PBOC prescribed interest rate arising from the Group's HKD and RMB borrowings. In order to mitigate the cash flow interest rate risk, the Group has entered into several interest rate swaps (which have been designated as hedging instruments) whereby the Group will receive interest at variable rates at HIBOR and pay interests at fixed rates. Details of the interest rate swaps are set out in note 27(a).

Sensitivity analysis

The sensitivity analyses below have been determined based on the exposure to interest rates for non-derivative instruments at the end of the reporting period. For variable-rate bank borrowings, the analysis is prepared assuming the amount of liability outstanding at the end of the reporting period was outstanding for the whole year. A 100 basis point increase or decrease is used when reporting interest rate risk internally to key management personnel and represents management's assessment of the reasonably possible change in interest rates.

If interest rates had been 100 basis points higher/lower and all other variables were held constant, the Group's profit for the year ended 31 December 2009 would have decreased/increased by RMB17 million (2008: RMB21 million). This is mainly attributable to the Group's exposure to interest rates on its variable-rate bank borrowings.

Credit risk

The Group's principal financial assets are bank balances and cash, pledged bank deposits, accounts receivable, loans receivable, loans to associates, amounts due from associates, amounts due from non-controlling shareholders of subsidiaries and amounts due from related companies, which represent the Group's maximum exposure to credit risk in relation to financial assets.

The Group's credit risk is primarily attributable to its loans to associates, accounts receivable and loans receivable. The amounts presented in the consolidated statement of financial position are net of allowances for bad and doubtful debts, estimated by the Group's management based on prior experience and their assessment of the current economic environment.

46. FINANCIAL INSTRUMENTS (CONTINUED)

b. Financial risk management objectives and policies (Continued)

The Group has no significant concentration of credit risk, with exposure spread over a large number of counterparties and customers, except for as at 31 December 2009 where the largest debtor amounting to approximately RMB123 million (2008: RMB162 million) arising from sales of properties, loans to associates of RMB1,273 million (2008: RMB1,331 million) and loans receivable of RMB378 million (2008: RMB414 million).

The credit risk on liquid funds is limited because the funds were deposited with various creditworthy financial institutions located in Hong Kong and in the PRC.

Liquidity risk

The Group's objective is to maintain a balance between continuity of funding and the flexibility through the use of bank and other borrowings. The Group also monitors the current and expected liquidity requirements and its compliance with lending covenants regularly to ensure it maintains sufficient working capital and adequate committed lines of funding to meet its liquidity requirement.

The following tables detail the maturities of the Group's financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. The tables include both interest and principal cash flows.

For derivative instruments that settle on a net basis, undiscounted net cash outflows are presented.

Liquidity and interest risk tables

	Weighted average effective interest rate	Within 1 year or on demand	More than 1 year but less than 2 years	More than 2 years but less than 5 years	More than 5 years	Total undiscounted cash flows	Carrying amount at 31.12.2009
	%	RMB'million	RMB'million	RMB'million	RMB'million	RMB'million	RMB'million
2009							
Non-derivative financial liabilities							
Accounts payable, deposits received and accrued charges	–	2,070	–	–	–	2,070	2,070
Bank borrowings at variable rates	4.1%	2,482	1,249	7,141	543	11,415	10,203
Amounts due to related parties	–	69	–	–	–	69	69
Amounts due to associates	–	45	–	–	–	45	45
Amounts due to non-controlling shareholders of subsidiaries	4.1%	494	–	–	–	494	475
Loans from non-controlling shareholders of subsidiaries							
– variable rate	8.4%	56	56	168	670	950	670
– interest free	–	442	–	–	–	442	442
Financial guarantee contracts	–	528	–	–	–	528	–
		6,186	1,305	7,309	1,213	16,013	13,974
Derivatives – net settlement							
Cash flow hedge instruments		130	130	–	–	260	211

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2009

46. FINANCIAL INSTRUMENTS (CONTINUED)

b. Financial risk management objectives and policies (Continued)

	Weighted average effective interest rate	Within 1 year or on demand	More than 1 year but less than 2 years	More than 2 years but less than 5 years	More than 5 years	Total undiscounted cash flows	Carrying amount at 31.12.2008
	%	RMB'million	RMB'million	RMB'million	RMB'million	RMB'million	RMB'million
2008 (Restated)							
Non-derivative financial liabilities							
Accounts payable, deposits received and accrued charges	–	1,938	–	–	–	1,938	1,938
Bank borrowings at variable rates	6.0%	2,408	1,879	4,762	416	9,465	8,198
Amounts due to related parties	–	33	–	–	–	33	33
Amounts due to non-controlling shareholders of subsidiaries	6.0%	802	–	–	–	802	758
Loans from non-controlling shareholders of subsidiaries							
– variable rate	8.4%	56	55	168	726	1,005	670
– interest free	–	200	–	–	–	200	199
Loan from a director	8.0%	45	612	–	–	657	567
Financial guarantee contracts	–	528	–	–	–	528	–
		6,010	2,546	4,930	1,142	14,628	12,363
Derivatives – net settlement							
Cash flow hedge instruments		98	98	98	–	294	256

The amounts included above for financial guarantee contracts are the maximum amounts the Group could be required to settle under the arrangement for the full guaranteed amount if that amount is claimed by the counterparty to the guarantee. Based on the expectations at the end of the reporting period, the Group considers that it is more likely than not that no amount will be payable under the arrangement. However, this estimate is subject to change depending on the probability of the counterparty claiming under the guarantee which is a function of the likelihood that the financial receivables held by the counterparty which are guaranteed suffer credit losses.

46. FINANCIAL INSTRUMENTS (CONTINUED)

c. Fair value

The fair values of financial assets and financial liabilities are determined as follows:

- the fair values of financial assets and financial liabilities (excluding derivative instruments) are determined in accordance with generally accepted pricing models based on discounted cash flow analysis or using prices from observable current market transactions as inputs; and
- the fair values of derivative instruments, are calculated using quoted prices. Where such prices are not available, use is made of discounted cash flow analysis using the applicable yield curve for the duration of the instruments for non-optional derivatives, and option pricing models for optional derivatives.

The Directors consider that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the consolidated financial statements approximate to their fair values.

d. Fair value measurements recognised in the consolidated statement of financial position

Included in other comprehensive income is a gain of RMB45 million (2008: RMB136 million) related to interest rate swaps designated in cash flow hedge held at the end of the reporting period.

47. SUMMARISED STATEMENT OF FINANCIAL POSITION OF THE COMPANY

	31 December 2009 RMB'million	31 December 2008 RMB'million
Investments in subsidiaries	2,413	1,237
Loan to a subsidiary	6,365	–
Amounts due from subsidiaries	2,203	8,206
Other prepayments	22	–
Bank balances	–	22
Total assets	11,003	9,465
Amounts due to a non-controlling shareholder	–	502
Total liabilities	–	502
Net assets	11,003	8,963
Share capital	99	84
Reserves	10,904	8,879
Total equity	11,003	8,963

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For the year ended 31 December 2009

48. PARTICULARS OF THE SUBSIDIARIES

Particulars of the Company's subsidiaries at 31 December 2009 and 2008 are as follows:

Name of subsidiary	Place and date of incorporation/ establishment	Issued and fully paid share capital/ registered capital	Attributable equity interest held (Note 1)		Place of operation	Principal activities
			2009	2008		
Ally Victory Limited	BVI 18 April 2008	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Atlantic Best Limited	Hong Kong 5 January 2001	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Best View Development Limited	Hong Kong 5 March 2008	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Billion China Investments Limited	BVI 18 October 2007	10 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Billion Glory Limited	Hong Kong 14 March 2003	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Billion World Limited	Hong Kong 19 November 2003	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Bondwise Profits Limited	BVI 28 December 2000	1 ordinary share of US\$1	100%	70%	Hong Kong	Investment holding
Bright Continental Limited	Hong Kong 5 March 2003	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Bright Power Enterprises Limited	BVI 1 July 2004	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Bright Winner Limited	Hong Kong 27 December 2002	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Brixworth International Limited	BVI 3 January 2001	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Central Fit Investments Limited	BVI 23 October 2007	10 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Century Team Limited	Hong Kong 16 January 1998	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Chinalink Capital Limited	BVI 16 July 2003	999 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
China Advance Limited	Hong Kong 13 November 2006	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
China Wealth (H.K.) Limited	Hong Kong 4 January 2006	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Chongqing Shui On Tiandi Property Development Co. Ltd.	PRC 21 November 2003	Registered capital US\$230,000,000 Paid up capital US\$205,535,050	79.4%	79.4%	PRC	Property development
Citichamp Limited	Hong Kong 19 July 2006	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Cititop Pacific Limited	Hong Kong 1 December 2000	2 ordinary shares of HK\$1 each	100%	70%	Hong Kong	Investment holding
Costworth Investments Limited	BVI 12 January 2001	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Crown Fame Limited	Hong Kong 18 October 2007	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Cybricity Limited	Hong Kong 28 April 2000	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Dali Shui On Management Consultation Co., Ltd.	PRC 9 September 2008	Registered and paid up capital US\$500,000	100%	100%	PRC	Provision of management services

48. PARTICULARS OF THE SUBSIDIARIES (CONTINUED)

Name of subsidiary	Place and date of incorporation/ establishment	Issued and fully paid share capital/ registered capital	Attributable equity interest held (Note 1)		Place of operation	Principal activities
			2009	2008		
Dailian Yingjia Science and Technology Development Co., Ltd	PRC 3 December 2009	Registered and paid up capital US\$230,000,000	100%	–	PRC	Science and Technology development
East Capital Development Limited	Hong Kong 18 April 2008	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
East Trend Limited	Hong Kong 14 February 2001	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Eastern View Limited	Hong Kong 18 October 2007	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Excel Efficient Limited	BVI 19 August 2002	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Fast China Limited	BVI 23 April 2008	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Feng Cheng Property Management Services Limited	Hong Kong 14 November 2003	100 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Fieldcity Investments Limited	BVI 30 March 2005	100 ordinary shares of US\$1 each	75%	75%	Hong Kong	Investment holding
Focus Top Limited	Hong Kong 24 April 1998	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Foresight Profits Limited	BVI 8 February 2001	100 ordinary shares of US\$1 each	75%	75%	Hong Kong	Investment holding
Fo Shan An Ying Property Development Co., Ltd.	PRC 8 January 2008	Registered and paid up capital RMB700,000,000	100%	100%	PRC	Property development
Fo Shan Rui Dong Property Development Co., Ltd.	PRC 25 April 2008	Registered capital RMB690,000,000 Paid up capital RMB104,794,604	100%	100%	PRC	Property development
Fo Shan Rui Fang Property Development Co., Ltd.	PRC 21 May 2008	Registered capital RMB690,000,000 Paid up capital RMB105,768,504	100%	100%	PRC	Property development
Fo Shan Rui Kang Tian Di Property Development Co., Ltd.	PRC 21 May 2008	Registered capital RMB690,000,000 Paid up capital RMB104,029,965	100%	100%	PRC	Property development
Fo Shan Shui On Property Development Co., Ltd.	PRC 8 January 2008	Registered and paid up capital RMB700,000,000	100%	100%	PRC	Property development
Fo Shan Yi Kang Property Development Co., Ltd.	PRC 8 January 2008	Registered and paid up capital RMB700,000,000	100%	100%	PRC	Property development
Fo Shan Yong Rui Tian Di Property Development Co., Ltd.	PRC 21 March 2008	Registered capital RMB690,000,000 Paid up capital RMB103,742,060	100%	100%	PRC	Property development
Fo Shan Yuan Kang Property Development Co., Ltd.	PRC 29 February 2008	Registered capital RMB700,000,000 Paid up capital RMB669,397,251	100%	100%	PRC	Property development
Galore Profits Limited	BVI 23 January 2001	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Global Ocean Investments Limited	BVI 1 November 2002	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Globaland Limited	Hong Kong 30 October 2002	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding

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For the year ended 31 December 2009

48. PARTICULARS OF THE SUBSIDIARIES (CONTINUED)

Name of subsidiary	Place and date of incorporation/ establishment	Issued and fully paid share capital/ registered capital	Attributable equity interest held (Note 1)		Place of operation	Principal activities
			2009	2008		
Globe State Properties Limited	BVI 12 October 2005	100 ordinary shares of US\$1 each	100%	70%	Hong Kong	Investment holding
Glory Advance Investments Limited	BVI 18 August 2006	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Glory Wing Holdings Limited	BVI 15 January 2008	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Grand Hope Limited (Note 4)	Hong Kong 14 March 2003	2 A ordinary shares of HK\$1 each and 2 B ordinary shares of HK\$1 each	A shares: 80.2% B shares: 60.15%	80.2% 60.15%	Hong Kong	Investment holding
Grand Rich Limited	Hong Kong 14 March 2003	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Hangzhou Xihu Tiandi Management Co., Ltd.	PRC 6 March 2003	Registered and paid up capital US\$1,400,000	100%	100%	PRC	Property management
Hangzhou Xihu Tiandi Property Co., Ltd.	PRC 12 June 2003	Registered capital US\$51,800,000 Paid up capital US\$40,612,333	100%	100%	PRC	Property development
Hing Tin Investments Limited	BVI 23 October 2007	10 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Hollyfield Holdings Limited	Mauritius 19 April 2001	2 ordinary shares of US\$1 each	75%	75%	Hong Kong	Investment holding
Infoshore International Limited	BVI 1 November 2002	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Info Union Limited	Hong Kong 18 October 2007	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Innovate Zone Group Limited	BVI 3 January 2007	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Intellect Profit Investments Limited	BVI 10 August 2007	10 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Interchina International Limited	BVI 12 January 2001	100 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Join Legend Limited	Hong Kong 2 June 2006	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Joyous Bond Limited	BVI 18 April 2008	1 ordinary share of US\$1	75%	100%	Hong Kong	Investment holding
Keen Allied Investments Limited	BVI 18 September 2002	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
King Concord Limited	Hong Kong 3 October 2006	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Kinmax Limited	Hong Kong 24 April 1998	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Kunming Shui Fang Management Consultation Co., Ltd.	PRC 28 May 2008	Registered and paid up capital US\$500,000	100%	100%	PRC	Provision of management services
Land Pacific Limited	Hong Kong 2 November 2007	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Legend City Limited	Hong Kong 4 June 1997	2 ordinary shares of HK\$1 each	51%	51%	Hong Kong	Investment holding

48. PARTICULARS OF THE SUBSIDIARIES (CONTINUED)

Name of subsidiary	Place and date of incorporation/ establishment	Issued and fully paid share capital/ registered capital	Attributable equity interest held (Note 1)		Place of operation	Principal activities
			2009	2008		
Lijiang Shui On Management Consultation Co., Ltd.	PRC 10 November 2008	Registered and paid up capital US\$500,000	100%	100%	PRC	Provision of management services
Lucky Gain Limited	Hong Kong 8 November 2002	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Magic Best Investments Limited	BVI 19 July 2007	10 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Magic Bright Investments Limited	BVI 18 September 2007	10 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Marble Way Limited	BVI 28 August 1996	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Merry Wave Limited	BVI 23 April 2008	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Modern Prosper Investments Limited	BVI 1 November 2002	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Mount Eastern Limited	BVI 18 April 2008	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
New Asia Limited	Hong Kong 31 October 2003	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
New Power Profits Limited	BVI 18 October 2005	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Nice In Investments Limited	BVI 18 October 2007	10 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Onfair Limited	Hong Kong 13 November 2002	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Onwin Limited	Hong Kong 13 November 2002	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Oriental Gain Limited	Hong Kong 2 February 2001	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Oriental Host Limited	Hong Kong 23 October 2007	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Pacific Gain Limited	Hong Kong 11 September 2002	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Portspin Limited	BVI 22 May 1997	100 ordinary shares of US\$1 each	51%	51%	Hong Kong	Investment holding
Princemax Limited	Hong Kong 15 April 1998	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Profitstock Holdings Limited	BVI 2 June 2005	100 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Regal Victory Limited	Hong Kong 18 October 2007	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Rich Prime Limited	Hong Kong 18 October 2007	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Rightchina Limited	BVI 2 July 2008	100 ordinary shares of US\$1 each	60.15%	60.15%	Hong Kong	Investment holding
Rightidea Limited	BVI 2 July 2008	1 ordinary share of US\$1	80.2%	80.2%	Hong Kong	Investment holding
Rise Lake Investments Limited	BVI 23 August 2007	10 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Score High Limited	BVI 12 February 2003	1,000 ordinary shares of US\$1 each	80.2%	80.2%	Hong Kong	Investment holding
Selfers Limited	BVI 29 November 1995	1 ordinary share of US\$1	75%	75%	Hong Kong	Investment holding

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48. PARTICULARS OF THE SUBSIDIARIES (CONTINUED)

Name of subsidiary	Place and date of incorporation/ establishment	Issued and fully paid share capital/ registered capital	Attributable equity interest held (Note 1)		Place of operation	Principal activities
			2009	2008		
Shanghai Bai-Xing Properties Co., Ltd.	PRC 2 February 1999	Registered and paid up capital RMB151,300,000	97%	97%	PRC	Property development
Shanghai Feng Cheng Property Management Co., Ltd (previously known as Synergis Shui On Property Management (Shanghai))	PRC 18 January 2004	Registered and paid up capital US\$375,000	100%	100%	PRC	Property management
Shanghai Fu Ji Properties Co., Ltd.	PRC 18 January 2004	Registered capital US\$35,773,000 Paid up capital US\$9,376,343	99%	99%	PRC	Property development
Shanghai Fu Xiang Properties Co., Ltd.	PRC 19 December 2001	Registered and paid up capital RMB645,000,000	99%	99%	PRC	Property development
Shanghai Ji-Xing Properties Co., Ltd.	PRC 2 February 1999	Registered and paid up capital RMB71,600,000	97%	97%	PRC	Property development
Shanghai Jing Fu Property Co., Ltd.	PRC 26 December 2001	Registered and paid up capital RMB400,000,000	99%	99%	PRC	Property development
Shanghai Jun Xing Property Co., Ltd. (Note 5)	PRC 5 March 2009	Registered capital RMB920,000,000 Paid up capital RMB477,312,089	49.98%	–	PRC	Property development
Shanghai Lakeville Properties Co., Ltd.	PRC 23 May 2001	Registered and paid up capital RMB165,000,000	99%	69.3%	PRC	Property development
Shanghai Le Fu Properties Co., Ltd.	PRC 20 February 2004	Registered and paid up capital US\$82,500,000	99%	99%	PRC	Property development
Shanghai IPO Food & Beverage Co., Ltd.	PRC 6 September 2006	Registered and paid up capital US\$1,890,000	100%	100%	PRC	Food and beverage services
Shanghai Rui Chen Property Co., Ltd.	PRC 6 May 1996	Registered and paid up capital RMB189,000,000	75%	75%	PRC	Property development
Shanghai Rui Qiao Enterprise Management Co., Ltd.	PRC 23 April 2009	Registered and paid up capital RMB1,000,000	70%	–	PRC	Property development
Shanghai Rui Hong Xin Cheng Co., Ltd.	PRC 2 July 2001	Registered capital RMB2,000,000,000 Paid up capital RMB1,622,415,680	74.25%	74.25%	PRC	Property development
Shanghai Rui Zhen Food & Beverage Co., Ltd.	PRC 7 November 2003	Registered and paid up capital US\$2,100,000	99%	99%	PRC	Food and beverage services
Shanghai Synergies Shui On Yang Pu Property Management Co., Ltd.	PRC 27 January 2006	Registered and paid up capital RMB500,000	90%	90%	PRC	Property management
Shanghai Tai Ping Qiao Properties Management Co., Ltd.	PRC 31 August 2001	Registered and paid up capital US\$200,000	99%	99%	PRC	Property management

