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**THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION**

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**If you are in any doubt** as to any aspect of this circular or as to the action to be taken, you should consult your licensed securities dealer, bank manager, solicitor, professional accountant or other professional adviser.

**If you have sold or transferred** all your securities in China Evergrande Group (中國恒大集團), you should at once hand this circular and the accompanying form of proxy to the purchaser or transferee or to the bank, licensed securities dealer, or other agent through whom the sale or transfer was effected for onward transmission to the purchaser or the transferee.

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**MAJOR TRANSACTION**

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A letter from the Board is set out on pages 5 to 16 of this circular.

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## DEFINITIONS

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*In this circular, the following expressions shall have the following meanings unless the context indicates otherwise:*

“Board”	the board of directors of the Company;
“Capital Increase”	the investment of an aggregate of RMB30 billion in the registered capital of Hengda Real Estate by the Investors pursuant to the terms of the Investment Agreements;
“CITIC Juheng Investment Agreement”	the investment agreement dated 30 December 2016 entered into between Kailong Real Estate, Hengda Real Estate and CITIC Juheng in relation to CITIC Juheng investing an amount of RMB5,000,000,000 in the capital of Hengda Real Estate;
“CITIC Juheng”	中信聚恒(深圳)投資控股中心(有限合夥) (CITIC Juheng (Shenzhen) Investment Holdings LLP);
“Company”	China Evergrande Group, a company incorporated in the Cayman Islands, the shares of which are listed on the main board of the Stock Exchange;
“connected person”	has the meaning ascribed to it under the Listing Rules;
“CSRC”	the China Securities Regulatory Commission;
“Director(s)”	the director(s) of the Company;
“Group”	the Company and its subsidiaries;
“Guangdong Weimei Investment Agreement”	the investment agreement dated 30 December 2016 entered into between Kailong Real Estate, Hengda Real Estate and Guangdong Weimei in relation to Guangdong Weimei investing an amount of RMB3,000,000,000 in the capital of Hengda Real Estate;
“Guangdong Weimei”	廣東唯美明珠投資有限公司 (Guangdong Weimei Mingzhu Investment Co., Ltd.);
“Guangtian Investment Agreement”	the investment agreement dated 30 December 2016 entered into between Kailong Real Estate, Hengda Real Estate and Guangtian in relation to Guangtian investing an amount of RMB5,000,000,000 in the capital of Hengda Real Estate;
“Guangtian”	廣田投資有限公司 (Guangtian Investment Co., Ltd.)

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## DEFINITIONS

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“Hengda Real Estate”	恒大地產集團有限公司 (Hengda Real Estate Group Company Limited), a limited liability company established in the PRC which is wholly-owned by Kailong Real Estate as at the date of this announcement;
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China;
“Huajian Investment Agreement”	the investment agreement dated 30 December 2016 entered into between Kailong Real Estate, Hengda Real Estate and Huajian in relation to Huajian investing an amount of RMB5,000,000,000 in the capital of Hengda Real Estate;
“Huajian”	深圳市華建控股有限公司 (Shenzhen Huajian Holdings Co., Ltd.);
“Investment Agreements”	the investment agreements dated 30 December 2016 entered into between Kailong Real Estate, Hengda Real Estate and the Investors in relation to the Capital Increase;
“Investors”	the investors referred to in the Investment Agreements;
“Kailong Real Estate”	廣州市凱隆置業有限公司 (Guangzhou Kailong Real Estate Company Limited), a limited liability company established in the PRC, a wholly-owned subsidiary of the Company;
“Latest Practicable Date”	24 February 2017, the latest practicable date for ascertaining information to be included in this circular;
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange;
“Meitou Investment Agreement”	the investment agreement dated 30 December 2016 entered into between Kailong Real Estate, Hengda Real Estate and Meitou in relation to Meitou investing an amount of RMB3,000,000,000 in the capital of Hengda Real Estate;
“Meitou”	深圳市美投高新技術創業投資有限公司 (Shenzhen Meitou Hi-tech Venture Capital Investment Co., Ltd.);
“net profit”	the net profits attributable to the holding company after deducting extraordinary profits and losses;