48. PARTICULARS OF THE SUBSIDIARIES (CONTINUED)

Name of subsidiary	Place and date of incorporation/ establishment	Issued and fully paid up capital/ registered capital	Attributable equity interest held (Note 1)		Place of operation	Principal activities
			2009	2008		
Shanghai Xin-tian-di Plaza Co., Ltd.	PRC 2 February 1999	Registered and paid up capital RMB101,300,000	97%	97%	PRC	Property development
Shanghai Xing Bang Properties Co., Ltd.	PRC 21 June 2001	Registered and paid up capital RMB290,500,000	99%	99%	PRC	Property development
Shanghai Xing-Qi Properties Co., Ltd.	PRC 2 February 1999	Registered and paid up capital RMB274,900,000	97%	97%	PRC	Property development
Shanghai Xing Qiao Properties Co., Ltd.	PRC 18 January 2004	Registered capital US\$115,000,000 Paid up capital US\$95,868,834	99%	99%	PRC	Property development
Shanghai Yang Pu Centre Development Co., Ltd. (Note 6)	PRC 26 August 2003	Registered capital US\$137,500,000 Paid up capital US\$85,500,000	70%	70%	PRC	Property development
Shui On Development (Holding) Limited	Cayman Islands 27 July 2005	22 ordinary shares of US\$0.01 each	100%	100%	PRC	Investment holding
Shui On Land Management Limited	Hong Kong 12 May 2004	1 ordinary share of HK\$1	100%	100%	Hong Kong	Provision of management services
Shui On Resort Community (Dali) Holding Limited	BVI 6 May 2008	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Shui On Resort Community (Dali) Limited	Hong Kong 13 May 2008	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Shui On Resort Community (Lijiang) Holding Limited	BVI 28 April 2008	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Shui On Resort Community (Lijiang) Limited	Hong Kong 5 May 2008	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Shui On Resort Community (Shangri-La) Holding Limited	BVI 6 May 2008	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Shui On Resort Community (Shangri-La) Limited	Hong Kong 13 May 2008	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Shui On Resort Community (Kunming) Holding Limited	BVI 18 July 2006	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Shui On Resort Community (Kunming) Limited	Hong Kong 25 July 2006	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Shui On Resort Community (Yunnan) Development Limited	Cayman Islands 17 July 2006	1 ordinary share of US\$0.01	100%	100%	Hong Kong	Investment holding
Shine First Limited	BVI 25 October 2006	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Shine Prime Investments Limited	BVI 2 November 2006	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Shui On Secretaries & Nominees Limited	Hong Kong 30 November 2006	1 ordinary share of HK\$1	100%	100%	Hong Kong	Provision of secretarial services

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48. PARTICULARS OF THE SUBSIDIARIES (CONTINUED)

Name of subsidiary	Place and date of incorporation/ establishment	Issued and fully paid share capital/ registered capital	Attributable equity interest held (Note 1)		Place of operation	Principal activities
			2009	2008		
Silomax Limited	BVI 25 March 1996	1 ordinary share of US\$1	75%	75%	Hong Kong	Investment holding
Sino Realty Limited	Hong Kong 3 October 2006	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Sino Wisdom Investments Limited	BVI 12 May 2006	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Sinoco Limited	Hong Kong 28 October 2002	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Sinotink Holdings Limited	BVI 15 September 2000	100 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Smart Century Limited	Hong Kong 18 October 2007	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Smart Silver Limited	BVI 18 December 2002	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Super Field Limited	Hong Kong 25 February 2005	1 ordinary share of HK\$1	75%	75%	Hong Kong	Investment holding
Timezone Management Limited	BVI 28 February 2001	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Tip Profit Limited	BVI 18 July 2006	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Top Faith Development Limited	Hong Kong 18 April 2008	1 ordinary share of HK\$1	75%	100%	Hong Kong	Investment holding
Top Victory Development Limited	Hong Kong 5 March 2008	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Triumph Sky Group Limited	BVI 23 October 2007	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Union Grow Limited	Hong Kong 8 November 2002	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Victory Win Development Limited	Hong Kong 18 April 2008	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Wuhan Shui On Tiandi Property Development Co., Ltd.	PRC 2 August 2005	Registered and paid up capital US\$238,000,000	75%	75%	PRC	Property development
Wuhan Shui On Tian Di Trading Co., Ltd.	PRC 8 January 2007	Registered and paid up capital US\$600,000	100%	100%	PRC	Retail business
上海瑞安房地產發展有限公司 (Shui On Development Limited)	PRC 14 June 2004	Registered and paid up capital US\$5,350,000	100%	100%	PRC	Provision of management services

Notes:

- The Company directly holds the equity interest in Shui On Development (Holding) Limited. All other equity interests shown above are indirectly held by the Company.
- All subsidiaries established in the PRC are either equity joint ventures or cooperative joint ventures except Hangzhou Xihu Tiandi Property Co., Ltd. Wuhan Shui On Tian Di Trading Co., Ltd., and 上海瑞安房地產發展有限公司 (Shui On Development Limited) which are wholly foreign owned enterprises.
- Except for Shui On Development (Holding) Limited, none of the subsidiaries had any debt securities subsisting at 31 December 2009 or at any time during the year.
- The holders of Class B ordinary shares of Grand Hope Limited have attributable interests in the Chongqing Super Rise Project whereas the holders of Class A ordinary shares of Grand Hope Limited have attributable interests in the Chongqing Shui On Tiandi Property Development Co., Ltd. other than the Chongqing Super High Rise Project.
- The Group holds 51% equity interest in Portspin, which holds 98% equity interest in Shanghai Jun Xing Property Co., Ltd. The Group's effective interest in Shanghai Jun Xing Property Co., Ltd is therefore 49.98%.
- The registered capital in Shanghai Yang Pu Centre Development Co., Ltd. ("KIC") shall be increased from US\$60,500,000 to US\$137,500,000, by US\$77,000,000 pursuant to an amendment agreement dated 14 August 2008 (the "Amendment Agreement") entered into between Bright Continental Limited ("BCL", an indirect wholly owned subsidiary) and Shanghai Yuangu Knowledge and Innovation Zone Investment and Development Company Limited ("SYKIZ"). BCL shall inject the entire portion of the increase in equity capital of US\$77,000,000 and at a premium of US\$8,470,000 in cash (being US\$85,470,000 in total). SYKIZ will not participate in injecting any additional equity capital into KIC. As a result of the completion of the Amendment Agreement, the interest of BCL in the equity capital of KIC will be increased from 70.0% to 86.8% by 16.8% and SYKIZ's interest will be diluted from 30% to 13.2% by 16.8%.

Independent Auditor's Report

To the Shareholders of Shui On Land Limited
(incorporated in the Cayman Islands with limited liability)

We have audited the consolidated financial statements of Shui On Land Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 113 to 180, which comprise the consolidated statement of financial position as at 31 December 2010, and the consolidated income statement, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Directors' Responsibility for the Consolidated Financial Statements

The directors of the Company are responsible for the preparation of consolidated financial statements that give a true and fair view in accordance with International Financial Reporting Standards and the disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit and to report our opinion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. We conducted our audit in accordance with Hong Kong Standards on Auditing issued by the Hong Kong Institute of Certified Public Accountants. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the consolidated financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements give a true and fair view of the state of affairs of the Group as at 31 December 2010, and of the Group's profit and cash flows for the year then ended in accordance with International Financial Reporting Standards and have been properly prepared in accordance with the disclosure requirements of the Hong Kong Companies Ordinance.

Deloitte Touche Tohmatsu

Certified Public Accountants
Hong Kong

16 March 2011

Consolidated Income Statement

For the year ended 31 December 2010

	Notes	2010 RMB'million	2009 RMB'million
Turnover	5	4,879	6,758
Cost of sales		(2,869)	(3,229)
Gross profit		2,010	3,529
Other income	6	226	170
Selling and marketing expenses		(142)	(151)
General and administrative expenses		(561)	(543)
Operating profit	7	1,533	3,005
Increase in fair value of investment properties	13	2,711	536
Gain on disposal of investment properties		23	–
Gain on acquisition of additional equity interests in subsidiaries	36(b)	–	6
Share of results of associates	17	58	436
Finance costs, net of exchange gain	8	42	(89)
Profit before taxation		4,367	3,894
Taxation	9	(1,357)	(1,301)
Profit for the year		3,010	2,593
Attributable to:			
Shareholders of the Company		2,809	2,673
Non-controlling interests		201	(80)
		3,010	2,593
Earnings per share	12		
– Basic		RMB0.55	RMB0.55
– Diluted		RMB0.53	RMB0.55

Consolidated Statement of Comprehensive Income

For the year ended 31 December 2010

	Note	2010 RMB'million	2009 RMB'million
Profit for the year		3,010	2,593
Other comprehensive (expense) income			
Exchange difference arising on translation of foreign operations		(4)	(19)
Fair value adjustments on interest rate swaps designated in cash flow hedges	32	(7)	45
Other comprehensive (expense) income for the year		(11)	26
Total comprehensive income for the year		2,999	2,619
Total comprehensive income attributable to:			
Shareholders of the Company		2,798	2,699
Non-controlling interests		201	(80)
		2,999	2,619

Consolidated Statement of Financial Position

As of 31 December 2010

	Notes	2010 RMB'million	2009 RMB'million
Non-current assets			
Investment properties	13	26,893	21,206
Property, plant and equipment	14	540	356
Prepaid lease payments	15	73	43
Interests in associates	17	920	862
Loans to associates	17	1,270	1,273
Accounts receivable	19	64	59
Pledged bank deposits	20	1,569	1,222
Deferred tax assets	33	162	139
		31,491	25,160
Current assets			
Properties under development for sale	16	14,308	11,532
Properties held for sale	21	627	627
Accounts receivable, deposits and prepayments	19	3,604	933
Loans receivable	22	597	378
Amounts due from associates	17	318	147
Amounts due from related companies	23	49	73
Amounts due from non-controlling shareholders of subsidiaries	24	38	17
Pledged bank deposits	20	316	797
Bank balances and cash	20	4,905	2,928
		24,762	17,432
Current liabilities			
Accounts payable, deposits received and accrued charges	25	4,987	4,305
Amounts due to related companies	23	95	69
Amounts due to associates	17	29	45
Amounts due to non-controlling shareholders of subsidiaries	24	462	475
Loan from a non-controlling shareholder of a subsidiary	26	300	442
Tax liabilities		1,230	1,404
Bank borrowings – due within one year	27	1,644	2,098
		8,747	8,838
Net current assets		16,015	8,594
Total assets less current liabilities		47,506	33,754

Consolidated Statement of Financial Position

As of 31 December 2010

	Notes	2010 RMB'million	2009 RMB'million
Capital and reserves			
Share capital	28	102	99
Reserves		24,718	21,480
Equity attributable to shareholders of the Company		24,820	21,579
Non-controlling interests		1,208	995
Total equity		26,028	22,574
Non-current liabilities			
Bank and other borrowings – due after one year	27	11,539	8,105
Convertible bonds	30	2,117	–
Notes	31	2,945	–
Derivative financial instruments designated as hedging instruments	32	218	211
Loans from non-controlling shareholders of subsidiaries	26	1,653	670
Deferred tax liabilities	33	3,001	2,192
Defined benefit liabilities	34	5	2
		21,478	11,180
Total equity and non-current liabilities		47,506	33,754

The consolidated financial statements on pages 113 to 180 were approved and authorised for issue by the Board of Directors on 16 March 2011 and are signed on its behalf by:

Vincent H. S. LO
DIRECTOR

Daniel Y. K. WAN
DIRECTOR

Consolidated Statement of Changes in Equity

For the year ended 31 December 2010

	Attributable to shareholders of the Company											Non-controlling interests	Total
	Share capital	Share premium	Merger reserve	Special reserve	Share option reserve	Exchange reserve	Convertible bond equity reserve	Hedge reserve	Other reserves	Retained earnings	Total		
	RMB' million	RMB' million	RMB' million (note 29(a))	RMB' million (note 29(b))	RMB' million	RMB' million	RMB' million	RMB' million	RMB' million (note 29(c))	RMB' million	RMB' million		
At 1 January 2009	84	10,689	122	(393)	89	38	-	(136)	603	5,767	16,863	1,312	18,175
Profit for the year	-	-	-	-	-	-	-	-	-	2,673	2,673	(80)	2,593
Exchange difference arising on translation of foreign operations	-	-	-	-	-	(19)	-	-	-	-	(19)	-	(19)
Fair value adjustments on interest rate swaps designated as cash flow hedges (note 32)	-	-	-	-	-	-	-	45	-	-	45	-	45
Total comprehensive (expense) income for the year	-	-	-	-	-	(19)	-	45	-	2,673	2,699	(80)	2,619
Recognition of equity-settled share-based payment expenses	-	-	-	-	47	-	-	-	-	-	47	-	47
Bonus issue of shares	8	(8)	-	-	-	-	-	-	-	-	-	-	-
Issue of new shares at a premium	7	1,790	-	-	-	-	-	-	-	-	1,797	-	1,797
Transaction costs attributable to issue of new shares	-	(38)	-	-	-	-	-	-	-	-	(38)	-	(38)
Capital injection	-	-	-	-	-	-	-	-	-	-	-	13	13
Acquisition of additional interests in subsidiaries	-	-	-	(4)	-	-	-	-	-	-	(4)	(46)	(50)
Release of special reserve upon disposal of the related assets	-	-	-	205	-	-	-	-	-	-	205	-	205
Release of special reserve upon recognition of fair value changes of the related assets	-	-	-	91	-	-	-	-	-	-	91	-	91
Dividend paid to a non-controlling shareholder of a subsidiary	-	-	-	-	-	-	-	-	-	-	-	(204)	(204)
Total dividends of HK\$0.02 paid, comprising 2008 final dividend of HK\$0.01 per share and 2009 interim dividend of HK\$0.01 per share	-	-	-	-	-	-	-	-	-	(81)	(81)	-	(81)
At 31 December 2009	99	12,433	122	(101)	136	19	-	(91)	603	8,359	21,579	995	22,574
Profit for the year	-	-	-	-	-	-	-	-	-	2,809	2,809	201	3,010
Exchange difference arising on translation of foreign operations	-	-	-	-	-	(4)	-	-	-	-	(4)	-	(4)
Fair value adjustments on interest rate swaps designated as cash flow hedges (note 32)	-	-	-	-	-	-	-	(7)	-	-	(7)	-	(7)
Total comprehensive (expense) income for the year	-	-	-	-	-	(4)	-	(7)	-	2,809	2,798	201	2,999
Recognition of equity-settled share-based payment expenses	-	-	-	-	19	-	-	-	-	-	19	-	19
Issue of convertible bonds (note 30)	-	-	-	-	-	-	605	-	-	-	605	-	605
Capital injection	-	-	-	-	-	-	-	-	-	-	-	50	50
Acquisition of additional interests in a subsidiary	-	-	-	-	-	-	-	-	34	-	34	(34)	-
Release of special reserve upon disposal of the related assets	-	-	-	30	-	-	-	-	-	-	30	-	30
Dividend paid to a non-controlling shareholder of a subsidiary	-	-	-	-	-	-	-	-	-	-	-	(4)	(4)
Total dividends of HK\$0.18 paid, comprising 2009 final dividend of HK\$0.12 per share and 2010 interim dividend of HK\$0.06 per share	-	-	-	-	-	-	-	-	-	(800)	(800)	-	(800)
Shares issued in lieu of cash dividend	3	552	-	-	-	-	-	-	-	-	555	-	555
At 31 December 2010	102	12,985	122	(71)	155	15	605	(98)	637	10,368	24,820	1,208	26,028

Consolidated Statement of Cash Flows

For the year ended 31 December 2010

	2010 RMB'million	2009 RMB'million
Operating activities		
Profit before taxation	4,367	3,894
Adjustments for:		
Depreciation of property, plant and equipment	66	53
Release of prepaid lease payments	1	1
Loss on disposal of property, plant and equipment	1	–
Net foreign exchange (gain) loss	(46)	22
Share of results of associates	(58)	(436)
Gain on disposal of investment properties	(23)	–
Gain on acquisition of additional equity interests in subsidiaries	–	(6)
Finance costs, net of exchange gain	(42)	89
Interest income	(150)	(149)
Increase in fair value of investment properties	(2,711)	(536)
Decrease in defined benefit assets	3	6
Equity-settled share-based payment expenses	19	47
Release of special reserve	30	296
Operating cash flows before movements in working capital	1,457	3,281
Increase in accounts receivable, deposits and prepayments	(2,672)	(44)
Increase in properties under development for sale	(4,448)	(4,148)
Decrease in properties held for sale	2,619	2,906
Decrease (increase) in amounts due from related companies	24	(11)
Increase in amounts due to related companies	26	36
(Decrease) increase in amounts due to associates	(16)	45
Increase (decrease) in accounts payable, deposits received and accrued charges	675	(113)
Cash (used in) generated from operations	(2,335)	1,952
Tax paid	(745)	(339)
Net cash (used in) from operating activities	(3,080)	1,613

Consolidated Statement of Cash Flows

For the year ended 31 December 2010

	Notes	2010 RMB'million	2009 RMB'million
Investing activities			
Interest received		114	77
Purchase of property, plant and equipment		(33)	(47)
Additions to investment properties		(3,426)	(2,973)
Proceeds from disposal of investment properties		185	–
Advance of loans to associates		–	(20)
(Increase) decrease in amounts due from associates		(171)	303
Acquisition of a subsidiary	35	(109)	–
Acquisition of additional equity interests in subsidiaries	36(b)	–	(100)
Proceeds from partial disposals of equity interests in subsidiaries		–	339
Release of pledged bank deposits		954	821
Increase in pledged bank deposits		(820)	(1,131)
(Increase) decrease in loans receivable		(219)	36
Net cash used in investing activities		(3,525)	(2,695)
Financing activities			
Net proceeds on issuance of shares		–	1,759
Advance from non-controlling shareholders of subsidiaries		807	174
Capital injected by non-controlling shareholders of subsidiaries		50	13
New bank and other loans raised		6,761	4,182
Repayment of bank loans		(3,483)	(2,168)
Repayment of loan from a director		–	(567)
Issue of convertible bonds	30	2,720	–
Expenses on issue of convertible bonds	30	(54)	–
Issue of notes	31	3,000	–
Expenses on issue of notes	31	(60)	–
Interest and bank charges paid		(827)	(766)
Payment of dividends		(245)	(81)
Dividend payment to non-controlling shareholders		(4)	(204)
Net cash from financing activities		8,665	2,342
Net increase in cash and cash equivalents		2,060	1,260
Cash and cash equivalents at the beginning of the year		2,928	1,671
Effect of foreign exchange rate changes		(83)	(3)
Cash and cash equivalents at the end of the year		4,905	2,928
Analysis of the balances of cash and cash equivalents			
Bank balances and cash		4,905	2,928

Notes to the Consolidated Financial Statements

For the year ended 31 December 2010

1. General

Shui On Land Limited (the "Company") was incorporated on 12 February 2004 as an exempted company with limited liability in the Cayman Islands under the Companies Law, Chapter 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands. The shares of the Company have been listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") with effect from 4 October 2006.

The addresses of the registered office and principal place of business of the Company are disclosed in the Corporate Information section of the annual report.

The Company acts as an investment holding company. The principal activities of the Company's subsidiaries are set out in note 46. The Company and its subsidiaries are hereinafter collectively referred to as the Group.

The consolidated financial statements are presented in Renminbi ("RMB"), which is also the functional currency of the Company.

2. Application of New and Revised International Financial Reporting Standards

In the current year, the Group has applied, for the first time, the following new and revised International Financial Reporting Standards ("IFRS"), International Accounting Standards ("IAS") and Interpretations ("IFRIC") (hereinafter collectively referred to as "new and revised IFRSs"), which are effective for the Group's financial year beginning on 1 January 2010.

IFRSs (Amendments)	Improvements to IFRSs issued in 2009
IFRSs (Amendments)	Amendments to IFRS 5 as part of Improvements to IFRSs issued in 2008
IAS 27 (as revised in 2008)	Consolidated and Separate Financial Statements
IAS 39 (Amendments)	Eligible Hedged Items
IFRS 1 (Amendment)	Additional Exemptions for First-time Adopters
IFRS 2 (Amendments)	Group Cash-settled Share-based Payment Transactions
IFRS 3 (as revised in 2008)	Business Combinations
IFRIC 17	Distributions of Non-cash Assets to Owners

Except as described below, the application of the new and revised IFRSs in the current year has had no material effect on the amounts reported in these consolidated financial statements and/or disclosures set out in these consolidated financial statements.

Amendments to IAS 1 Presentation of Financial Statements (as part of Improvements to IFRSs issued in 2009)

The amendments to IAS 1 clarify that the potential settlement of a liability by the issue of equity is not relevant to its classification as current or non-current.

In line with the amendments to IAS 1, the Group has classified the liability component of convertible bonds issued in the current year as non-current based on when cash settlement may be required to be made (see Note 30). This amendment has had no effect on the amounts reported in prior years because the Group has not previously issued instruments of this nature.

IFRS 3 (as revised in 2008) Business Combinations

The Group applies IFRS 3 (as revised in 2008) Business Combinations prospectively to business combinations for which the acquisition date is on or after 1 January 2010.

As there was no transaction during the current year to which IFRS 3 (as revised in 2008) was applicable, the application of IFRS 3 (as revised in 2008) has had no effect on the consolidated financial statements of the Group for the current or prior accounting periods.

Results of the Group in future periods may be affected by future transactions for which IFRS 3 (as revised in 2008) and the consequential amendments to the other IFRSs are applicable.

2. Application of New and Revised International Financial Reporting Standards (Continued)

IAS 27 (as revised in 2008) Consolidated and Separate Financial Statements

The application of IAS 27 (as revised in 2008) has resulted in changes in the Group's accounting policies for changes in ownership interests in subsidiaries of the Group.

Specifically, the revised Standard has affected the Group's accounting policies regarding changes in the Group's ownership interests in its subsidiaries that do not result in loss of control. In prior years, in the absence of specific requirements in IFRSs, increases in interests in existing subsidiaries were treated in the same manner as the acquisition of subsidiaries, with goodwill or a bargain purchase gain being recognised, when appropriate; for decreases in interests in existing subsidiaries that did not involve a loss of control, the difference between the consideration received and the adjustment to the non-controlling interests was recognised in profit or loss. Under IAS 27 (as revised in 2008), all such increases or decreases are dealt with in equity, with no impact on goodwill or profit or loss.

These changes have been applied prospectively from 1 January 2010 in accordance with the relevant transitional provisions set out in IAS 27 (as revised in 2008). The application of the revised Standard has affected the accounting for the Group's acquisition of additional equity interest in Shanghai Yang Pu Centre Development Co., Ltd. ("KIC"), a subsidiary of the Group, in the current year (note 36(a)). The change in policy has resulted in the difference of RMB34 million between the excess of the Group's share of additional interest in the carrying amount of the net assets of KIC attributable to the acquisition over the cost of the acquisition, being recognised directly in equity, instead of in the consolidated income statement. Therefore, the change in accounting policy has resulted in a decrease in the profit for the year of RMB34 million.

The effects of the change in accounting policy on the Group's basic and diluted earnings per share for the current year are as follows:

Impact on basic and diluted earnings per share	Basic earnings per share	Diluted earnings per share
	RMB	RMB
Reported figure before adjustments	0.56	0.54
Adjustments arising from change in accounting policy	(0.01)	(0.01)
Reported figure after adjustments	0.55	0.53

New and revised Standards and Interpretations issued but not yet effective

The Group has not early applied the following new and revised Standards and Interpretations that have been issued but are not yet effective:

IFRSs (Amendments)	Improvements to IFRSs issued in 2010 ¹
IFRS 1 (Amendments)	Limited Exemption from Comparative IFRS 7 Disclosures for First-time Adopters ²
IFRS 1 (Amendments)	Severe Hyperinflation and Removal of Fixed Dates for First-time Adopters ³
IFRS 7 (Amendments)	Disclosures – Transfers of Financial Assets ³
IFRS 9	Financial Instruments ⁴
IAS 12 (Amendments)	Deferred Tax: Recovery of Underlying Assets ⁵
IAS 24 (as revised in 2009)	Related Party Disclosures ⁶
IAS 32 (Amendments)	Classification of Rights Issues ⁷
IFRIC 14 (Amendments)	Prepayments of a Minimum Funding Requirement ⁶
IFRIC 19	Extinguishing Financial Liabilities with Equity Instruments ²

1 Effective for annual periods beginning on or after 1 July 2010 or 1 January 2011, as appropriate

2 Effective for annual periods beginning on or after 1 July 2010

3 Effective for annual periods beginning on or after 1 July 2011

4 Effective for annual periods beginning on or after 1 January 2013

5 Effective for annual periods beginning on or after 1 January 2012

6 Effective for annual periods beginning on or after 1 January 2011

7 Effective for annual periods beginning on or after 1 February 2010

Notes to the Consolidated Financial Statements

For the year ended 31 December 2010

2. Application of New and Revised International Financial Reporting Standards (Continued)

New and revised Standards and Interpretations issued but not yet effective (Continued)

IFRS 9 Financial Instruments was issued in November 2009 and revised in October 2010. It introduces new requirements for the classification and measurement of financial assets and financial liabilities and for derecognition.

IFRS 9 requires all recognised financial assets that are within the scope of IAS 39 Financial Instruments: Recognition and Measurement to be subsequently measured at either amortised cost or fair value. Specifically, debt investments that are held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flows that are solely payments of principal and interest on the principal outstanding are generally measured at amortised cost at the end of subsequent accounting periods. All other debt investments and equity investments are measured at their fair values at the end of subsequent accounting periods.

IFRS 9 is effective for annual periods beginning on or after 1 January 2013, with earlier application permitted.

The Directors of the Company anticipate that IFRS 9 will be adopted in the Group's consolidated financial statements for the annual period beginning on 1 January 2013 and that the application of this new Standard will not have a significant impact on amounts reported in respect of the Group's financial assets and financial liabilities.

The amendments to IAS 12 Deferred Tax: Recovery of Underlying Assets mainly deal with the measurement of deferred tax for investment properties that are measured using the fair value model in accordance with IAS 40 Investment Property. Based on the amendments, for the purposes of measuring deferred tax liabilities and deferred tax assets for investment properties measured using the fair value model, the carrying amounts of the investment properties are presumed to be recovered through sale, unless the presumption is rebutted in certain circumstances. All of the Group's investment properties are located in the People's Republic of China ("PRC"). The Directors of the Company are in the process of assessing the financial impact.

The Directors of the Company anticipate that the application of other new and revised IFRSs, IASs and IFRICs will have no material impact on the consolidated financial statements.

3. Significant Accounting Policies

The consolidated financial statements have been prepared on the historical cost basis except for investment properties and certain financial instruments which are measured at fair values as explained in the accounting policies set out below.

The consolidated financial statements have been prepared in accordance with IFRSs. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange and by the Hong Kong Companies Ordinance.

The significant accounting policies adopted are set out as follows:

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company (its subsidiaries). Control is achieved where the Company has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition and up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with those used by other members of the Group.

All intra-group transactions, balances, income and expenses are eliminated on consolidation.

Non-controlling interests in subsidiaries are presented separately from the Group's equity therein.

3. Significant Accounting Policies (Continued)

Basis of consolidation (Continued)

Allocation of total comprehensive income to non-controlling interests

Total comprehensive income and expense of a subsidiary is attributed to the shareholders of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance. Prior to 1 January 2010, losses applicable to the non-controlling interests in excess of the non-controlling interests in the subsidiary's equity were not allocated against the interests of the Group except to the extent that the non-controlling interests had a binding obligation and were able to make an additional investment to cover the losses.

Merger accounting for common control combinations

The consolidated financial statements incorporate the financial statements of the combining entities in which the common control combination occurs as if they had been combined from the date when the combining entities first came under the control of the controlling party.

The net assets of the combining entities are combined using the existing book values from the controlling parties' perspective. No amount is recognised in respect of goodwill or excess of acquirer's interest in the net fair value of acquirer's identifiable assets, liabilities and contingent liabilities over cost at the time of common control combination, to the extent of the continuation of the controlling party's interest.

The consolidated income statement includes the results of each of the combining entities from the earliest date presented or since the date when the combining entities first came under the common control, where there is a shorter period, regardless of the date of the common control combination.

The comparative amounts in the consolidated financial statements are presented as if the entities had been combined at the end of previous reporting period or when they first came under common control, whichever is shorter.

Changes in the Group's ownership interests in existing subsidiaries

Changes in the Group's ownership interests in existing subsidiaries on or after 1 January 2010

Changes in the Group's ownership interests in subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted, based on the carrying amount of the net assets attributable to the change in interests, and the fair value of the consideration paid or received is recognised directly in equity and attributed to shareholders of the Company.

When the Group loses control of a subsidiary, the profit or loss on disposal is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests. Where certain assets of the subsidiary are measured at revalued amounts or fair values and the related cumulative gain or loss has been recognised in other comprehensive income and accumulated in equity, the amounts previously recognised in other comprehensive income and accumulated in equity are accounted for as if the Company had directly disposed of the related assets (i.e. reclassified to profit or loss or transferred directly to retained earnings). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under IAS 39 Financial Instruments: Recognition and Measurement or, when applicable, the cost on initial recognition of an investment in an associate or a jointly controlled entity.

Changes in the Group's ownership interests in existing subsidiaries prior to 1 January 2010

Increases in interests in existing subsidiaries were treated in the same manner as the acquisition of subsidiaries, with goodwill or a bargain purchase gain being recognised where appropriate. For decreases in interests in subsidiaries, regardless of whether the disposals would result in the Group losing control over the subsidiaries, the difference between the consideration received and the adjustment to the non-controlling interests was recognised in the consolidated income statement.

Notes to the Consolidated Financial Statements

For the year ended 31 December 2010

3. Significant Accounting Policies (Continued)

Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation. On initial recognition, investment properties are measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at their fair values using the fair value model. Gains or losses arising from changes in the fair value of investment property are included in consolidated income statement for the period in which they arise.

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

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

Property, plant and equipment

Property, plant and equipment are stated at cost less subsequent accumulated depreciation and accumulated impairment losses, if any.

Depreciation is recognised so as to write off the cost of buildings over their estimated useful lives or where shorter, the terms of leasehold land where the buildings are located, using the straight-line method.

Depreciation is recognised so as to write off the cost of items of property, plant and equipment, other than buildings, over their estimated useful lives and after taking into account their estimated residual value, using the straight-line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in the consolidated income statement in the year in which the item is derecognised.

Prepaid lease payments

Prepaid lease payments for leasehold land classified as operating leases are charged to the consolidated income statement on a straight-line basis over the period of the land use rights.

Properties under development for sale

Properties under development which are intended to be held for sale are carried at lower of cost and net realisable value and are shown as current assets. Cost includes the costs of land, development expenditure incurred and, where appropriate, borrowing costs capitalised during construction period.

Properties under development for sales are transferred to properties held for sale when the relevant completion certificates are issued by the respective government authorities.

Properties held for sale

Properties held for sale are stated at the lower of cost and net realisable value. Net realised value is determined based on prevailing market conditions.

3. Significant Accounting Policies (Continued)

Interests in associates

An associate is an entity over which the Group has significant influence and that is neither a subsidiary nor an interest in a joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over these policies.

The results and assets and liabilities of associates are incorporated in these consolidated financial statements using the equity method of accounting. Under the equity method, investments in associates are initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the associates. When the Group's share of losses of an associate equals or exceeds its interest in that associate (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of that associate.

Any excess of the Group's share of the net fair value of the identifiable assets, liabilities and contingent liabilities over the cost of acquisition, after reassessment, is recognised immediately in the consolidated income statement.

When a group entity transacts with its associate, profits and losses resulting from the transactions with the associate are recognised in the Group's consolidated financial statements only to the extent of interests in the associate that are not related to the Group.

Interests in jointly controlled entities

Joint venture arrangements that involve the establishment of a separate entity in which venturers have joint control over the economic activity of the entity are referred to as jointly controlled entities.

The results and assets and liabilities of jointly controlled entities are incorporated in the consolidated financial statements using the equity method of accounting. Under the equity method, investments in jointly controlled entities are initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the jointly controlled entities. When the Group's share of losses of a jointly controlled entity equals or exceeds its interest in that jointly controlled entity (which includes any long-term interests that, in substance, form part of the Group's net investment in the jointly controlled entity), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of that jointly controlled entity.

Any excess of the Group's share of the net fair value of the identifiable assets, liabilities and contingent liabilities over the cost of acquisition, after reassessment, is recognised immediately in the consolidated income statement.

When a group entity transacts with its jointly controlled entity, profits and losses resulting from the transactions with the jointly controlled entity are recognised in the Group's consolidated financial statements only to the extent of interests in the jointly controlled entity that are not related to the Group.

Impairment

At the end of the reporting period, the Group reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss, if any. If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised as an expense immediately.

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised as income immediately.

Notes to the Consolidated Financial Statements

For the year ended 31 December 2010

3. Significant Accounting Policies (Continued)

Financial instruments

Financial assets and financial liabilities are recognised in the consolidated statement of financial position when a group entity becomes a party to the contractual provisions of the instrument. Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in the consolidated income statement.

Financial assets

The Group's financial assets are classified as loans and receivables.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial asset and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset, or, where appropriate, a shorter period to the net carrying amount on initial recognition.

Interest income is recognised on an effective interest basis for debt instruments.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Subsequent to initial recognition, loans and receivables (including accounts receivable, loans receivable, loans to associates, amounts due from associates, amounts due from related companies, amounts due from non-controlling shareholders of subsidiaries and bank balances and pledged bank deposits) are carried at amortised cost using the effective interest method, less any identified impairment losses.

Impairment of loans and receivables

Loans and receivables are assessed for indicators of impairment at the end of the reporting period. Loans and receivables are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the loans and receivables, the estimated future cash flows of loans and receivables have been impacted.

The objective evidence of impairment could include:

- significant financial difficulty of the issuer or counterparty; or
- breach of contract, such as default or delinquency in interest and principal payments; or
- it becoming probable that the borrower will enter bankruptcy or financial re-organisation.

An impairment loss of loans and receivables is recognised in the consolidated income statement when there is objective evidence that the asset is impaired, and is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the original effective interest rate.

The carrying amount of loans and receivables is reduced by the impairment loss directly for all financial assets with the exception of the amount due from a jointly controlled entity and trade receivables, where the carrying amount is reduced through the use of an allowance account. Changes in the carrying amount of the allowance account are recognised in the consolidated income statement. When the amount due from a jointly controlled entity and trade receivables are considered uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited to the consolidated income statement.

3. Significant Accounting Policies (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of loans and receivables (Continued)

If, in a subsequent period, the amount of impairment loss of loans and receivables decreases and the decrease can be related objectively to an event occurring after the impairment losses was recognised, the previously recognised impairment loss is reversed through the consolidated income statement to the extent that the carrying amount of the asset at the date the impairment is reversed does not exceed what the amortised cost would have been had the impairment not been recognised.

Financial liabilities and equity instruments

Financial liabilities and equity instruments issued by a group entity are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument. The accounting policies adopted in respect of financial liabilities and equity instruments are set out below.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability, or, where appropriate, a shorter period.

Interest expense is recognised on an effective interest basis.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.

Convertible bonds

Convertible bonds issued by the Group that contain both the liability and conversion option components are classified separately into respective items on initial recognition. Conversion option that will be settled by the exchange of a fixed amount of cash or another financial asset for a fixed number of the Company's own equity instruments is classified as an equity instrument.

On initial recognition, the fair value of the liability component is determined using the prevailing market interest of similar non-convertible debts. The difference between the gross proceeds of the issue of the convertible bonds and the fair value assigned to the liability component, representing the conversion option for the holder to convert the bonds into the Company's own equity instruments, is included in equity (convertible bond equity reserve).

In subsequent periods, the liability component of the convertible bonds is carried at amortised cost using the effective interest method. The equity component, representing the option to convert the liability component into ordinary shares of the Company, will remain in convertible bond equity reserve until the embedded option is exercised (in which case the balance stated in convertible bond equity reserve will be transferred to share premium). Where the option remains unexercised at the expiry date, the balance stated in convertible bond equity reserve will be released to the retained earnings. No gain or loss is recognised in profit or loss upon conversion or expiration of the option.

Transaction costs that relate to the issue of the convertible bonds are allocated to the liability and equity components in proportion to the allocation of the gross proceeds. Transaction costs relating to the equity component are charged directly to equity. Transaction costs relating to the liability component are included in the carrying amount of the liability portion and amortised over the period of the convertible bonds using the effective interest method.

Notes to the Consolidated Financial Statements

For the year ended 31 December 2010

3. Significant Accounting Policies (Continued)

Financial instruments (Continued)

Financial liabilities and equity instruments (Continued)

Notes

At the date of issue, the net proceeds received were assigned to the notes according to their fair values. Transaction costs are included in the carrying amount of the notes and amortised over the period of the notes using the effective interest method.

Other financial liabilities

The Group's other financial liabilities (including accounts payable, amounts due to related companies, amounts due to associates, amounts due to non-controlling shareholders of subsidiaries, loans from non-controlling shareholders of subsidiaries and bank borrowings) are subsequently measured at amortised cost, using the effective interest method.

Derivative financial instruments and hedging

Derivatives are initially recognised at fair value at the date derivative contracts are entered into and are subsequently remeasured to their fair value at the end of the reporting period. The resulting gain or loss is recognised in the consolidated income statement immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in consolidated income statement depends on the nature of the hedge relationship.

Hedge accounting

The Group designates certain derivatives as hedging instruments for cash flow hedges. At the inception of the hedge relationship the entity documents the relationship between the hedging instrument and hedged item, along with its risk management objectives and its strategy for undertaking various hedge transactions. Furthermore, at the inception of the hedge and on an ongoing basis, the Group documents whether the hedging instrument that is used in a hedging relationship is highly effective in offsetting changes in cash flows of the hedged item.

The effective portion of changes in the fair value of derivatives that are designated and qualify as cash flow hedges are deferred in equity. The gain or loss relating to the ineffective portion is recognised immediately in the consolidated income statement as part of other income or other expenses. Amounts deferred in equity are reclassified in the consolidated income statement in the periods when the hedged item is recognised in the consolidated income statement.

Hedge accounting is discontinued when the Group revokes the hedging relationship, the hedging instrument expires or is sold, terminated, or exercised, or no longer qualifies for hedge accounting. Any cumulative gain or loss deferred in equity at that time remains in equity and is recognised when the forecast transaction is ultimately recognised in the consolidated income statement. When a forecast transaction is no longer expected to occur, the cumulative gain or loss that was deferred in equity is recognised immediately in the consolidated income statement.

Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due in accordance with the original or modified terms of a debt instrument. A financial guarantee contract issued by the Group and not designated as at fair value through profit or loss is recognised initially at its fair value less transaction costs that are directly attributable to the issue of the financial guarantee contract. Subsequent to initial recognition, the Group measures the financial guarantee contract at the higher of: (i) the amount determined in accordance with IAS 37 "Provisions, Contingent Liabilities and Contingent Assets"; and (ii) the amount initially recognised less, when appropriate, cumulative amortisation recognised in accordance with IAS 18 "Revenue".

Derecognition

Financial assets are derecognised when the rights to receive cash flows from the assets expire or, the financial assets are transferred and the Group has transferred substantially all the risks and rewards of ownership of the financial assets.

3. Significant Accounting Policies (Continued)

Derecognition (Continued)

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised directly in other comprehensive income and accumulated in equity is recognised in the consolidated income statement.

Financial liabilities are derecognised when the obligation specified in the relevant contract is discharged, cancelled or expires. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in the consolidated income statement.

Leasing

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

Rentals payable under operating leases are charged to the consolidated income statement on a straight-line basis over the term of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are recognised as a reduction of rental expense over the lease term on a straight-line basis.

Borrowing costs

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

All other borrowing costs are recognised in the consolidated income statement in the period in which they are incurred.

Taxation

Taxation represents the sum of the tax currently payable and deferred tax.

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

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax base used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

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

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

Notes to the Consolidated Financial Statements

For the year ended 31 December 2010

3. Significant Accounting Policies (Continued)

Taxation (Continued)

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

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities. Deferred tax is recognised in the consolidated income statement, except when it relates to items that are recognised in other comprehensive income or directly in equity, in which case the deferred tax is also recognised in other comprehensive income or directly in equity respectively.

Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity (foreign currencies) are recorded in the respective functional currency (i.e. the currency of the primary economic environment in which the entity operates) at the rates of exchanges prevailing on the dates of the transactions. At the end of the reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing on that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing on the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are recognised in the consolidated income statement in the period in which they arise, except for exchange differences arising on a monetary item that forms part of the Company's net investment in a foreign operation, in which case, such exchange differences are recognised in other comprehensive income and accumulated in equity and will be reclassified from equity to the consolidated income statement on disposal of the foreign operation. Exchange differences arising on the retranslation of non-monetary items carried at fair value are included in profit or loss for the period except for exchange differences arising on the retranslation of non-monetary items in respect of which gains and losses are recognised directly in other comprehensive income, in which cases, the exchange differences are also recognised directly in other comprehensive income.