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## DEFINITIONS

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“Performance Undertaking Amount”	the minimum amount of net profits of Hengda Real Estate for the Performance Undertaking Period undertaken by Kailong Real Estate and Hengda Real Estate under the Investment Agreements;
“Performance Undertaking Period”	the three financial years ending 31 December 2017, 2018 and 2019;
“PRC”	the People’s Republic of China and, for the purpose of this announcement, excludes Hong Kong, Taiwan and the Macau Special Administration Region;
“Proposed Reorganisation”	the proposed major assets reorganisation of Shenzhen Real Estate where Shenzhen Real Estate will by way of issue of Renminbi ordinary shares (A shares) and/or the payment of cash consideration, acquire 100% of the equity interest in Hengda Real Estate from Kailong Real Estate, which will result in Kailong Real Estate becoming the controlling shareholder of Shenzhen Real Estate;
“Reorganisation Agreement”	the reorganisation agreement to be entered into between Kailong Real Estate, Hengda Real Estate, Shenzhen Real Estate and Shenzhen Investment in relation to the Proposed Reorganisation;
“RMB”	Renminbi, the lawful currency of the People’s Republic of China;
“Ruican Investment”	蘇州工業園區睿燦投資企業(有限合夥) (Suzhou Industrial Park Ruican Investment LLP);
“Ruican Investment Agreement”	the investment agreement dated 30 December 2016 entered into between Kailong Real Estate, Hengda Real Estate and Ruican Investment in relation to Ruican Investment investing an amount of RMB3,000,000,000 in the capital of Hengda Real Estate;
“SFO”	Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong);
“Shandong Highway Companies”	subsidiary (山東高速投資控股有限公司 (Shandong Highway Investment Group Co., Ltd.)) and affiliate (山東鐵路發展基金有限公司 (Shandong Railway Development Fund Co., Ltd.)) of 山東高速集團有限公司 (Shandong Highway Group Co., Ltd.);

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## DEFINITIONS

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“Shandong Highway Investment Agreement”	the investment agreement dated 30 December 2016 entered into between Kailong Real Estate, Hengda Real Estate and the Shandong Highway Companies in relation to the Shandong Highway Companies investing an amount of RMB3,000,000,000 in the capital of Hengda Real Estate;
“Shareholder(s)”	shareholder(s) of the Company;
“Shenzhen Investment”	深圳市投資控股有限公司 (Shenzhen Investment Holding Co. Ltd.), a company established in the PRC, the controlling shareholder of Shenzhen Real Estate;
“Shenzhen Real Estate”	深圳經濟特區房地產(集團)股份有限公司 (Shenzhen Special Economic Zone Real Estate & Properties (Group) Co. Ltd.), a joint stock company established in the PRC, the shares of which are listed on the Shenzhen Stock Exchange (Shenzhen Stock Exchange A share stock code: 000029, B share stock code: 200029);
“Stock Exchange”	The Stock Exchange of Hong Kong Limited;
“Zhongrong Dingxing Investment”	深圳市中融鼎興投資合夥企業(有限合夥) (Shenzhen Zhongrong Dingxing Investment LLP);
“Zhongrong Investment Agreement”	the investment agreement dated 30 December 2016 entered into between Kailong Real Estate, Hengda Real Estate and the Zhongrong Dingxing Investment in relation to the Zhongrong Dingxing Investment investing an amount of RMB3,000,000,000 in the registered capital of Hengda Real Estate; and
“%”	per cent.