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's foreign operations are translated into the presentation currency of the Group (i.e. RMB) at the rate of exchange prevailing at the end of the reporting period, and their income and expenses are translated at the average exchange rates for the period, unless exchange rates fluctuate significantly during the period, in which case, the exchange rates prevailing at the dates of transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity (the exchange reserve).

Goodwill and fair value adjustments on identifiable assets acquired arising on an acquisition of a foreign operation are treated as assets and liabilities of that foreign operation and translated at the rate of exchange prevailing at the end of the reporting period. Exchange differences arising are recognised in the exchange reserve.

Equity-settled share-based payment transactions

Share options granted to employees and directors

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

At the end of the reporting period, the Group revises its estimates of the number of options that are expected to ultimately vest. The impact of the revision of the estimates during the vesting period, if any, is recognised in consolidated income statement, with a corresponding adjustment to share option reserve.

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

3. Significant Accounting Policies (Continued)

Equity-settled share-based payment transactions (Continued)

Share options granted to consultants

Share options issued in exchange for services are measured at the fair values of the services received, unless that fair value cannot be reliably measured, in which case the services received are measured by reference to the fair value of the share options granted. The fair values of the services received are recognised as expenses, with a corresponding increase in equity (share option reserve), when the counterparties render services, unless the services qualify for recognition as assets.

Retirement benefit costs

Payments to state-managed retirement benefit schemes and the Mandatory Provident Fund Scheme are charged as an expense when employees have rendered service entitling them to the contributions.

For defined benefit retirement benefit plans, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of the reporting period. Actuarial gains and losses which exceed 10 per cent of the greater of the present value of the Group's defined benefit obligations and the fair value of plan assets at the end of the previous reporting period are amortised over the expected average remaining working lives of the participating employees. Past service cost is recognised immediately to the extent that the benefits are already vested, and otherwise is amortised on a straight-line basis over the average period until the amended benefits become vested.

The retirement benefit obligation recognised in the consolidated statement of financial position represents the present value of the defined benefit obligation as adjusted for unrecognised actuarial gains and losses and unrecognised past service cost, and as reduced by the fair value of plan assets. Any asset resulting from this calculation is limited to unrecognised actuarial losses and past service cost, plus the present value of available refunds and reductions in future contributions to the plan.

Government grants

Government grants are recognised in the consolidated income statement over the periods in which the Group recognises as expenses the related costs for which the grants are intended to compensate. Government grants that are receivable for expenses or losses already incurred are recognised in the consolidated income statement in the period when they become receivable.

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods sold and services provided in the normal course of business, net of discounts and sales related taxes.

Revenue from properties developed for sale in the ordinary business is recognised upon delivery of properties to the purchasers pursuant to the sales agreements.

Rental income from operating leases is recognised in the consolidated income statement on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased assets and recognised on straight-line basis over the lease term.

Revenue from serviced apartment operation is recognised in the consolidated income statement upon the provision of the services.

Property management, project management and service fees are recognised as revenue in the consolidated income statement on an appropriate basis over the relevant period in which the services are rendered.

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

Notes to the Consolidated Financial Statements

For the year ended 31 December 2010

4. Key Sources of Estimation Uncertainty

In the process of applying the Group's accounting policies, which are described in note 3, the Directors of the Company have made the following judgements concerning key sources of estimation uncertainty at the end of the reporting period. The key assumptions concerning the future that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are discussed below.

Investment properties

Completed investment properties and investment properties under construction or development stated at fair value are stated at fair value based on the valuation performed by independent professional valuers. In determining the fair value, the valuers have based on a method of valuation which involves certain estimates of market condition. In relying on the valuation report, the Directors of the Company have exercised their judgement and are satisfied that the assumptions used in the valuation are reflective of the current market conditions. Changes to these assumptions would result in changes in the fair values of the Group's investment properties and the corresponding adjustments to the amount of gain or loss reported in the consolidated income statement.

Land appreciation tax

The Group is subject to land appreciation tax in the PRC. However, the implementation and settlement of the tax varies amongst different tax jurisdictions in various cities of the PRC and the Group has not finalised its land appreciation tax calculation and payments with any local tax authorities in the PRC. Accordingly, significant judgement is required in determining the amount of the land appreciation tax and its related income tax provisions. The Group recognised the land appreciation tax based on management's best estimates. The final tax outcome could be different from the amounts that were initially recorded, and these differences will impact the income tax provisions in the periods in which such tax is finalised with local tax authorities.

5. Turnover and Segmental Information

An analysis of the Group's turnover for the year is as follows:

	2010 RMB'million	2009 RMB'million
Property development:		
Property sales	4,133	6,078
Property investment:		
Rental income received from investment properties	597	542
Income from serviced apartments	22	18
Property management fees	34	28
Rental related income	53	55
	706	643
Others	40	37
	4,879	6,758

For management purposes, the Group is organised based on the business activities of the Group, which are broadly categorised into property development and property investment.

5. Turnover and Segmental Information (Continued)

Principal activities of the two major reportable and operating segments are as follows:

- Property development – development and sale of properties
- Property investment – property letting, management and operations of serviced apartments

For the year ended 31 December 2010

	Property development RMB'million	Property investment RMB'million	Others RMB'million	Consolidated RMB'million
Turnover				
Segment revenue	4,133	706	40	4,879
Results				
Segment results	1,323	3,120	26	4,469
Interest income				150
Share of results of associates				58
Finance costs, net of exchange gain				42
Net unallocated expenses				(352)
Profit before taxation				4,367
Taxation				(1,357)
Profit for the year				3,010
Other Information				
Amounts included in the measure of segment profit or loss or segment assets:				
Capital additions of completed investment properties and property, plant and equipment	23	47	5	75
Development costs for investment properties under construction or development	–	3,790	–	3,790
Development costs for properties under development held for sale	4,884	–	–	4,884
Depreciation of property, plant and equipment	13	39	14	66
Allowance for bad and doubtful debts	–	4	–	4
Release of prepaid lease payments charged to consolidated income statement	–	1	–	1
Increase in fair value of investment properties	–	2,711	–	2,711
Financial Position				
Assets				
Segment assets	19,070	27,571	58	46,699
Interests in associates				920
Loans to associates				1,270
Amounts due from associates				318
Unallocated corporate assets				7,046
Consolidated total assets				56,253
Liabilities				
Segment liabilities	(4,427)	(464)	(3)	(4,894)
Amounts due to associates				(29)
Unallocated corporate liabilities				(25,302)
Consolidated total liabilities				(30,225)

Notes to the Consolidated Financial Statements

For the year ended 31 December 2010

5. Turnover and Segmental Information (Continued)

For the year ended 31 December 2009

	Property development RMB'million	Property investment RMB'million	Others RMB'million	Consolidated RMB'million
Turnover				
Segment revenue	6,078	643	37	6,758
Results				
Segment results	2,757	962	8	3,727
Interest income				149
Gain on acquisition of additional equity interests in subsidiaries				6
Share of results of associates				436
Finance costs, net of exchange gain				(89)
Net unallocated expenses				(335)
Profit before taxation				3,894
Taxation				(1,301)
Profit for the year				2,593
Other Information				
Amounts included in the measure of segment profit or loss or segment assets:				
Capital additions of completed investment properties and property, plant and equipment	10	8	32	50
Development costs for investment properties under construction or development	–	3,548	–	3,548
Development costs for properties under development held for sale	4,205	–	–	4,205
Depreciation of property, plant and equipment	10	27	16	53
Release of prepaid lease payments charged to consolidated income statement	–	1	–	1
Increase in fair value of investment properties	–	536	–	536
Financial Position				
Assets				
Segment assets	13,430	21,639	59	35,128
Interests in associates				862
Loans to associates				1,273
Amounts due from associates				147
Unallocated corporate assets				5,182
Consolidated total assets				42,592
Liabilities				
Segment liabilities	(3,618)	(643)	(1)	(4,262)
Amounts due to associates				(45)
Unallocated corporate liabilities				(15,711)
Consolidated total liabilities				(20,018)

5. Turnover and Segmental Information (Continued)

Segment profit represents the profit earned by each segment without allocation of central administration costs, directors' salaries, share of results of associates and finance costs. This is the measure reported to the chief operating decision makers that are the Directors of the Company for the purpose of resource allocation and performance assessment.

For the purpose of monitoring segment performances and allocating resources between segments:

- all assets are allocated to reportable segments other than interests in associates, loans to associates, amounts due from associates, amounts due from non-controlling shareholders of subsidiaries, deferred tax assets, amounts due from related companies, pledged bank deposits, bank balances and cash and other unallocated corporate assets; and
- all liabilities are allocated to reportable segments other than amounts due to associates, amounts due to related companies, amounts due to non-controlling shareholders of subsidiaries, loans from non-controlling shareholders of subsidiaries, bank borrowings, tax liabilities, deferred tax liabilities, derivative financial instruments designated as hedging instruments and other unallocated corporate liabilities.

Over 90% of the Group's turnover and contribution to operating profit is attributable to customers in the PRC. Accordingly, no analysis of geographical segment is presented.

No geographical segment information of the Group's assets and liabilities is shown as the Group's assets and liabilities are substantially located in the PRC.

6. Other Income

	2010 RMB'million	2009 RMB'million
Interest income from banks	75	56
Interest income on non-current accounts receivable from sales of properties	8	7
Imputed interest income on non-current accounts receivable from sales of properties	–	17
Interest income on consideration receivable on partial disposals of equity interests in subsidiaries	–	2
Interest income from amounts due from associates	8	11
Interest income from loans to associates	23	–
Imputed interest income from loans to associates	36	55
Interest income from a fellow subsidiary	–	1
Guarantee fee income from a non-controlling shareholder of a subsidiary	19	–
Sundry income	24	1
Grants received from local government	33	20
	226	170

Notes to the Consolidated Financial Statements

For the year ended 31 December 2010

7. Operating Profit

	2010 RMB'million	2009 RMB'million
Operating profit has been arrived at after charging (crediting):		
Auditor's remuneration	5	5
Depreciation of property, plant and equipment	67	54
Less: Amount capitalised to properties under development for sale	(1)	(1)
	66	53
Release of prepaid lease payments	1	1
Loss on disposal of property, plant and equipment	1	–
Allowance for bad and doubtful debts	4	–
Employee benefits expenses		
Directors' emoluments		
Fees	2	2
Salaries, bonuses and allowances	25	14
Retirement benefits costs	2	1
Share-based payment expenses	2	(2)
	31	15
Other staff costs		
Salaries, bonuses and allowances	309	261
Retirement benefits costs	23	34
Share-based payment expenses	17	49
	349	344
Total employee benefits expenses	380	359
Less: Amount capitalised to investment properties under construction or development and properties under development for sale	(91)	(78)
	289	281
Cost of properties sold recognised as an expense	2,619	3,080
Rental charges under operating leases	54	45

8. Finance Costs, Net of Exchange Gain

	2010	2009
	RMB'million	RMB'million
Interest on bank loans and overdrafts wholly repayable within five years	573	507
Interest on amounts due to non-controlling shareholders of subsidiaries wholly repayable within five years (notes 24 and 41(b))	–	46
Interest on loan from a non-controlling shareholder of a subsidiary wholly repayable within five years (notes 26 and 41(b))	125	56
Interest on loan from a director wholly repayable within five years (note 41(b))	–	35
Imputed interest on loan from a non-controlling shareholder of a subsidiary wholly repayable within five years (notes 26 and 41(b))	–	1
Interest on convertible bonds (note 30)	56	–
Interest on notes (note 31)	5	–
Add: Net interest expenses from interest rate swaps designated as cash flow hedge (note 32)	129	116
Total interest costs	888	761
Less: Amount capitalised to investment properties under construction or development and properties under development for sale	(796)	(634)
Interest expense changed to consolidated income statement	92	127
Net exchange gain on bank borrowings and other financing activities	(200)	(44)
Others	66	6
	(42)	89

Borrowing costs capitalised during the year ended 31 December 2010 arose on the general borrowing pool of the Group and were calculated by applying a capitalisation rate of approximately 6.6% (2009: 8.4%) per annum to expenditure on the qualifying assets.

9. Taxation

	2010	2009
	RMB'million	RMB'million
PRC Enterprise Income Tax		
– Current provision	335	537
Deferred taxation (note 33)		
– Provision for the year	807	297
PRC Land Appreciation Tax		
– Provision for the year	215	467
	1,357	1,301

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9. Taxation (Continued)

No provision for Hong Kong Profits Tax has been made as the income of the Group neither arises in, nor is derived from, Hong Kong.

PRC Enterprise Income Tax has been provided at the applicable income tax rate of 25% (2009: 25%) on the assessable profits of the companies in the Group during the year.

The provision of Land Appreciation Tax is estimated according to the requirements set forth in the relevant PRC tax laws and regulations. Land Appreciation Tax has been provided at ranges of progressive rates of the appreciation value, with certain allowable deductions including land costs, borrowings costs and the relevant property development expenditures.

The tax charge for the year can be reconciled to the profit before taxation per the consolidated income statement as follows:

	2010	2009
	RMB'million	RMB'million
Profit before taxation	4,367	3,894
PRC Enterprise Income Tax at 25% (2009: 25%)	1,092	974
PRC Land Appreciation Tax	215	467
Tax effect of PRC Land Appreciation Tax	(54)	(117)
Deferred tax provided for withholding tax on income derived in the PRC	76	33
Tax effect of share of results of associates	(14)	(109)
Tax effect of expenses not deductible for tax purposes	122	74
Tax effect of income not taxable for tax purposes	(85)	(29)
Tax effect of tax losses not recognised	6	10
Tax effect of utilisation of tax losses previously not recognised	(1)	(2)
Tax charge for the year	1,357	1,301

10. Directors' Emoluments and Five Highest Paid Employees

The emoluments paid or payable to the directors of the Company were as follows:

Name of director	Notes	Performance related					2010 Total	2009 Total
		Fees	Salaries and other benefits	incentive payments	Retirement benefit costs	Share- based payment expenses		
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	
Mr. Vincent H.S. LO		-	-	-	-	-	-	
Mr. Louis H.W. WONG		-	3,254	4,336	731	1,013	9,334	
Mr. Daniel Y.K. WAN		-	3,334	7,837	-	-	11,171	
Mr. Freddy C.L. LEE	(a)	-	2,926	3,752	754	773	8,205	
Mr. Aloysius T.S. LEE	(b)	-	-	-	-	-	-	
Sir John R.H. BOND	(c)	348	-	-	-	-	348	
The Honourable LEUNG Chun Ying	(d)	261	-	-	-	-	261	
Dr. Edgar W.K. CHENG	(c)	349	-	-	-	-	349	
Dr. William K.L. FUNG	(c)	391	-	-	-	-	391	
Professor Gary C. BIDDLE	(c)	522	-	-	-	-	522	
Dr. Roger L. McCARTHY	(c)	349	-	-	-	-	349	
Mr. David J. SHAW	(c)	261	-	-	-	-	261	
Total for 2010		2,481	9,514	15,925	1,485	1,786	31,191	
Total for 2009		2,401	8,774	5,045	896	(1,742)	15,374	

Notes:

- (a) Executive director appointed during the year
- (b) Executive director resigned in year 2009
- (c) Independent non-executive directors
- (d) Non-executive director

Of the five highest paid individuals in the Group, three (2009: two) are executive directors of the Company whose emoluments are set out above. The emoluments of the remaining two (2009: three) individuals are as follows:

	2010 RMB'million	2009 RMB'million
Salaries and other benefits	5	7
Performance related incentive payments	3	4
Retirement benefit costs	1	2
Share-based payment expenses	1	3
	10	16

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10. Directors' Emoluments and Five Highest Paid Employees (Continued)

The emoluments of the remaining highest paid employees were within the following bands:

	2010	2009
	Number of employees	Number of employees
Emolument bands		
HK\$5,000,001 – HK\$5,500,000	1	–
HK\$5,500,001 – HK\$6,000,000	1	1
HK\$6,000,001 – HK\$6,500,000	–	1
HK\$7,000,001 – HK\$7,500,000	–	1
	2	3

No directors waived any emoluments in the years ended 31 December 2010 and 31 December 2009.

11. Dividends

	2010	2009
	RMB'million	RMB'million
Interim dividend paid in respect of 2010 of HK\$0.06 per share (2009: HK\$0.01 per share)	270	44
Final dividend proposed in respect of 2010 of HK\$0.05 per share (2009: HK\$0.12 per share)	220	530
	490	574

A final dividend for the year ended 31 December 2010 of HK\$0.05 (equivalent to RMB0.042) per share, amounting to HK\$261 million (equivalent to RMB220 million) in aggregate, was proposed by the Directors on 16 March 2011 and is subject to the approval of the shareholders at the forthcoming annual general meeting.

In November 2010, an interim dividend in respect of 2010 of HK\$0.06 (equivalent to RMB0.053) per share was paid to the shareholders. The 2010 interim dividend was paid in the form of cash and/or shares of the Company as the shareholders were given the option to elect to receive their interim dividend in new, fully paid shares in lieu of all or part of cash. 71.7% of the shareholdings elected to receive shares in lieu of cash dividends at HK\$3.84 per share and accordingly, 57,753,920 new and fully paid shares were issued. These new shares rank pari passu to the existing shares of the Company.

In May 2010, a final dividend in respect of 2009 of HK\$0.12 (equivalent to RMB0.11) per share was approved by the shareholders of the Company at the annual general meeting held on 27 May 2010. The 2009 final dividend was paid in July 2010 in the form of cash and/or shares of the Company as the shareholders were given the option to elect to receive their final dividend in new, fully paid shares in lieu of all or part of cash. 69.0% of the shareholdings elected to receive shares in lieu of cash dividends at HK\$3.168 per share and accordingly, 131,177,173 new and fully paid shares were issued. These new shares rank pari passu to the existing shares of the Company.

188,931,093 shares in aggregate issued during the year on the shareholders' election to receive shares. Details of these shares issuances are set out in note 28.

In October 2009, an interim dividend in respect of 2009 of HK\$0.01 (equivalent to RMB0.0088) per share was paid to the shareholders.

12. Earnings Per Share

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

Earnings

	2010	2009
	RMB'million	RMB'million
Earnings for the purposes of basic earnings per share and diluted earnings per share, being profit for the year attributable to shareholders of the Company	2,809	2,673

Number of shares

	2010	2009
	'million	'million
Weighted average number of ordinary shares for the purpose of basic earnings per share	5,091	4,823
Effect of dilutive potential shares:		
Convertible bonds	168	–
Weighted average number of ordinary shares for the purpose of diluted earnings per share	5,259	4,823
Basic earnings per share (note (b))	RMB0.55 HK\$0.63	RMB0.55 HK\$0.63
Diluted earnings per share (note (b))	RMB0.53 HK\$0.61	RMB0.55 HK\$0.63

Notes:

- (a) There are no dilution effects for share options granted as the exercise price of these share options granted were higher than the average market price for 2010 and 2009.
- (b) The Hong Kong dollar figures presented above are shown for reference only and have been arrived at based on the exchange rate of RMB1.000 to HK\$1.150 for 2010 and RMB1.000 to HK\$1.135 for 2009, being the average exchange rates that prevailed during the respective years.

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13. Investment Properties

	Completed investment properties RMB'million	Investment properties under construction or development RMB'million	Total RMB'million
At 1 January 2009	8,466	–	8,466
Reclassified from prepaid lease payments and properties under development (notes 15 and 16)	–	8,657	8,657
Additions	3	3,548	3,551
Transfer upon completion	660	(660)	–
Transfer from properties, plant and equipment (note 14)	13	–	13
Transfer to properties, plant and equipment (note 14)	(17)	–	(17)
Increase in fair value recognised in the consolidated income statement	259	277	536
At 31 December 2009	9,384	11,822	21,206
At 31 December 2009			
Stated at fair value	9,384	6,129	15,513
Stated at cost	–	5,693	5,693
At 1 January 2010	9,384	11,822	21,206
Additions	42	3,790	3,832
Acquisition of a subsidiary (note 35)	–	67	67
Eliminated upon disposal	(162)	–	(162)
Transfer upon completion	3,965	(3,965)	–
Transfer from properties, plant and equipment (note 14)	39	–	39
Transfer to properties, plant and equipment (note 14)	(258)	–	(258)
Transfer to prepaid lease payments (note 15)	(31)	–	(31)
Transfer to properties under development for sale (note 16)	–	(511)	(511)
Increase in fair value recognised in the consolidated income statement	1,140	1,571	2,711
At 31 December 2010	14,119	12,774	26,893
At 31 December 2010			
Stated at fair value	14,119	6,815	20,934
Stated at cost	–	5,959	5,959

The investment properties are all situated in the PRC under long/medium-term leases. All the completed investment properties are rented out under operating leases or are held for capital appreciation purposes.

In circumstances where the fair value of an investment property under construction or development is not reliably determinable but the fair value of the property is expected to be reliably determinable when construction is completed, such investment properties under construction or development are measured at cost until either its fair value becomes reliably determinable or construction is completed, whichever is the earlier.

13 Investment Properties (Continued)

The fair values of the Group's investment properties at 31 December 2010 and 31 December 2009 and at dates of transfer upon completion of development of investment properties under construction or development have been arrived at on the basis of valuations carried out on those dates by Knight Frank Petty Limited, an independent qualified professional valuers not connected to the Group.

For completed investment properties, the valuations have been arrived at using the capitalisation of net income method of valuation, based on the present value of the income to be derived from the properties. For the properties which are currently vacant, the valuation was based on capitalisation of the hypothetical and reasonable market rents with a typical lease term.

For investment properties under construction or development, the valuations have been arrived at adopting market-based valuation approach with reference to sales evidence of comparable properties with adjustments made to account for any differences and assuming that the investment properties will be completed in accordance with the development proposals and the relevant approvals for the proposals have been obtained. The valuations have also taken into account the relevant future cost of development, including construction costs, finance costs, professional fees and developer's profit which duly reflects the risks associated with the development of the properties.

14. Property, Plant and Equipment

	Land and buildings RMB'million	Furniture, fixtures, equipment and motor vehicles RMB'million	Total RMB'million
At Cost			
At 1 January 2009	284	177	461
Transfer from investment properties (note 13)	17	–	17
Transfer to investment properties (note 13)	(13)	–	(13)
Transfer from properties under development (note 16)	16	–	16
Additions	–	47	47
Disposals	–	(3)	(3)
At 31 December 2009	304	221	525
Transfer from investment properties (note 13)	258	–	258
Transfer to investment properties (note 13)	(42)	–	(42)
Additions	5	28	33
Disposals	–	(2)	(2)
At 31 December 2010	525	247	772
Accumulated Depreciation			
At 1 January 2009	34	84	118
Charge for the year	7	47	54
Eliminated on disposals	–	(3)	(3)
At 31 December 2009	41	128	169
Charge for the year	18	49	67
Transfer to investment properties (note 13)	(3)	–	(3)
Eliminated on disposals	–	(1)	(1)
At 31 December 2010	56	176	232
Carrying Values			
At 31 December 2010	469	71	540
At 31 December 2009	263	93	356

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14. Property, Plant and Equipment (Continued)

The owner-occupied leasehold land and buildings amounted to RMB48 million (2009: RMB55 million) at the end of the reporting period are included in property, plant and equipment, as in the opinion of the Directors, allocations between the land and buildings elements could not be made reliably.

The land and buildings are all situated in the PRC and are depreciated using the straight-line method over their estimated useful lives of 50 years or, where shorter, the terms of leasehold land where the buildings are located.

Furniture, fixtures, equipment and motor vehicles are depreciated using the straight-line method after taking into account of their estimated residual values over their estimated useful lives of 3 to 5 years.

15. Prepaid Lease Payments

	2010	2009
	RMB'million	RMB'million
At beginning of the year	43	6,290
Reclassified to investment properties (note 13)	–	(6,246)
Transfer from investment properties (note 13)	31	–
Release for the year (note 7)	(1)	(1)
At end of the year	73	43

The cost of prepaid lease payments represents the amount paid to the government of the PRC with lease terms ranging from 40 to 70 years.

16. Properties Under Development

	Non-current		Current	
	2010	2009	2010	2009
	RMB'million	RMB'million	RMB'million	RMB'million
At beginning of the year	–	2,411	11,532	7,786
Reclassified to investment properties (note 13)	–	(2,411)	–	–
Transfer from investment properties (note 13)	–	–	511	–
Additions	–	–	4,839	4,205
Acquisition of a subsidiary (note 35)	–	–	45	–
Transfer to properties held for sale	–	–	(2,619)	(443)
Transfer to property, plant and equipment (note 14)	–	–	–	(16)
At end of the year	–	–	14,308	11,532

The properties under development are all situated in the PRC.

Included in the current portion of properties under development as at 31 December 2010 is carrying value of RMB11,524 million (2009: RMB9,322 million) which represents the carrying value of the properties expected to be completed after more than twelve months from the end of the reporting period.

17. Interests in Associates/Loans to Associates/Amounts Due from Associates/
Amounts Due to Associates

	2010	2009
	RMB'million	RMB'million
Cost of investments, unlisted	357	357
Share of post-acquisition profits	563	505
	920	862
Loans to associates	1,270	1,273
Amounts due from associates	318	147
Amounts due to associates	29	45

The summarised financial information in respect of the Group's associates is set out below:

	2010	2009
	RMB'million	RMB'million
Total assets	8,822	6,716
Total liabilities	(6,564)	(4,568)
Net assets	2,258	2,148
Group's share of net assets of associates	920	862

	2010	2009
	RMB'million	RMB'million
Revenue	-	-
Profit for the year	94	708
Group's share of results of associates for the year	58	436

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17. Interests in Associates/Loans to Associates/Amounts Due from Associates/Amounts Due to Associates (Continued)

Particulars of the Group's principal associates at 31 December 2010 and 31 December 2009 are as follows:

Name of associate	Form of legal entity	Proportion of nominal value of issued ordinary share capital/ registered capital held by the Group	Place of incorporation/ registration and operations	Principal activities
Richcoast Group Limited ("Richcoast") (note)	Sino-Foreign Joint Venture	61.54%	British Virgin Islands ("BVI")	Investment holding
Dalian Qiantong Science & Technology Development Co., Ltd.	Sino-Foreign Joint Venture	48%	PRC	Software park development
Dalian Ruisheng Software Development Co., Ltd.	Sino-Foreign Joint Venture	48%	PRC	Software park development
Dalian Delan Software Development Co., Ltd.	Sino-Foreign Joint Venture	48%	PRC	Software park development
Dalian Jiadao Science & Technology Development Co., Ltd.	Sino-Foreign Joint Venture	48%	PRC	Software park development
Dalian Software Park Shuion Fazhan Co., Ltd.	Sino-Foreign Joint Venture	48%	PRC	Software park development
Dalian Software Park Shuion Kaifa Co., Ltd.	Sino-Foreign Joint Venture	48%	PRC	Software park development

Note:

The Group does not have control over Richcoast because the Group has the power to appoint only 4 out of the 10 directors of that company.

Pursuant to the Joint Venture Agreement dated 25 May 2007 entered into among Innovate Zone Group Limited ("Innovate Zone"), an indirect subsidiary of the Company, Main Zone Group Limited ("Main Zone"), a direct wholly-owned subsidiary of Shui On Construction and Materials Limited (an associate of Shui On Company Limited "SOCL", a substantial shareholder of the Company) and Many Gain International Limited ("Many Gain"), an independent third party, whereby the parties agreed to form a joint venture company, Richcoast, which is owned 61.54%, 28.20% and 10.26% by Innovate Zone, Main Zone, and Many Gain, respectively, for the development and operation of Dalian Tiandi project in Dalian, the PRC.

Loans to associates represent the loans to subsidiaries of Richcoast for financing the development of Dalian Tiandi project. Pursuant to the Joint Venture Agreement, the loans are unsecured, interest free and with no fixed terms of repayment until Many Gain has contributed its share of the shareholder's loan to the subsidiaries of Richcoast. Thereafter, the loans will bear interest at a rate of 5% per annum, subject to shareholders' approval. As at 31 December 2010 of the loans to associates, an amount of RMB465 million (2009: nil) are bearing interest at a rate of 5% per annum and the remaining balance of RMB805 million (2009: RMB1,273 million) are carried at amortised cost using the effective interest rate of 5.4% (2009: 7.3%) per annum.

The amounts due from associates are unsecured, interest bearing at 5.7% (2009: 5.8%) per annum and repayable on demand.

The amounts due to associates are unsecured, interest free and repayable on demand.

18. Interest in a Jointly Controlled Entity/Amount Due from a Jointly Controlled Entity

	2010	2009
	RMB'million	RMB'million
Cost of investment, unlisted	–	–
Share of post-acquisition losses	–	–
	–	–
Amount due from a jointly controlled entity	11	11
Less: Allowance	(11)	(11)
	–	–

Particulars of the Group's jointly controlled entity at 31 December 2010 and 2009 are as follows:

Name of jointly controlled entity	Form of legal entity	Proportion of nominal value of issued ordinary share capital held by the Group	Place of incorporation and operation	Principal activity
Crystal Jade Food and Beverage (Hangzhou) Limited	Limited liability company	50%	Hong Kong	Investment holding

The amount due from a jointly controlled entity is unsecured, interest free and repayable on demand.

19. Accounts Receivable, Deposits and Prepayments

	2010	2009
	RMB'million	RMB'million
Non-current accounts receivable comprise:		
Deferred rental receivables	64	59
Current accounts receivable comprise:		
Trade receivables (note a)	146	186
Prepayments of relocation costs (note b)	1,304	483
Deposit for land acquisition for properties under development for sale	1,838	–
Other deposits, prepayments and receivables	316	264
	3,604	933

Trade receivables comprise:

- (i) receivables arising from sales of properties which are due for settlement in accordance with the terms of the relevant sale and purchase agreements; and
- (ii) rental receivables which are due for settlement upon issuance of monthly debit notes to the tenants.

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19. Accounts Receivable, Deposits and Prepayments (Continued)

The following is an aged analysis of trade receivables (net of allowance for bad and doubtful debts, if any) at the end of each reporting period:

	2010	2009
	RMB'million	RMB'million
Not yet due	122	172
Within 30 days	20	5
31 – 60 days	1	3
61 – 90 days	–	2
Over 90 days	3	4
	146	186

Included in the Group's trade receivable balance are debtors with aggregate carrying amount of RMB24 million (2009: RMB14 million) which are past due at the end of the reporting period for which the Group has not provided for impairment loss.

Ageing of trade receivables which are past due but not impaired:

	2010	2009
	RMB'million	RMB'million
Within 30 days	20	5
31 – 60 days	1	3
61 – 90 days	–	2
Over 90 days	3	4
	24	14

Movement in the allowance for bad and doubtful debts:

	2010	2009
	RMB'million	RMB'million
Balance at beginning of the year	–	–
Impairment losses recognised on trade receivables	4	–
Amounts written off as uncollectible	(4)	–
Balance at end of the year	–	–

In determining the recoverability of a trade receivable, the Group considers any change in the credit quality of the trade receivable from the date credit was initially granted up to the date of the reporting period. Allowance for bad and doubtful debts are generally not required as the Group has collected rental deposits from the tenants to secure any potential losses from uncollectible debts.

19. Accounts Receivable, Deposits and Prepayments (Continued)

Notes:

(a) The amounts are unsecured and repayable on or before 31 December 2010 as follows:

	2010	2009
	RMB'million	RMB'million
Current accounts receivable		
Interest free	146	63
Interest bearing (note (i))	–	123
	146	186

Note (i): The interest bearing receivables had the following terms:

- the whole amount bore interest at simple interest rate of 6% per annum from 1 January 2009 to 31 December 2009; and
- the full amount bore interest at simple interest rate of 8% per annum in 2010. The amount is fully settled during the year.

These receivables are carried at amortised cost at effective interest rate of 8% per annum.

(b) The balance represents the amounts that will be capitalised to properties under development for sale in accordance with the Group's normal operating cycle, and not expected to be realised within twelve months from the end of the reporting period.

20. Pledged Bank Deposits/Bank Balances

Pledged bank deposits represent deposits pledged to the banks to secure the banking facilities granted to the Group. Deposits amounting to RMB1,569 million (2009: RMB1,222 million) have been pledged to secure long-term bank loans and are therefore classified as non-current assets.

Bank balances carry interest at market rates which range from 0.4% to 1.4% (2009: 0.4% to 1.4%) per annum. The pledged bank deposits carry interest at fixed rates ranging from 0.4% to 1.4% (2009: 0.4% to 1.4%) per annum. The pledged bank deposits will be released upon the settlement of relevant bank borrowings.

21. Properties Held For Sale

The Group's properties held for sale are situated in the PRC. All the properties held for sale are stated at cost.

22. Loans Receivable

The loans are denominated in RMB, unsecured, fixed interest bearing ranging from 5.9% to 6.4% (2009: 5.9% to 7.5%) per annum and repayable on or before December 2011.

23. Amounts Due from/to Related Companies

The amounts are unsecured, interest free and repayable on demand. Related companies are subsidiaries or associates of SOCL.

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24. Amounts Due from/to Non-controlling Shareholders of Subsidiaries

Particulars of the amounts due from/to non-controlling shareholders of subsidiaries are as follows:

	2010 RMB'million	2009 RMB'million
Amounts due from non-controlling shareholders of subsidiaries		
Interest free	38	17
Amounts due to non-controlling shareholders of subsidiaries		
Interest free	462	191
Interest bearing at 5% per annum	–	84
Interest bearing at 7.6% per annum	–	200
	462	475

The amounts due from/to non-controlling shareholders of subsidiaries are unsecured and repayable on demand.

25. Accounts Payable, Deposits Received and Accrued Charges

	2010 RMB'million	2009 RMB'million
Trade payables aged analysis:		
Not yet due	1,683	1,138
Within 30 days	68	5
31 – 60 days	1	6
61 – 90 days	1	2
Over 90 days	12	–
	1,765	1,151
Retention payables (note)	169	128
Deed tax, business tax and other tax payables	481	442
Deposits received and receipt in advance from property sales	2,074	2,235
Deposits received and receipt in advance in respect of rental of investment properties	242	174
Accrued charges	256	175
	4,987	4,305

Note: Retention payables are expected to be paid upon the expiry of the retention periods according to the respective contracts.

26 Loans From Non-controlling Shareholders of Subsidiaries

	2010	2009
	RMB'million	RMB'million
Current	300	442
Non-current	1,653	670
	1,953	1,112

The carrying amount of the loans from non-controlling shareholders of subsidiaries are analysed as follows:

Denominated in	Interest rate per annum	2010	2009
		RMB'million	RMB'million
RMB	110% of People's Bank of China ("PBOC") Prescribed Interest Rate (note a)	1,003	–
RMB	105.87% of PBOC Prescribed Interest Rate (note b)	300	–
United States dollars ("US\$")	Interest free (note c)	–	442
US\$	110% of PBOC Prescribed Interest Rate (2009: 8.4%) (note a)	650	670
		1,953	1,112

Notes:

- (a) The loans are unsecured and will not be demanded for payment, until the group subsidiaries are in a position to repay the loans, which are to be mutually agreed between both parties. The Directors are in the opinion that the loans are not repayable in the next twelve months from the end of the reporting period.
- (b) The amount is unsecured and repayable in April 2011.
- (c) The amount was unsecured and settled during the year.

27. Bank and Other Borrowings

	2010	2009
	RMB'million	RMB'million
Bank borrowings repayable within a period of:		
– Not more than 1 year or on demand	1,644	2,098
– More than 1 year, but not exceeding 2 years	6,321	934
– More than 2 years, but not exceeding 5 years	3,894	6,684
– More than 5 years	993	487
	12,852	10,203
Other borrowings repayable within a period of:		
– More than 2 years, but not exceeding 5 years	331	–
	13,183	10,203
Less: Amount due within one year shown under current liabilities	(1,644)	(2,098)
Amount due after one year	11,539	8,105

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27. Bank and Other Borrowings (Continued)

The carrying amount of the Group's bank and other borrowings are analysed as follows:

Denominated in	Interest rate	2010 RMB'million	2009 RMB'million
RMB	90% to 115% (2009: 90% to 115%) of PBOC Prescribed Interest Rate	4,576	3,595
HK\$	Hong Kong Interbank Offered Rates ("HIBOR") plus 2% to 4.5% (2009: HIBOR plus 2% to 4.5%)	8,276	6,349
US\$	London Interbank Offered Rates ("LIBOR") plus 14% (2009: LIBOR plus 0% to 2.5%)	331	259
		13,183	10,203

As at 31 December 2010, the weighted average effective interest rate on the bank and other borrowings was 4.4% (2009: 4.1%), and are further analysed as follows:

	2010	2009
Denominated in RMB	5.7%	5.7%
Denominated in HK\$	3.3%	3.3%
Denominated in US\$	14.3%	2.8%

The bank and other borrowings at the end of the reporting period were secured by the pledge of assets as set out in note 38.

28. Share Capital

	Authorised		Issued and fully paid	
	Number of shares	US\$'000	Number of shares	US\$'000
Ordinary shares of US\$0.0025 each				
At 1 January 2009	12,000,000,000	30,000	4,185,597,171	10,464
Issue of bonus shares (note 11)	–	–	418,559,717	1,046
Issue of new shares	–	–	418,500,000	1,046
At 31 December 2009	12,000,000,000	30,000	5,022,656,888	12,556
Issue of shares in lieu of cash dividends (note 11)	–	–	188,931,093	473
At 31 December 2010	12,000,000,000	30,000	5,211,587,981	13,029

	2010 RMB'million	2009 RMB'million
Shown in the consolidated statement of financial position as	102	99

In June 2009, 418,500,000 new ordinary shares were issued to independent third parties at the price of HK\$4.87 per share. The gross proceeds from the new issue were approximately HK\$2,038 million (equivalent to RMB1,797 million). The new ordinary shares rank pari passu to the existing ordinary shares.

28. Share Capital (Continued)

The issue price of HK\$4.87 per share represented a discount of approximately 7% to the closing price of HK\$5.24 per share of the Company on 10 June 2009. The Directors considered that the terms of the new issue were on normal commercial terms and were fair and reasonable based on the then market conditions and the new issue was in the interests of the Company and the Shareholders as a whole.

29. Other Reserves

(a) Merger reserve represents the aggregate of:

- (i) the difference between the nominal value of the share capital and share premium on the shares issued by the Company and the aggregate of the share capital and share premium of the holding companies of the subsidiaries acquired;
- (ii) the share of profit attributable to the deemed non-controlling shareholders exchanged upon the group reorganisation in 2004; and
- (iii) the difference between the fair value and the carrying amount of the net assets attributable to the additional interest in the subsidiaries being acquired from a non-controlling shareholder upon the group reorganisation in 2004.

(b) Special reserve

Special reserve represents the difference between the fair value and the carrying amount of the net assets attributable to the additional interest in the subsidiaries being acquired from non-controlling shareholders, which will be recognised in the consolidated income statement upon the earlier of the disposal of the assets, disposal of the subsidiary of the assets which the assets relate, or when the related assets affect profit or loss.

During the year ended 31 December 2010, an amount of RMB30 million (2009: RMB205 million) was released to the consolidated income statement upon the disposal by the subsidiaries of the assets to which it relates. In addition, an amount of RMB91 million was released to the consolidated income statement upon recognition of fair value changes of the related assets during the year ended 31 December 2009.

(c) Other reserve comprises:

- (i) An amount of RMB483 million represents payable waived in 2004 by Shui On Investment Company Limited, a subsidiary of SOCL, in respect of development costs of the same amount originally paid by Shanghai Shui On Property Development Management Co., Ltd., a fellow subsidiary of Shui On Investment Company Limited, and recharged to certain subsidiaries of the Company.
- (ii) Capital contribution of RMB21 million arising on the fair value adjustments at the initial recognition of an interest free loan advanced by a non-controlling shareholder of a subsidiary in 2005.
- (iii) Non-distributable reserve of RMB99 million arising from the capitalisation of retained profits as registered capital of a subsidiary in the PRC in 2006.
- (iv) An amount of RMB34 million represents the difference between the fair value of the consideration paid and the carrying value of the net assets attributable to the additional interest of 16.8% in Yang Pu Centre Development Co., Ltd being acquired from the non-controlling interests in 2010 (note 36(a)).