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LETTER FROM THE BOARD

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**CHINA EVERGRANDE GROUP**

**中國恒大集團**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 3333)**

*Executive Directors:*

Mr. Hui Ka Yan (*Chairman*)  
Mr. Xia Haijun (*Vice Chairman and President*)  
Ms. He Miaoling  
Mr. Pan Darong  
Mr. Xu Wen  
Mr. Huang Xiangui

*Independent Non-executive Directors:*

Mr. Chau Shing Yim, David  
Mr. He Qi  
Ms. Xie Hongxi

*Registered Office:*

P.O. Box 309  
Ugland House  
Grand Cayman, KY1-1104  
Cayman Islands

*Principal place of business  
in the PRC:*

43rd Floor  
Evergrande International Centre  
No. 78 Huangpu Avenue West  
Guangzhou, Guangdong Province  
China (Postal Code: 510620)

*Principal place of business  
in Hong Kong:*

Suites 1501–1507  
One Pacific Place  
88 Queensway, Hong Kong

28 February 2017

*To the Shareholders*

Dear Sir or Madam,

**MAJOR TRANSACTION**

**INTRODUCTION**

Reference is made to the announcement of the Company dated 3 October 2016 in relation to the Proposed Reorganisation where it was disclosed that Hengda Real Estate may introduce strategic investment by way of private placing. Since the commencement of the work on the introduction of strategic investors, the Company has received immense interests from the market

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## LETTER FROM THE BOARD

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and the Company has decided to select the investors referred to in this circular as the first batch of investors. On 30 December 2016, Kailong Real Estate and Hengda Real Estate, both wholly-owned subsidiaries of the Company, entered into the Investment Agreements with the Investors, pursuant to which, the Investors have agreed to contribute an aggregate of RMB30 billion to the capital of Hengda Real Estate.

The purpose of this circular is to provide you with information in respect of, among other things, the details of the Capital Increase and certain information about Hengda Real Estate.

### THE CAPITAL INCREASE

#### (1) The CITIC Juheng Investment Agreement

*Date*

30 December 2016

*Parties to the CITIC Juheng Investment Agreement*

- (1) Kailong Real Estate;
- (2) Hengda Real Estate; and
- (3) 中信聚恒(深圳)投資控股中心(有限合夥) (CITIC Juheng (Shenzhen) Investment Holdings LLP).

CITIC Juheng is a limited liability partnership established in the PRC. Its general partner is a subsidiary company of 中信信託有限責任公司 (CITIC Trust Co., Ltd.) and is principally engaged in investment in industrial enterprises, project investment, investment consulting, venture capital investment and related services. To the best knowledge of the Directors, having made all reasonable enquiries, CITIC Juheng and its ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

*Amount of capital to be contributed under the CITIC Juheng Investment Agreement*

Pursuant to the terms of the CITIC Juheng Investment Agreement, CITIC Juheng will subscribe for new capital in Hengda Real Estate for RMB5,000,000,000, representing approximately 2.19% of the enlarged equity interest of Hengda Real Estate upon completion of the Capital Increase.



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## LETTER FROM THE BOARD

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### (2) The Guangtian Investment Agreement

#### *Date*

30 December 2016

#### *Parties to the Guangtian Investment Agreement*

- (1) Kailong Real Estate;
- (2) Hengda Real Estate; and
- (3) 廣田投資有限公司 (Guangtian Investment Co., Ltd.).

Guangtian is a company incorporated in the PRC. It is a subsidiary 廣田控股集團有限公司 (Guangtian Holdings Co., Ltd.) and is principally engage in the assets management, private equity and venture capital investment businesses. To the best knowledge of the Directors, having made all reasonable enquiries, Guangtian and its ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

#### *Amount of capital to be contributed under the Guangtian Investment Agreement*

Pursuant to the terms of the Guangtian Investment Agreement, Guangtian will subscribe for new capital in Hengda Real Estate for RMB5,000,000,000, representing approximately 2.19% of the enlarged equity interest of Hengda Real Estate upon completion of the Capital Increase.

### (3) The Huajian Investment Agreement

#### *Date*

30 December 2016

#### *Parties to the Huajian Investment Agreement*

- (1) Kailong Real Estate;
- (2) Hengda Real Estate; and
- (3) 深圳市華建控股有限公司 (Shenzhen Huajian Holdings Co., Ltd.).

Huajian is a company incorporated in the PRC. It is a subsidiary of 華超置業控股有限公司 (Huachao Property Holdings Co., Ltd.) and is principally engage in the business of investment in industrial enterprises, and investments in industrial, agricultural, energy, transportation and tourism projects. To the best knowledge of the Directors, having made all reasonable enquiries, Huajian and its ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

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## LETTER FROM THE BOARD

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### *Amount of capital to be contributed under the Huajian Investment Agreement*

Pursuant to the terms of the Huajian Investment Agreement, Huajian will subscribe for new capital in Hengda Real Estate for RMB5,000,000,000, representing approximately 2.19% of the enlarged equity interest of Hengda Real Estate upon completion of the Capital Increase.

#### **(4) The Zhongrong Investment Agreement**

##### *Date*

30 December 2016

##### *Parties to the Zhongrong Investment Agreement*

- (1) Kailong Real Estate;
- (2) Hengda Real Estate; and
- (3) 深圳市中融鼎興投資合夥企業(有限合夥) (Shenzhen Zhongrong Dingxing Investment LLP).

Zhongrong Dingxing Investment is a limited liability partnership established in the PRC. Its general partner is a subsidiary company of 中融國際信託有限公司 (Zhongrong International Trust Co., Ltd.) and is principally engage in investment in industrial enterprises, equity investment and investment consulting business. To the best knowledge of the Directors, having made all reasonable enquiries, Zhongrong Dingxing Investment and its ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

### *Amount of capital to be contributed under the Zhongrong Investment Agreement*

Pursuant to the terms of the Zhongrong Investment Agreement, Zhongrong Dingxing Investment will contribute RMB3,000,000,000 to the capital of Hengda Real Estate, representing approximately 1.32% of the enlarged equity interest of Hengda Real Estate upon completion of the Capital Increase.

#### **(5) The Shandong Highway Investment Agreement**

##### *Date*

30 December 2016

##### *Parties to the Shandong Highway Investment Agreement*

- (1) Kailong Real Estate;
- (2) Hengda Real Estate; and

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## LETTER FROM THE BOARD

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- (3) Subsidiary 山東高速投資控股有限公司 (Shandong Highway Investment Group Co., Ltd.) and affiliate 山東鐵路發展基金有限公司 (Shandong Railway Development Fund Co., Ltd.) of 山東高速集團有限公司 (Shandong Highway Group Co., Ltd.) (collectively referred to as the “Shandong Highway Companies”).

The Shandong Highway Companies are principally engage in the business of assets management, project investment and management and investment consulting. To the best knowledge of the Directors, having made all reasonable enquiries, the Shandong Highway Companies and their ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

### *Amount of capital to be contributed under the Shandong Highway Investment Agreement*

Pursuant to the terms of the Shandong Highway Investment Agreement, the Shandong Highway Companies will subscribe for new capital in Hengda Real Estate for RMB3,000,000,000, representing approximately 1.32.% of the enlarged equity interest of Hengda Real Estate upon completion of the Capital Increase.

## **(6) The Ruican Investment Agreement**

### *Date*

30 December 2016

### *Parties to the Ruican Investment Agreement*

- (1) Kailong Real Estate;
- (2) Hengda Real Estate; and
- (3) 蘇州工業園區睿燦投資企業(有限合夥) (Suzhou Industrial Park Ruican Investment LLP).

Ruican Investment is a limited liability partnership established in the PRC. Its general partner is a subsidiary company of 上海華信證券有限責任公司 (Shanghai Huaxin Securities Co., Ltd.) and is principally engage in the venture capital, industrial investment, management and financial consulting businesses. To the best knowledge of the Directors, having made all reasonable enquiries, Ruican Investment and its ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

### *Amount of capital to be contributed under the Ruican Investment Agreement*

Pursuant to the terms of the Ruican Investment Agreement, Ruican Investment will subscribe for new capital in Hengda Real Estate for RMB3,000,000,000, representing approximately 1.32% of the enlarged equity interest of Hengda Real Estate upon completion of the Capital Increase.

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## LETTER FROM THE BOARD

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### (7) The Meitou Investment Agreement

*Date*

30 December 2016

*Parties to the Meitou Investment Agreement*

- (1) Kailong Real Estate;
- (2) Hengda Real Estate; and
- (3) 深圳市美投高新技術創業投資有限公司 (Shenzhen Meitou Hi-tech Venture Capital Investment Co., Ltd.).