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30. Convertible Bonds

On 29 September 2010, the Company issued RMB denominated US\$ settled 4.5% convertible bonds with the aggregate principal amount of RMB2,720 million with initial conversion price of HK\$4.87 at a fixed exchange rate of RMB1.00 to HK\$1.1439. An adjustment has been made to the conversion price from HK\$4.87 to HK\$4.78 as a result of the interim dividend for 2010.

Conversion may occur at any time between 10 November 2010 and 19 September 2015. The Company will, at the option of the holder of any bond, redeem all or some only of such holder's bonds on 29 September 2013 at an amount equal to the US\$ equivalent of their RMB principal amount, together with accrued but unpaid interest.

If the bonds have not been converted or redeemed at the date of maturity, they will be redeemed at an amount equal to the US\$ equivalent of their RMB principal amount, together with accrued but unpaid interest.

The Company may at any time after 29 September 2013 redeem all, but not some only, of the bonds for the time being outstanding at the US\$ equivalent of their RMB principal amount, together with interest accrued to the date fixed for redemption, provided that the closing price of the shares of the Company translated into RMB at the prevailing rate applicable to the relevant trading day, for 20 out of 30 consecutive trading days prior to the date upon which notice of such redemption is published was at least 130% of the conversion price then in effect, translated into RMB at the fixed rate of RMB1.00 = HK\$1.1439.

The Company may at any time redeem all, but not some only, of the bonds being outstanding at a redemption price equal to the US\$ equivalent of their RMB principal amount, together with accrued but unpaid interest to the date fixed for redemption, if prior to the date of notice at least 90% in RMB principal amount of the bonds originally issued has already been converted, redeemed or purchased and cancelled.

The convertible bonds contain two components: equity and liability elements. The equity element of RMB605 million is presented in equity heading "convertible bond equity reserve". The movement of the liability component of the convertible bonds for the year is set out below:

	2010	2009
	RMB'million	RMB'million
At 1 January	–	–
Issue of convertible bonds	2,115	–
Expenses on issue of convertible bonds	(54)	–
Interest charged during the year	56	–
At 31 December	2,117	–

The effective interest rate of the liability component on initial recognition is 10.7% per annum.

The fair value of the liability component at inception date is determined based on the valuation carried out by an independent valuer.

31. Notes

	2010 RMB'million	2009 RMB'million
At 1 January	–	–
Issue of senior notes due 2013	3,000	
Expenses on issue of senior notes	(60)	–
Interest charged during the year	5	–
At 31 December	2,945	–

On 23 December 2010, Shui On Development (Holding) Limited (“SOD”), a wholly owned subsidiary of the Company, issued RMB3,000 million senior notes with a maturity of three years due on 23 December 2013 (the “2013 Notes”). The 2013 Notes are denominated in RMB and settled in US dollars, and bear coupon at 6.875% per annum payable semi-annually in arrears.

The principal terms of the notes

The 2013 Notes are:

- (a) senior in right of payment to any existing and future obligations of SOD expressly subordinated in right of payment to the Notes;
- (b) at least pari passu in right of payment with all other unsecured, unsubordinated indebtedness of SOD (subject to any priority rights of such unsubordinated indebtedness pursuant to applicable law); and
- (c) guaranteed by the Company on a senior basis;
- (d) effectively subordinated to the secured obligations (if any) of the Company and SOD, to the extent of the value of the assets serving as security therefore; and
- (e) effectively subordinated to all existing and future obligations of the subsidiaries of SOD.

At any time prior to the date of maturity of the 2013 Notes, SOD may at its option redeem the Notes, in whole or in part, at a redemption price equal to 100% of the principal amount of the Notes redeemed plus the applicable premium as of, and accrued and unpaid interest, if any, to (but not including) the redemption date, as set forth in the written agreement between the Company, SOD, and the trustee of the 2013 Notes.

At any time on or before all the 2013 Notes are matured or being fully redeemed, for every two semi-annual periods, dividend payments of the Company are limited to 20% of the profit attributable to shareholders after taking into account certain adjustments prescribed in the terms of the 2013 Notes.

32. Derivative Financial Instruments Designated as Hedging Instruments

The derivative financial instruments are measured at fair value at the end of the reporting period. The fair value is determined based on valuation provided by the counterparty financial institution.

At 31 December 2010 and 31 December 2009, the Group has outstanding interest rate swaps to hedge against the variability of cash flows arising from the interest rate fluctuations. Under these swaps, the Group would receive interests at variable rates at HIBOR and pay interest at fixed rates ranging from 0.95% to 3.58% (2009: 3.32% to 3.58%) based on the notional amounts of HK\$5,581 million (2009: HK\$4,581 million) in aggregate. The Group designated the interest rate swaps as hedges against the variability of interest payments of certain bank borrowings of the Group amounting to HK\$5,581 million (2009: HK\$4,581 million) which bear variable interest rates at HIBOR plus spread ranging from 2.75% to 3.65% (2009: 2.75% to 2.90%) and mature on or before March 2013. The principal terms of the interest rate swaps have been negotiated to match the terms of the related bank borrowings.

During the year ended 31 December 2010, fair value loss arising from the interest rate swaps of RMB7 million (2009: gain of RMB45 million) was deferred in equity as hedge reserve, which is expected to be recognised in the consolidated income statement at various dates upon the interest payments of the related bank borrowings are expected to settle.

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33. Deferred Tax Assets/Liabilities

The following are the major deferred tax (assets) liabilities recognised and movements thereon during the current and prior years:

	Accelerated tax depreciation	Revaluation of investment properties	Tax losses	Recognition of sales and related cost of sales	Withholding tax on income derived in the PRC	Others	Total
	RMB'million	RMB'million	RMB'million	RMB' million	RMB' million	RMB' million	RMB' million
At 1 January 2009	783	1,130	(31)	(40)	19	(105)	1,756
Charge (credit) to consolidated income statement	130	134	(9)	(29)	33	38	297
At 31 December 2009	913	1,264	(40)	(69)	52	(67)	2,053
Charge (credit) to consolidated income statement	112	678	20	34	76	(113)	807
Transfer to current taxation	-	(11)	-	-	(10)	-	(21)
At 31 December 2010	1,025	1,931	(20)	(35)	118	(180)	2,839

For the purposes of presentation of the consolidated statement of financial position, certain deferred tax (assets) liabilities have been offset. The following is the analysis of the deferred tax balances for financial reporting purposes:

	2010 RMB'million	2009 RMB'million
Deferred tax assets	(162)	(139)
Deferred tax liabilities	3,001	2,192
	2,839	2,053

At the end of the reporting period, the Group had unused tax losses of RMB511 million (2009: RMB633 million) available to offset against future profits. A deferred tax asset has been recognised in respect of such tax losses amounting to RMB79 million (2009: RMB160 million). No deferred tax asset has been recognised in respect of the remaining tax losses of RMB432 million (2009: RMB473 million) due to the unpredictability of future profit streams. The unrecognised tax losses will expire in the following years ending 31 December:

	2010 RMB'million	2009 RMB'million
2010	-	46
2011	44	45
2012	73	73
2013	241	268
2014	19	41
2015	55	-
	432	473

34. Provident and Retirement Fund Schemes

Hong Kong

The Group participates in both a defined benefit plan (the "Plan") which is registered under the Occupational Retirement Schemes Ordinance and in a Mandatory Provident Fund Scheme (the "MPF Scheme") established under the Mandatory Provident Fund Schemes Ordinance in December 2000. The Plan was set up by the Group during 2004. The assets of the schemes are held separately from those of the Group and are invested in securities and funds under the control of trustees. Employees who were members of the Plan prior to the establishment of MPF Scheme were offered a choice of staying within the Plan or switching to the MPF Scheme, whereas all new employees joining the Group on or after 1 December 2000 are required to join the MPF Scheme.

The MPF Scheme

For members of the MPF Scheme, contributions made by the employees at 5% of relevant income and by the Group at rates ranging from 5% to 10% of the employees' salaries, depending on the employees' length of services with the Group.

The Group's contributions to the MPF Scheme charged to the consolidated income statement as staff costs during the year ended 31 December 2010 were less than RMB1 million.

The Plan

Contributions to the Plan are made by the members at 5% of their salaries and by the Group which are based on recommendations made by the actuary of the Plan. The current employer contribution rate ranges from 5% to 10% of the members' salaries. Under the Plan, a member is entitled to retirement benefits which comprise the sum of any benefits transferred from another scheme and the greater of the sum of employer's basic contribution plus the member's basic contribution accumulated with interest at a rate of no less than 6% per annum before 1 September 2003 and 1% per annum in respect of contributions made on or after 1 September 2003 or 1.8 times the final salary times the length of employment with the Group on the attainment of the retirement age of 60. For members who joined the Plan before 1997, the retirement age is 60 for male members and 55 for female members. No other post-retirement benefits are provided.

The most recent actuarial valuations of the plan assets and the present value of the defined benefit obligation were carried out at 31 December 2010 and 31 December 2009 by Ms. Elaine Hwang of Towers Watson Hong Kong Limited, who is a Fellow of the Society of Actuaries. The present value of the defined benefit obligations and the related current service cost were measured using the Projected Unit Credit Method.

The principal actuarial assumptions used as at the end of the reporting period are as follows:

	2010	2009
Discount rate	2.7%	2.6%
Expected rate of salary increase	2011+: 5.0%	2010: 4.0% 2011+: 5.0%
Expected rate of return on plan assets	7.00%	7.25%

The actuarial valuation showed that the fair value of the plan assets attributable to the Group at 31 December 2010 was RMB54 million (2009: RMB57 million), representing 63% (2009: 61%) of the benefits that had accrued to members.

Notes to the Consolidated Financial Statements

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34. Provident and Retirement Fund Schemes (Continued)

Hong Kong (Continued)

The Plan (Continued)

Amounts recognised in the consolidated income statement for the year ended 31 December 2010 and 31 December 2009 in respect of the defined benefit plan are as follows:

	2010	2009
	RMB'million	RMB'million
Current service cost	3	4
Interest cost	2	1
Expected return on plan assets	(4)	(3)
Net actuarial losses recognised during the year	3	5
Net amount charged to consolidated income statement as staff costs	4	7

The actual returns on plan assets allocated to the Group for the year ended 31 December 2010 were gains of RMB6 million (2009: RMB15 million).

The amounts included in the consolidated statement of financial position arising from the Group's obligations in respect of the Plan are as follows:

	2010	2009
	RMB'million	RMB'million
Present value of funded defined benefit obligations	85	94
Unrecognised actuarial losses	(27)	(35)
Fair value of plan assets	(53)	(57)
Defined benefit liabilities	5	2

Movements in the present value of the funded defined benefit obligations in the current year were as follows:

	2010	2009
	RMB'million	RMB'million
At 1 January	94	99
Exchange realignment	(2)	–
Current service cost	3	4
Interest cost	2	1
Contributions from plan participants	1	1
Actuarial gains	(3)	(8)
Transfer-out liabilities	–	(2)
Benefits paid	(10)	(1)
At 31 December	85	94

34. Provident and Retirement Fund Schemes (Continued)

Hong Kong (Continued)

The Plan (Continued)

Movements in the fair value of the plan assets in the current year were as follows:

	2010 RMB'million	2009 RMB'million
At 1 January	(57)	(44)
Exchange realignment	2	–
Expected return on plan assets	(4)	(3)
Actuarial gains	(2)	(11)
Contributions from the employer	(1)	(1)
Contributions from plan participants	(1)	(1)
Benefits paid	10	1
Transfer-in assets	–	2
At 31 December	(53)	(57)

The major categories of plan assets at the end of the reporting period are as follows:

	2010 RMB'million	2009 RMB'million
Equities	30	30
Hedge funds	12	15
Bonds and cash	11	12
	53	57

The Group expects to make a contribution of RMB2 million (2009: RMB1 million) to the defined benefit plans during the next financial year.

PRC

According to the relevant laws and regulations in the PRC, certain subsidiaries established in the PRC are required to contribute a specific percentage of the payroll of their employees to retirement benefit schemes to fund the retirement benefits of their employees. The only obligation of the Group with respect to the retirement benefit schemes is to make the required contributions under the respective schemes.

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35. Acquisition of a Subsidiary

During the year ended 31 December 2010, a subsidiary of the Company acquired the entire interest of a company incorporated in the PRC from an independent third party for a cash consideration of RMB109 million. The acquired company owned the property development right on a piece of land adjacent to Shanghai Rui Hong Xin Cheng project.

The acquisition was accounted for as purchase of assets and liabilities rather than as business combination as the subsidiary acquired is an investment and property holding company with no business concerns.

The net assets acquired in the transaction were as follows:

	RMB'million
Investment properties under construction or development	67
Properties under development for sale	45
Accounts receivable, deposits and prepayments	4
Other payables and accrued charges	(7)
Net assets acquired	109
Cash consideration	109

During the year ended 31 December 2010, the acquired company did not contribute any turnover or results to the Group.

36. Acquisition of Additional Equity Interests in Subsidiaries

(a) 16.8% equity interest in Shanghai Yang Pu Centre Development Co., Ltd. ("KIC")

Pursuant to an amendment agreement dated 14 August 2009 (the "Amendment Agreement") entered into between Bright Continental Limited ("BCL", an indirect wholly owned subsidiary of the Company) and a non-controlling shareholder of KIC, the registered capital in KIC was increased from US\$60,500,000 to US\$137,500,000, by US\$77,000,000, whereby BCL injected the entire portion of the increase in equity capital from US\$60,500,000 to US\$137,500,000 and at a premium of US\$8,470,000 in cash (being US\$85,470,000 in total). The non-controlling shareholder of KIC did not participate in injecting any additional equity capital into KIC. Upon completion of the Amendment Agreement in the year ended 31 December 2010, the interest of BCL in the equity capital of KIC was increased from 70% to 86.8% by 16.8% and interest of the non-controlling shareholder of KIC was diluted from 30% to 13.2% by 16.8%.

The difference of RMB34 million between the excess of the Group's share of additional interest in the carrying amount of the net assets of KIC attributable to the acquisition over the cost of the acquisition were recognised directly in equity (note 29(c)).

(b) 30% equity interest in Globe State Properties Limited ("Globe State")

On 29 July 2009, the Group entered into a sale and purchase agreement with the non-controlling shareholders of Globe State, an indirect 70% owned subsidiary of the Company, to acquire their entire interests in Globe State, being 30% equity interests in the issued share capital of Globe State, together with an amount due by Globe State to the non-controlling shareholders of RMB56 million, for a total cash consideration of RMB100 million. One third of the consideration was paid in July 2009, and the remaining two-thirds of the consideration was paid in December 2009 upon the completion of the sale and purchase agreement.

A gain of RMB6 million arose from the above acquisition, representing the excess of the Group's share of additional interest in the fair value of the net assets of Globe State attributable to the acquisition over the cost of the acquisition, has been recognised in the consolidated income statement for the year ended 31 December 2009.

37. Share-based Payment Transactions

The Company's share option scheme (the "Scheme") was adopted pursuant to a resolution passed by the shareholders on 8 June 2007 for the primary purpose of providing incentives to directors, eligible employees and consultants. Under the Scheme, the total number of shares in respect of which options may be granted is not permitted to exceed 10% of the shares of the Company in issue at any point in time, without prior approval from the Company's shareholders.

At 31 December 2010, 142,152,612 share options (2009: 166,375,605 share options) remained outstanding under the Scheme, representing 2.7% (2009: 3.3%) of the shares of the Company in issue at that date. The Scheme allows the Board of Directors, when offering the grant of any option, to impose any condition including any performance target which must be met before the option shall vest and become exercisable.

On 4 September 2009, an aggregate of 79,937,500 options granted on 3 November 2008 with exercise price of HK\$1.60 were being replaced with an aggregate of 23,728,888 options at exercise price of HK\$4.90. Other than the increase in exercise price and reduction in the number of options, the vesting period and other terms of these options remained unchanged.

The increase in exercise price and reduction in number of options did not increase the fair value of the share-based payment arrangement. Details of the replacement options are as follows:

Date of grant of replacement options	Exercise price HK\$	Closing share price at date of replacement HK\$	Weighted average estimated fair value at date of replacement HK\$	Number of share options granted
4 September 2009	4.90	4.90	2.04	23,728,888

The options granted on 4 September 2009 were identified, on the date they were granted, as replacement options for the cancelled original options with exercise price of HK\$1.60. The grant of replacement options would not have occurred without the cancellation of the original options with exercise price of HK\$1.60 and vice versa. Accordingly, the replacement is accounted for as a modification to the terms and conditions on which the original options were granted.

These fair values of the share options of the Company immediately before and after modification at 4 September 2009 were calculated using the Binomial model. The inputs into the model were as follows:

	Before modification	After modification
Expected volatility	50%	50%
Expected life	6.16 to 8.16 years	6.16 to 8.16 years
Risk-free rate	1.86%	1.86%
Expected dividend yield	2.0%	2.0%

The risk-free interest rates are taken to be the linearly interpolated yields of the Hong Kong Exchange Fund Notes at the grant date. Expected volatility for the replacement grant during the year ended 31 December 2009 was determined with reference to the movement of the Company's and comparators' share prices over the last 6 years before the date of grant.

Other than the replacement of options as mentioned above, no share options were granted during the years ended 31 December 2010 and 2009.

The expected life used in the model has been adjusted, based on management's best estimate, for the effects of non-transferability, exercise restrictions and behavioural considerations.

HK\$1.00 is payable by each eligible participant to the Company on acceptance of an offer of options, to be paid within 1 month from the date of the offer.

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37. Share-based Payment Transactions (Continued)

The vesting period and the exercisable period of the share options granted to eligible employees and directors are as follows:

	Vesting period	Exercisable period
The first 1/7 of the grant:	From date of grant to the 2nd anniversary	From the 2nd to the 7th anniversary to the date of grant
The second 1/7 of the grant:	From date of grant to the 3rd anniversary	From the 3rd to the 8th anniversary to the date of grant
The third 1/7 of the grant:	From date of grant to the 4th anniversary	From the 4th to the 9th anniversary to the date of grant
The fourth 1/7 of the grant:	From date of grant to the 5th anniversary	From the 5th to the 9th anniversary to the date of grant
The fifth 1/7 of the grant:	From date of grant to the 6th anniversary	From the 6th to the 9th anniversary to the date of grant
The sixth 1/7 of the grant:	From date of grant to the 7th anniversary	From the 7th to the 9th anniversary to the date of grant
The last 1/7 of the grant:	From date of grant to the 8th anniversary	From the 8th to the 9th anniversary to the date of grant

The vesting period and the exercisable period of the share options granted to a consultant are as follows:

	Vesting period	Exercisable period
The first 1/5 of the grant:	Unconditional and fully vested at the date of grant	Before the 5th anniversary to the date of grant
The second 1/5 of the grant:	From date of grant to the 1st anniversary	Before the 6th anniversary to the date of grant
The third 1/5 of the grant:	From date of grant to the 2nd anniversary	Before the 7th anniversary to the date of grant
The fourth 1/5 of the grant:	From date of grant to the 3rd anniversary	Before the 8th anniversary to the date of grant
The last 1/5 of the grant:	From date of grant to the 4th anniversary	Before the 9th anniversary to the date of grant

The share options granted to independent non-executive directors, a non-executive director and a consultant are unconditional and fully vested at the date of grant and exercisable on or before the 5th anniversary to the date of grant.

The Group recognised the total expense of RMB19 million (2009: RMB47 million) in the consolidated income statement in relation to share options granted by the Company.

During the years ended 31 December 2010 and 31 December 2009, none of the share options were exercised.

37. Share-based Payment Transactions (Continued)

The movement in the Company's share options is set out below:

Date of grant	Exercise price HK\$	Number of options				At 31 December 2010
		At 1 January 2010	Granted during the year	Replacement during the year	Lapsed during the year	
20 June 2007	7.00	106,632,098	–	–	(15,241,206)	91,390,892
1 August 2007	8.18	1,269,802	–	–	(159,869)	1,109,933
2 October 2007	10.00	2,468,768	–	–	(402,312)	2,066,456
1 November 2007	11.78	1,301,615	–	–	(577,065)	724,550
3 December 2007	9.88	1,234,329	–	–	(653,463)	580,866
2 January 2008	8.97	3,358,409	–	–	(180,400)	3,178,009
1 February 2008	8.05	1,717,382	–	–	(272,500)	1,444,882
3 March 2008	7.68	735,670	–	–	(102,662)	633,008
2 May 2008	7.93	7,238,273	–	–	(1,816,341)	5,421,932
2 June 2008	7.34	15,231,560	–	–	(1,565,848)	13,665,712
2 July 2008	6.46	1,482,175	–	–	(534,944)	947,231
4 September 2009	4.90	23,705,524	–	–	(2,716,383)	20,989,141
		166,375,605	–	–	(24,222,993)	142,152,612
Number of options exercisable		19,586,617				35,906,115

Date of grant	Exercise price HK\$	Number of options				At 31 December 2009
		At 1 January 2009	Granted during the year	Replacement during the year	Lapsed during the year	
20 June 2007	7.00	118,747,544	–	–	(12,115,446)	106,632,098
1 August 2007	8.18	1,371,013	–	–	(101,211)	1,269,802
2 October 2007	10.00	4,845,000	–	–	(2,376,232)	2,468,768
1 November 2007	11.78	4,272,054	–	–	(2,970,439)	1,301,615
3 December 2007	9.88	1,500,488	–	–	(266,159)	1,234,329
2 January 2008	8.97	3,449,266	–	–	(90,857)	3,358,409
1 February 2008	8.05	2,099,366	–	–	(381,984)	1,717,382
3 March 2008	7.68	774,732	–	–	(39,062)	735,670
2 May 2008	7.93	7,796,274	–	–	(558,001)	7,238,273
2 June 2008	7.34	15,837,819	–	–	(606,259)	15,231,560
2 July 2008	6.46	1,784,027	–	–	(301,852)	1,482,175
3 November 2008	1.60	100,250,000	–	(79,937,500)	(20,312,500)	–
4 September 2009	4.90	–	–	23,728,888	(23,364)	23,705,524
		262,727,583	–	(56,208,612)	(40,143,366)	166,375,605
Number of options exercisable		3,900,000				19,586,617

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38. Pledge of Assets

The following assets were pledged to banks as securities to obtain certain banking facilities at the end of the reporting period:

	2010	2009
	RMB'million	RMB'million
Investment properties	17,091	13,243
Property, plant and equipment	114	128
Prepaid lease payments	42	43
Properties under development for sale	6,065	4,948
Properties held for sale	33	406
Accounts receivable	45	90
Bank deposits	1,885	2,019
	25,275	20,877

Included in pledged bank deposits above is an amount of RMB265 million (2009: RMB265 million) which has been pledged to a bank to secure the banking facilities granted to an associate. All the other assets were pledged to secure banking facilities granted to the Group.

In addition, the equity interests in certain subsidiaries were also pledged to banks as securities to obtain banking facilities granted to the Group at the end of the reporting period.

39. Lease Arrangements

As lessor

Property rental income in respect of the investment properties earned, net of outgoings of RMB13 million (2009: RMB10 million), was RMB584 million (2009: RMB532 million). The investment properties held have committed tenants for the next one to eleven years at fixed rentals. Certain leases contain contingent rental income recognised during the year ended 31 December 2010 amounting to RMB12 million (2009: RMB7 million). These contingent rentals are generally based on specified percentages of turnover of the tenants.

At the end of the reporting period, the Group had contracted with tenants for the following future minimum lease payments which fall due as follows:

	2010	2009
	RMB'million	RMB'million
Within one year	615	526
In the second to fifth years inclusive	1,005	780
Over five years	117	100
	1,737	1,406

39. Lease Arrangements (Continued)

As lessee

At the end of the reporting period, the Group had commitments for future minimum lease payments under non-cancellable operating leases which fall due as follows:

	2010	2009
	RMB'million	RMB'million
Within one year	44	46
In the second to fifth years inclusive	39	71
Over five years	72	81
	155	198

Operating lease payments represent rentals payable by the Group for certain of its office and retail properties. Leases are negotiated for an average term of one to thirteen years.

40. Commitments and Contingencies

(a) Capital and other commitments

(i) At the end of the reporting period, the Group had the following commitments:

	2010	2009
	RMB'million	RMB'million
Contracted but not provided for:		
Development costs for investment properties under construction or development	4,673	6,534
Development costs for properties under development held for sale	9,906	7,884
	14,579	14,418

(ii) Pursuant to an agreement entered into with the 上海市虹口區衛生局 of the Hongkou District, Shanghai, the PRC on 20 June 2006, the Group has committed to build a hospital to be located in the Rui Hong Xin Cheng area of the Hongkou District as compensation for the removal of those medical and health care services originally located in that area. As at 31 December 2010 and 2009, no construction contracts related to the hospital were entered into. No provision for the construction costs has been made in the consolidated financial statements as the amount cannot be measured reliably.

(iii) On 28 April 2008, the Group agreed to provide further funding or financial assistance of RMB1,128 million to the associates formed for the development of Dalian Tiandi project, whereby the Group ultimately holds a 48% effective interest. Details of the transactions are set out in the announcement dated 28 April 2008 and the circular dated 19 May 2008.

At 31 December 2009, the Group had commitment in respect of provision of such further funding or financial assistance contracted but not provided for in the consolidated financial statements amounting to approximately RMB121 million. During the year ended 31 December 2010, the Group has made further investment to the associate and at 31 December 2010, the Group had had no outstanding commitment in respect of investments in associates.

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40. Commitments and Contingencies (Continued)

(b) Contingent liabilities

Financial guarantee contracts:

- (i) Pursuant to an agreement entered into with the district government (the "Hongkou Government") and the Education Authority of the Hongkou District, Shanghai, the PRC on 31 July 2002, guarantees of no more than RMB324 million (2009: RMB324 million) will be granted by the Group to support bank borrowings arranged in the name of a company to be nominated by the Hongkou Government, as part of the financial arrangement for the site clearance work in relation to the development of a parcel of land. As at 31 December 2010, no amount had been drawn down under this arrangement (2009: nil).
- (ii) As at 31 December 2010, the Group has issued guarantees amounting to RMB265 million (2009: RMB528 million) to banks in respect of banking facilities granted to an associate, in which the associate has drawn down bank loans amounting to RMB250 million (2009: RMB480 million).

In the opinion of the Directors of the Company, the fair values of the financial guarantee contracts of the Group are insignificant at initial recognition and the Directors consider that the possibility of the default of the parties involved is remote, accordingly, no value has been recognised in the consolidated statement of financial position as at 31 December 2010 and 31 December 2009.

41. Related Party Transactions

Apart from the related party transactions and balances as stated in notes 17, 18, 23, 24, 26 and 40, the Group had the following transactions with related parties during the year:

(a) SOCL and its subsidiaries and associates other than those of the Group

	2010 RMB'million	2009 RMB'million
Project construction costs	466	196
Rental and building management fee expenses	32	36
Travelling expenses	17	–
Project management fee income	17	1
Rental and building management fee income	–	2
Interest income	–	1

41. Related Party Transactions (Continued)

(b) Other related parties

	2010 RMB'million	2009 RMB'million
Associates		
Project management fee income	22	8
Imputed interest income	36	55
Interest income	31	11
Non-controlling shareholders of subsidiaries		
Guarantee fee income	19	–
Interest income	–	2
Imputed interest expenses	–	1
Interest expenses	125	102
Project management fee expenses	8	7
Jointly controlled entity		
Rental and building management fee income	4	4
A director		
Interest expenses	–	35
Senior management		
Property sales	20	43
Close family members of senior management		
Property sales	–	20

42. Event After The Reporting Period

On 26 January 2011, SOD issued RMB3,500 million senior notes with a maturity of four years due on 26 January 2015 (the "2015 Notes"). The 2015 Notes are denominated in RMB and settled in US dollars, and bear coupon at 7.625% per annum payable semi-annually in arrears.

43. Capital Risk Management

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balance. The Group's overall strategy remains unchanged from prior year.

The capital structure of the Group consists of net debt, which includes bank and other borrowings, convertible bonds and notes disclosed in notes 27, 30 and 31, respectively net of bank balances and cash and pledged bank deposits, and equity attributable to equity holders of the Company, comprising issued share capital and reserves, and non-controlling interests.

The Directors of the Company review the capital structure of the Group by using a gearing ratio, which is calculated on the basis of dividing the excess of the sum of convertible bonds, notes, bank and other borrowings over the sum of bank balances and cash (inclusive of pledged bank deposits) by total equity. The review is conducted at least quarterly and before each major financing or investment decision is made.

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43. Capital Risk Management (Continued)

The gearing ratio at the end of reporting date was as follows:

	2010	2009
	RMB'million	RMB'million
Bank and other borrowings	13,183	10,203
Convertible bonds	2,117	–
Notes	2,945	–
Pledged bank deposits	(1,885)	(2,019)
Bank balances and cash	(4,905)	(2,928)
Net debt	11,455	5,256
Total equity	26,028	22,574
Net debt to total equity	44%	23%

44. Financial Instruments

a. Categories of financial instruments

	2010	2009
	RMB'million	RMB'million
Financial assets		
Loans and receivables (including bank balances and cash)	12,730	7,827
Financial liabilities		
Derivative instruments designated as hedging instruments	218	211
Amortised cost	23,697	13,974

b. Financial risk management objectives and policies

The Group's major financial instruments include accounts receivable, loans receivable, loans to associates, amounts due from associates, amounts due from related companies, amounts due from non-controlling shareholders of subsidiaries, pledged bank deposits, accounts payable, amounts due to related companies, amounts due to associates, amounts due to non-controlling shareholders of subsidiaries, loans from non-controlling shareholders of subsidiaries and bank borrowings.

Details of these financial instruments are disclosed in respective notes. The risks associated with these financial instruments and the policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

The main risks arising from the Group's financial instruments are currency risk, interest rate risk, credit risk and liquidity risk. The Directors review and agree policies for managing each of these risks and they are summarised below.

Currency risk

All of the Group's turnover is denominated in RMB. However, the Group has certain bank balances and debt obligations that are denominated in foreign currency. As a result, the Group is exposed to fluctuations in foreign exchange rates. The management closely monitors foreign currency exposure and will consider hedging significant foreign currency exposure should the need arise.

44. Financial Instruments (Continued)

b. Financial risk management objectives and policies (Continued)

Currency risk (Continued)

The carrying amounts of the Group's foreign currency denominated monetary assets and liabilities at the reporting date are as follows:

	2010	2009
	RMB'million	RMB'million
HK\$		
Assets	2,469	2,006
Liabilities	8,365	6,458
US\$		
Assets	1,374	313
Liabilities	1,032	1,285

Sensitivity analysis

The Group is mainly exposed to the currency of HK\$ and US\$.

The following table details the Group's sensitivity to a 5% increase and decrease in RMB against the relevant foreign currency. 5% is the sensitivity rate used when reporting foreign currency risk internally to key management personnel and represents management's assessment of the reasonably possible change in foreign exchange rates.

The sensitivity analysis includes only outstanding foreign currency denominated monetary items assuming the balances at the end of the reporting period outstanding for the whole year and adjusts their translation at the year end for a 5% change in foreign currency rates. A positive number below indicates an increase in profit where RMB strengthen 5% against the relevant currency. For a 5% weakening of RMB against the relevant currency, there would be an equal and opposite impact on the profit, and the balances below would be negative.

	Notes	2010	2009
		RMB'million	RMB'million
HK\$			
Profit or loss	(i)	281	212
US\$			
Profit or loss	(ii)	(16)	46

Notes:

- (i) This is mainly attributable to the exposure outstanding on receivables and payables denominated in HK\$ not subject to cash flow hedge at year end.
- (ii) This is mainly attributable to the exposure outstanding on receivables and payables denominated in US\$ not subject to cash flow hedge at year end.

The Group's sensitivity to foreign currency has increased in profit during the current year mainly due to both the significant depreciation of HK\$ and US\$ against RMB and increase in foreign currency bank borrowings.

44. Financial Instruments (Continued)

b. Financial risk management objectives and policies (Continued)

Interest rate risk

The Group's income and operating cash flows are substantially independent of changes in market interest rates. The Group's exposure to changes in interest rates is mainly attributable to its bank borrowings at variable rates. It is the Group's policy to keep its borrowings at floating rate of interests so as to minimise the fair value interest rate risk.

The Group's exposures to interest rates on financial liabilities are detailed in the liquidity risk management section of this note. The Group's cash flow interest rate risk is mainly concentrated on the fluctuation of HIBOR, LIBOR, and PBOC prescribed interest rate arising from the Group's HK\$ and RMB borrowings. In order to mitigate the cash flow interest rate risk, the Group has entered into several interest rate swaps (which have been designated as hedging instruments) whereby the Group will receive interest at variable rates at HIBOR and pay interests at fixed rates. Details of the interest rate swaps are set out in note 32.

Sensitivity analysis

The sensitivity analyses below have been determined based on the exposure to interest rates for non-derivative instruments at the end of the reporting period. For variable-rate bank and other borrowings, the analysis is prepared assuming the amount of liability outstanding at the end of the reporting period was outstanding for the whole year. A 100 basis point increase or decrease is used when reporting interest rate risk internally to key management personnel and represents management's assessment of the reasonably possible change in interest rates.

If interest rates had been 100 basis points higher/lower and all other variables were held constant, the Group's profit for the year ended 31 December 2010 would decrease/increase by RMB10 million (2009: decrease/increase by RMB17 million). This is mainly attributable to the Group's exposure to interest rates on its variable-rate bank and other borrowings, after taking into consideration the effects of the interest rate swaps designated as hedging instruments.

The Group's sensitivity to interest rates has increased during the current year mainly due to the increase in variable-rate debt instruments.

Credit risk

The Group's principal financial assets are bank balances and cash, pledged bank deposits, accounts receivable, loans receivable, loans to associates, amounts due from associates, amounts due from non-controlling shareholders of subsidiaries and amounts due from related companies, which represent the Group's maximum exposure to credit risk in relation to financial assets.

The Group's credit risk is primarily attributable to its loans to associates, accounts receivable, loans receivable and amount of contingent liabilities in relation to the financial guarantees provided by the Group. The amounts presented in the consolidated statement of financial position are net of allowances for bad and doubtful debts, estimated by the Group's management based on prior experience and their assessment of the current economic environment.

The Group has no significant concentration of credit risk, with exposure spread over a large number of counterparties and customers, except for as at 31 December 2010 where the largest debtor amounting to approximately RMB68 million (2009: RMB123 million) arising from sales of properties, loans to associates of RMB1,270 million (2009: RMB1,273 million) and loans receivable of RMB597 million (2009: RMB378 million).

The credit risk on liquid funds is limited because the funds were deposited with various creditworthy financial institutions located in Hong Kong and in the PRC.

Liquidity risk

The Group's objective is to maintain a balance between continuity of funding and the flexibility through the use of bank and other borrowings. The Group also monitors the current and expected liquidity requirements and its compliance with lending covenants regularly to ensure it maintains sufficient working capital and adequate committed lines of funding to meet its liquidity requirement.

44. Financial Instruments (Continued)

b. Financial risk management objectives and policies (Continued)

Liquidity risk (Continued)

The following table details the maturities of the Group's financial liabilities. The table has been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. The table includes both interest and principal cash flows.

For derivative instruments that settle on a net basis, undiscounted net cash outflows are presented.

Liquidity and interest risk tables

	Weighted average effective interest rate	Within 1 year or on demand	More than 1 year but less than 2 years	More than 2 years but less than 5 years	More than 5 years	Total undiscounted cash flows	Carrying amount at 31 December 2010
	%	RMB'million	RMB'million	RMB'million	RMB'million	RMB'million	RMB'million
2010							
Non-derivative financial liabilities							
Accounts payable, deposits received and accrued charges	–	2,913	–	–	–	2,913	2,913
Bank and other borrowings at variable rates	4.4%	2,195	6,748	4,648	1,135	14,726	13,183
Convertible bonds	10.7%	122	122	3,087	–	3,331	2,117
Notes	7.5%	206	206	3,206	–	3,618	2,945
Amounts due to related companies	–	95	–	–	–	95	95
Amounts due to associates	–	29	–	–	–	29	29
Amounts due to non-controlling shareholders of subsidiaries	–	462	–	–	–	462	462
Loans from non-controlling shareholders of subsidiaries							
– variable rate	6.1%	407	101	303	1,754	2,565	1,953
Financial guarantee contracts	–	265	–	–	–	265	–
		6,694	7,177	11,244	2,889	28,004	23,697
Derivatives – net settlement							
Cash flow hedge instruments	–	130	130	–	–	260	218
	Weighted average effective interest rate	Within 1 year or on demand	More than 1 year but less than 2 years	More than 2 years but less than 5 years	More than 5 years	Total undiscounted cash flows	Carrying amount at 31 December 2009
	%	RMB'million	RMB'million	RMB'million	RMB'million	RMB'million	RMB'million
2009							
Non-derivative financial liabilities							
Accounts payable, deposits received and accrued charges	–	2,070	–	–	–	2,070	2,070
Bank borrowings at variable rates	4.1%	2,482	1,249	7,141	543	11,415	10,203
Amounts due to related companies	–	69	–	–	–	69	69
Amounts due to associates	–	45	–	–	–	45	45
Amounts due to non-controlling shareholders of subsidiaries	4.1%	494	–	–	–	494	475
Loans from non-controlling shareholders of subsidiaries							
– variable rate	8.4%	56	56	168	670	950	670
– interest free	–	442	–	–	–	442	442
Financial guarantee contracts	–	528	–	–	–	528	–
		6,186	1,305	7,309	1,213	16,013	13,974
Derivatives – net settlement							
Cash flow hedge instruments		130	130	–	–	260	211

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44. Financial Instruments (Continued)

b. Financial risk management objectives and policies (Continued)

The amounts included above for financial guarantee contracts are the maximum amounts the Group could be required to settle under the arrangement for the full guaranteed amount if that amount is claimed by the counterparty to the guarantee. Based on the expectations at the end of the reporting period, the Group considers that it is more likely than not that no amount will be payable under the arrangement. However, this estimate is subject to change depending on the probability of the counterparty claiming under the guarantee which is a function of the likelihood that the financial receivables held by the counterparty which are guaranteed suffer credit losses.

c. Fair value

The fair values of financial assets and financial liabilities are determined as follows:

- the fair values of financial assets and financial liabilities (excluding derivative instruments) are determined in accordance with generally accepted pricing models based on discounted cash flow analysis or using prices from observable current market transactions as inputs; and
- the fair values of derivative instruments, are calculated using quoted prices as inputs. Where such prices are not available, use is made of discounted cash flow analysis using the applicable yield curve for the duration of the instruments for non-optional derivatives, and option pricing models for optional derivatives.

The Directors consider that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the consolidated financial statements approximate to their fair values.

d. Fair value measurements recognised in the consolidated statement of financial position

Included in other comprehensive income is a loss of RMB7 million (2009: gain of RMB45 million) related to interest rate swaps designated in cash flow hedge held at the end of the reporting period.

45. Summarised Statement of Financial Position of The Company

	2010	2009
	RMB'million	RMB'million
Investments in subsidiaries	2,413	2,413
Loan to a subsidiary	6,747	6,365
Amounts due from subsidiaries	4,014	2,203
Other prepayment	22	22
Bank balances	604	–
Total assets	13,800	11,003
Convertible bonds	2,117	–
Total liabilities	2,117	–
Net assets	11,683	11,003
Share capital	102	99
Reserves	11,581	10,904
Total equity	11,683	11,003

46. Particulars of the Principal Subsidiaries

Particulars of the Company's principal subsidiaries at 31 December 2010 and 31 December 2009 are as follows:

Name of subsidiary	Place and date of incorporation/ establishment	Issued and fully paid share capital/ registered capital	Attributable equity interest held (Note 1)		Place of operation	Principal activities
			2010	2009		
Ally Victory Limited	BVI 18 April 2008	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Atlantic Best Limited	Hong Kong 5 January 2001	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Best View Development Limited	Hong Kong 5 March 2008	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Billion China Investments Limited	BVI 18 October 2007	10 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Billion Glory Limited	Hong Kong 14 March 2003	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Billion World Limited	Hong Kong 19 November 2003	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Bondwise Profits Limited	BVI 28 December 2000	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Bright Continental Limited	Hong Kong 5 March 2003	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Bright Power Enterprises Limited	BVI 1 July 2004	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Bright Winner Limited	Hong Kong 27 December 2002	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Brixworth International Limited	BVI 3 January 2001	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Central Fit Investments Limited	BVI 23 October 2007	10 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Century Team Limited	Hong Kong 16 January 1998	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Chinalink Capital Limited	BVI 16 July 2003	999 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
China Advance Limited	Hong Kong 13 November 2006	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
China Wealth (H.K.) Limited	Hong Kong 4 January 2006	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Chongqing Shui On Tiandi Property Development Co. Ltd.	PRC 21 November 2003	Registered and paid up capital US\$359,000,000	79.4%	79.4%	PRC	Property development and property investment
Citichamp Limited	Hong Kong 19 July 2006	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Cititop Pacific Limited	Hong Kong 1 December 2000	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Costworth Investments Limited	BVI 12 January 2001	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Crown Fame Limited	Hong Kong 18 October 2007	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Cybricity Limited	Hong Kong 28 April 2000	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding

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46. Particulars of the Principal Subsidiaries (Continued)

Name of subsidiary	Place and date of incorporation/ establishment	Issued and fully paid share capital/ registered capital	Attributable equity interest held (Note 1)		Place of operation	Principal activities
			2010	2009		
Dalian Yingjia Science and Technology Development Co., Ltd.	PRC 3 December 2009	Registered and paid up capital US\$23,000,000	100%	100%	PRC	Science and Technology development
East Capital Development Limited	Hong Kong 18 April 2008	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
East Trend Limited	Hong Kong 14 February 2001	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Eastern View Limited	Hong Kong 18 October 2007	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Excel Efficient Limited	BVI 19 August 2002	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Excellent Win Enterprises Limited	Hong Kong 5 February 2010	1 ordinary share of HK\$1	100%	-	Hong Kong	Investment holding
Fast China Limited	BVI 23 April 2008	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Feng Cheng Property Management Services Limited	Hong Kong 14 November 2003	100 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Fieldcity Investments Limited	BVI 30 March 2005	100 ordinary shares of US\$1 each	75%	75%	Hong Kong	Investment holding
Focus Top Limited	Hong Kong 24 April 1998	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Foresight Profits Limited	BVI 8 February 2001	100 ordinary shares of US\$1 each	75%	75%	Hong Kong	Investment holding
Fo Shan An Ying Property Development Co., Ltd.	PRC 8 January 2008	Registered and paid up capital RMB700,000,000	100%	100%	PRC	Property development
Fo Shan Rui Dong Property Development Co., Ltd.	PRC 25 April 2008	Registered capital RMB690,000,000 Paid up capital RMB280,744,034	100%	100%	PRC	Property development
Fo Shan Rui Fang Property Development Co., Ltd.	PRC 21 May 2008	Registered capital RMB690,000,000 Paid up capital RMB105,768,504	100%	100%	PRC	Property development
Fo Shan Rui Kang Tian Di Property Development Co., Ltd.	PRC 21 May 2008	Registered capital RMB690,000,000 Paid up capital RMB539,797,592	100%	100%	PRC	Property development
Fo Shan Shui On Property Development Co., Ltd.	PRC 8 January 2008	Registered and paid up capital RMB700,000,000	100%	100%	PRC	Property development
Fo Shan Yi Kang Property Development Co., Ltd.	PRC 8 January 2008	Registered and paid up capital RMB700,000,000	100%	100%	PRC	Property development
Fo Shan Yong Rui Tian Di Property Development Co., Ltd.	PRC 21 March 2008	Registered capital RMB690,000,000 Paid up capital RMB483,779,914	100%	100%	PRC	Property development

46. Particulars of the Principal Subsidiaries (Continued)

Name of subsidiary	Place and date of incorporation/ establishment	Issued and fully paid share capital/ registered capital	Attributable equity interest held (Note 1)		Place of operation	Principal activities
			2010	2009		
Fo Shan Yuan Kang Property Development Co., Ltd.	PRC 29 February 2008	Registered and paid up capital RMB700,000,000	100%	100%	PRC	Property development
Fo Shan Shui On Tiandi Trading Co., Ltd.	PRC 3 August 2010	Registered and paid up capital RMB1,000,000	100%	–	PRC	Retail business
Fuhui Limited	BVI 1 April 2010	1 ordinary share of US\$1	100%	–	Hong Kong	Investment holding
Galore Profits Limited	BVI 23 January 2001	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Global Ocean Investments Limited	BVI 1 November 2002	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Globaland Limited	Hong Kong 30 October 2002	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Globe State Properties Limited	BVI 12 October 2005	100 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Glory Advance Investments Limited	BVI 18 August 2006	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Glory Wing Holdings Limited	BVI 15 January 2008	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Grand Hope Limited (Note 4)	Hong Kong 14 March 2003	100 A ordinary shares of HK\$1 each and 2 B ordinary shares of HK\$1 each	A shares: 80.2% B shares: 60.15%	80.2% 60.15%	Hong Kong	Investment holding
Grand Rich Limited	Hong Kong 14 March 2003	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Hangzhou Xihu Tiandi Management Co., Ltd.	PRC 6 March 2003	Registered and paid up capital US\$1,400,000	100%	100%	PRC	Property management
Hangzhou Xihu Tiandi Property Co., Ltd.	PRC 12 June 2003	Registered and paid up capital US\$51,800,000	100%	100%	PRC	Property development
Hing Tin Investments Limited	BVI 23 October 2007	10 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Hollyfield Holdings Limited	Mauritius 19 April 2001	2 ordinary shares of US\$1 each	75%	75%	Hong Kong	Investment holding
Infoshore International Limited	BVI 1 November 2002	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Info Union Limited	Hong Kong 18 October 2007	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Innovate Zone Group Limited	BVI 3 January 2007	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Intellect Profit Investments Limited	BVI 10 August 2007	10 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Interchina International Limited	BVI 12 January 2001	100 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Join Legend Limited	Hong Kong 2 June 2006	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding

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46. Particulars of the Principal Subsidiaries (Continued)

Name of subsidiary	Place and date of incorporation/ establishment	Issued and fully paid share capital/ registered capital	Attributable equity interest held (Note 1)		Place of operation	Principal activities
			2010	2009		
Joyous Bond Limited	BVI 18 April 2008	1 ordinary share of US\$1	75%	75%	Hong Kong	Investment holding
Keen Allied Investments Limited	BVI 18 September 2002	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
King Concord Limited	Hong Kong 3 October 2006	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Kinmax Limited	Hong Kong 24 April 1998	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Land Pacific Limited	Hong Kong 2 November 2007	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Legend City Limited	Hong Kong 4 June 1997	2 ordinary shares of HK\$1 each	51%	51%	Hong Kong	Investment holding
Lucky Gain Limited	Hong Kong 8 November 2002	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Magic Best Investments Limited	BVI 19 July 2007	10 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Magic Bright Investments Limited	BVI 18 September 2007	10 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Marble Way Limited	BVI 28 August 1996	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Merry Wave Limited	BVI 23 April 2008	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Modern Prosper Investments Limited	BVI 1 November 2002	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Mount Eastern Limited	BVI 18 April 2008	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
New Asia Limited	Hong Kong 31 October 2003	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
New Power Profits Limited	BVI 18 October 2005	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Nice In Investments Limited	BVI 18 October 2007	10 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Onfair Limited	Hong Kong 13 November 2002	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Onwin Limited	Hong Kong 13 November 2002	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Oriental Gain Limited	Hong Kong 2 February 2001	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Oriental Host Limited	Hong Kong 23 October 2007	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Pacific Gain Limited	Hong Kong 11 September 2002	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Portspin Limited	BVI 22 May 1997	100 ordinary shares of US\$1 each	51%	51%	Hong Kong	Investment holding
Princemax Limited	Hong Kong 15 April 1998	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Profitstock Holdings Limited	BVI 2 June 2005	100 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding

46. Particulars of the Principal Subsidiaries (Continued)

Name of subsidiary	Place and date of incorporation/ establishment	Issued and fully paid share capital/ registered capital	Attributable equity interest held (Note 1)		Place of operation	Principal activities
			2010	2009		
Regal Victory Limited	Hong Kong 18 October 2007	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Rich Prime Limited	Hong Kong 18 October 2007	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Rightchina Limited	BVI 2 July 2008	100 ordinary shares of US\$1 each	60.15%	60.15%	Hong Kong	Investment holding
Rightidea Limited	BVI 2 July 2008	100 ordinary shares of US\$1 each	80.2%	80.2%	Hong Kong	Investment holding
Rise Lake Investments Limited	BVI 23 August 2007	10 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Score High Limited	BVI 12 February 2003	1,000 ordinary shares of US\$1 each	80.2%	80.2%	Hong Kong	Investment holding
Selfers Limited	BVI 29 November 1995	1 ordinary share of US\$1	75%	75%	Hong Kong	Investment holding
Shanghai Bai-Xing Properties Co., Ltd.	PRC 2 February 1999	Registered and paid up capital RMB151,300,000	97%	97%	PRC	Property development and property investment
Shanghai Fu Ji Properties Co., Ltd.	PRC 18 January 2004	Registered and paid up capital US\$35,773,000	99%	99%	PRC	Property development
Shanghai Fu Xiang Properties Co., Ltd.	PRC 19 December 2001	Registered and paid up capital RMB645,000,000	99%	99%	PRC	Property development and property investment
Shanghai Ji-Xing Properties Co., Ltd.	PRC 2 February 1999	Registered and paid up capital RMB71,600,000	97%	97%	PRC	Property development and property investment
Shanghai Jing Fu Property Co., Ltd.	PRC 26 December 2001	Registered and paid up capital RMB400,000,000	99%	99%	PRC	Property development
Shanghai Jun Xing Property Co., Ltd.	PRC 5 March 2009	Registered and paid up capital RMB920,000,000	49.98%	49.98%	PRC	Property development
Shanghai Knowledge and Innovation Community Development Co., Ltd.	PRC 9 June 2010	Registered and paid up capital HK\$1,550,000,000	99%	-	PRC	Property development
Shanghai Lakeville Properties Co., Ltd.	PRC 23 May 2001	Registered and paid up capital RMB165,000,000	99%	99%	PRC	Property development
Shanghai Le Fu Properties Co., Ltd.	PRC 20 February 2004	Registered and paid up capital US\$130,500,000	99%	99%	PRC	Property development
Shanghai IPO Food & Beverage Co., Ltd.	PRC 6 September 2006	Registered and paid up capital US\$1,890,000	100%	100%	PRC	Food and beverage services
Shanghai Rui Chen Property Co., Ltd.	PRC 6 May 1996	Registered and paid up capital RMB189,000,000	75%	75%	PRC	Property development and property investment
Shanghai Rui Qiao Property Development Co., Ltd.	PRC 28 December 2010	Registered capital RMB3,900,000,000 not yet paid up	100%	-	PRC	Property development

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46. Particulars of the Principal Subsidiaries (Continued)

Name of subsidiary	Place and date of incorporation/ establishment	Issued and fully paid share capital/ registered capital	Attributable equity interest held (Note 1)		Place of operation	Principal activities
			2010	2009		
Shanghai Rui Hong Xin Cheng Co., Ltd.	PRC 2 July 2001	Registered and paid up capital RMB3,300,000,000	74.25%	74.25%	PRC	Property development and property investment
Shanghai Rui Zhen Food & Beverage Co., Ltd.	PRC 7 November 2003	Registered and paid up capital US\$2,100,000	99%	99%	PRC	Food and beverage services
Shanghai Shui On Club Business Management Co., Ltd.	PRC 29 July 2010	Registered and paid up capital RMB200,000	100%	–	PRC	Provision of business management services
Shanghai Tai Ping Qiao Properties Management Co., Ltd.	PRC 31 August 2001	Registered and paid up capital US\$200,000	99%	99%	PRC	Property management
Shanghai Xin-tian-di Plaza Co., Ltd.	PRC 2 February 1999	Registered and paid up capital RMB101,300,000	97%	97%	PRC	Property development and property investment
Shanghai Xing Bang Properties Co., Ltd.	PRC 21 June 2001	Registered and paid up capital RMB290,500,000	99%	99%	PRC	Property development and property investment
Shanghai Xing-Qi Properties Co., Ltd.	PRC 2 February 1999	Registered and paid up capital RMB274,900,000	97%	97%	PRC	Property development and property investment
Shanghai Xing Qiao Properties Co., Ltd.	PRC 18 January 2004	Registered and paid up capital US\$115,000,000	99%	99%	PRC	Property development
Shanghai Yang Pu Centre Development Co., Ltd.	PRC 26 August 2003	Registered and paid up capital US\$137,500,000	86.8%	70%	PRC	Property development and property investment
Shui On Development (Holding) Limited	Cayman Islands 27 July 2005	22 ordinary shares of US\$0.01 each	100%	100%	Hong Kong	Investment holding
Shui On Land Management Limited	Hong Kong 12 May 2004	1 ordinary share of HK\$1	100%	100%	Hong Kong	Provision of management services
Shui On Resort Community (Dali) Holding Limited	BVI 6 May 2008	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Shui On Resort Community (Dali) Limited	Hong Kong 13 May 2008	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Shui On Resort Community (Lijiang) Holding Limited	BVI 28 April 2008	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Shui On Resort Community (Lijiang) Limited	Hong Kong 5 May 2008	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Shui On Resort Community (Shangri-La) Holding Limited	BVI 6 May 2008	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Shui On Resort Community (Shangri-La) Limited	Hong Kong 13 May 2008	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Shui On Resort Community (Kunming) Holding Limited	BVI 18 July 2006	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding

46. Particulars of the Principal Subsidiaries (Continued)

Name of subsidiary	Place and date of incorporation/ establishment	Issued and fully paid share capital/ registered capital	Attributable equity interest held (Note 1)		Place of operation	Principal activities
			2010	2009		
Shui On Resort Community (Kunming) Limited	Hong Kong 25 July 2006	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Shui On Resort Community (Yunnan) Development Limited	Cayman Islands 17 July 2006	1 ordinary share of US\$0.01	100%	100%	Hong Kong	Investment holding
Shine First Limited	BVI 25 October 2006	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Shine Prime Investments Limited	BVI 2 November 2006	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Shui On Secretaries & Nominees Limited	Hong Kong 30 November 2006	1 ordinary share of HK\$1	100%	100%	Hong Kong	Provision of secretarial services
Silomax Limited	BVI 25 March 1996	1 ordinary share of US\$1	75%	75%	Hong Kong	Investment holding
Sino Realty Limited	Hong Kong 3 October 2006	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Sino Wisdom Investments Limited	BVI 12 May 2006	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Sinoco Limited	Hong Kong 28 October 2002	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Sinothink Holdings Limited	BVI 15 September 2000	100 ordinary shares of US\$1 each	100%	100%	Hong Kong	Investment holding
Smart Century Limited	Hong Kong 18 October 2007	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Smart Silver Limited	BVI 18 December 2002	10 ordinary shares of US\$1	100%	100%	Hong Kong	Investment holding
Super Field Limited	Hong Kong 25 February 2005	1 ordinary share of HK\$1	75%	75%	Hong Kong	Investment holding
Timezone Management Limited	BVI 28 February 2001	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Tip Profit Limited	BVI 18 July 2006	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Top Faith Development Limited	Hong Kong 18 April 2008	1 ordinary share of HK\$1	75%	75%	Hong Kong	Investment holding
Top Victory Development Limited	Hong Kong 5 March 2008	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Triumph Sky Group Limited	BVI 23 October 2007	1 ordinary share of US\$1	100%	100%	Hong Kong	Investment holding
Union Grow Limited	Hong Kong 8 November 2002	2 ordinary shares of HK\$1 each	100%	100%	Hong Kong	Investment holding
Victory Win Development Limited	Hong Kong 18 April 2008	1 ordinary share of HK\$1	100%	100%	Hong Kong	Investment holding
Wuhan Shui On Tiandi Property Development Co., Ltd.	PRC 2 August 2005	Registered and paid up capital US\$288,000,000	75%	75%	PRC	Property development and property investment

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46. Particulars of the Principal Subsidiaries (Continued)

Name of subsidiary	Place and date of incorporation/ establishment	Issued and fully paid share capital/ registered capital	Attributable equity interest held (Note 1)		Place of operation	Principal activities
			2010	2009		
上海百麗房地產開發有限公司 (Shanghai Baili Property Development Co., Ltd.*)	PRC 29 August 2002	Registered and paid up capital RMB100,000,000	75%	–	PRC	Property development and property investment
上海豐誠物業管理有限公司 (Shanghai Feng Cheng Property Management Co., Ltd.*)	PRC 18 January 2004	Registered and paid up capital RMB12,079,950	100%	100%	PRC	Property management
上海豐誠楊浦物業管理有限公司 (Shanghai Feng Cheng Yang Pu Property Management Co., Ltd.*)	PRC 21 July 2010	Registered and paid up capital RMB500,000	100%	–	PRC	Property management
上海瑞橋企業管理有限公司 (Shanghai Rui Qiao Enterprise Management Co., Ltd.*)	PRC 23 April 2009	Registered and paid up capital RMB1,000,000	86.8%	70%	PRC	Property development
上海瑞展教育信息諮詢有限公司 (Shanghai Rui Zhan Education Information Consultant Co., Ltd.*)	PRC 20 April 2010	Registered and paid up capital RMB100,000	75%	–	PRC	Provision of education information and consultancy services
上海新昌瑞安楊浦物業管理有限公司 (Shanghai Synergies Shui On Yang Pu Property Management Co., Ltd.*)	PRC 27 January 2006	Registered and paid up capital RMB450,000	100%	90%	PRC	Property management
上海瑞安房地產發展有限公司 (Shui On Development Limited*)	PRC 14 June 2004	Registered and paid up capital US\$28,000,000	100%	100%	PRC	Provision of management services
武漢瑞安天地商貿有限公司 (Wuhan Shui On Tian Di Trading Co., Ltd.*)	PRC 8 January 2007	Registered and paid up capital US\$600,000	100%	100%	PRC	Retail business

Notes:

- The Company directly holds the equity interest in Shui On Development (Holding) Limited. All other equity interests shown above are indirectly held by the Company.
- All subsidiaries established in the PRC are either equity joint ventures or cooperative joint ventures except Dalian Yingjia Science and Technology Development Co., Ltd., Fo Shan An Ying Property Development Co., Ltd., Fo Shan Rui Dong Property Development Co., Ltd., Fo Shan Rui Fang Property Development Co., Ltd., Fo Shan Rui Kang Tian Di Property Development Co., Ltd., Fo Shan Shui On Property Development Co., Ltd., Fo Shan Yi Kang Property Development Co., Ltd., Fo Shan Yong Rui Tian Di Property Development Co., Ltd., Fo Shan Yuan Kang Property Development Co., Ltd., Fo Shan Shui On Taindi Trading Co., Ltd., Hangzhou Xihu Tiandi Management Co., Ltd., Hangzhou Xihu Tiandi Property Co., Ltd., Shanghai IPO Food & Beverage Co., Ltd., Shanghai Rui Chen Property Co., Ltd., Shanghai Rui Qiao Property Development Co., Ltd., Shanghai Shui On Club Business Management Co., Ltd., Wuhan Shui On Tiandi Property Development Co., Ltd., 上海百麗房地產開發有限公司 (Shanghai Baili Property Development Co., Ltd.*), 上海豐誠物業管理有限公司 (Shanghai Feng Cheng Property Management Co., Ltd.*), 上海瑞安房地產發展有限公司 (Shui On Development Limited*) and 武漢瑞安天地商貿有限公司 (Wuhan Shui On Tian Di Trading Co., Ltd.*) which are wholly foreign owned enterprises.
- Except for Shui On Development (Holding) Limited, none of the subsidiaries had any debt securities subsisting at 31 December 2010 or at any time during the year.
- The holders of Class B ordinary shares of Grand Hope Limited have attributable interests in the Chongqing Super Rise Project whereas the holders of Class A ordinary shares of Grand Hope Limited have attributable interests in the Chongqing Shui On Tiandi Property Development Co., Ltd. other than the Chongqing Super High Rise Project.
- The Group holds 51% equity interest in Portspin Limited, which holds 98% equity interest in Shanghai Jun Xing Property Co., Ltd. The Group's effective interest in Shanghai Jun Xing Property Co., Ltd. is therefore 49.98%.

* For identification purposes

**PRINCIPAL AND REGISTERED OFFICE OF
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