Meitou is a limited liability company established in the PRC and is principally engaged in venture capital investment and related services. To the best knowledge of the Directors, having made all reasonable enquiries, Meitou and its ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

*Amount of capital to be contributed under the Meitou Investment Agreement*

Pursuant to the terms of the Meitou Investment Agreement, Meitou will subscribe for new capital in Hengda Real Estate for RMB3,000,000,000, representing approximately 1.32% of the enlarged equity interest of Hengda Real Estate upon completion of the Capital Increase.

### (8) The Guangdong Weimei Investment Agreement

*Date*

30 December 2016

*Parties to the Guangdong Weimei Investment Agreement*

- (1) Kailong Real Estate;
- (2) Hengda Real Estate; and
- (3) 廣東唯美明珠投資有限公司 (Guangdong Weimei Mingzhu Investment Co., Ltd.).

Guangdong Weimei is a 50:50% joint venture between 廣東唯投控股有限公司 (Guangdong Weitou Holdings Co., Ltd.) and 佛山市葉盛投資有限公司 (Foshan Yesheng Investment Co., Ltd.) established in the PRC and is principally engaged in industrial investment, equity investment and enterprise management consulting business. To the best knowledge of the Directors, having made all reasonable enquiries, Guangdong Weimei and its ultimate beneficial owners are independent of and not connected with the Company or its connected persons.

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## LETTER FROM THE BOARD

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### *Amount of capital to be contributed under the Guangdong Weimei Investment Agreement*

Pursuant to the terms of the Guangdong Weimei Investment Agreement, Guangdong Weimei will subscribe for new capital in Hengda Real Estate for RMB3,000,000,000, representing approximately 1.32% of the enlarged equity interest of Hengda Real Estate upon completion of the Capital Increase.

### **OTHER TERMS OF THE INVESTMENT AGREEMENTS**

#### **Conditions**

The Capital Increase is conditional upon the satisfaction of the following conditions:

- (a) the Investors having received approvals from its board of directors/executive director, shareholders (if necessary) or similar authorised organisations;
- (b) if the Investor is a State-owned enterprise, such approval from the State-owned Assets Administration Bureau or its authorised departments;
- (c) other approvals from the supervisory departments of the Investors;
- (d) the shareholder of Kailong Real Estate having approved the Capital Increase and the amendments to the articles of association of Hengda Real Estate; and
- (e) the Board (and if necessary, the Shareholders) having approved the Capital Increase.

#### **Basis of determining the equity interest attributable to the Investors**

The aggregate amount of the Capital Increase is RMB30 billion, which will be contributed to the equity capital of Hengda Real Estate and its capital reserve.

The amount of Capital Increase was determined after arm's length negotiations with reference to, among others, the net asset value of Hengda Real Estate as at 30 June 2016, the land reserves of Hengda Real Estate and the development potentials of such projects, the contracted sales performance of Hengda Real Estate, with reference to the appreciation in value of the land of Hengda Real Estate as indicated by CBRE Limited, an independent third party valuer, in its preliminary valuation report dated 1 September 2016 on the land and properties held by Hengda Real Estate as at June 2016, prevailing market conditions, and the development strategy of Hengda Real Estate and potential synergy and benefits of the Proposed Reorganisation.

The pro forma net asset value attributable to shareholders of Hengda Real Estate was determined to be approximately RMB198 billion, which is the revalued net asset value attributable to shareholders and made up by the sum of net asset value attributable to shareholders Hengda Real Estate as at 30 June 2016 as adjusted by the post-tax land appreciation value attributable to the shareholders of Hengda Real Estate and excluding the value of investment property.

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## LETTER FROM THE BOARD

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The post-tax land appreciation value attributable to the shareholders of Hengda Real Estate is derived from the market value of the land reserve held by Hengda Real Estate, estimated by residual approach as at 30 June 2016 from the preliminary valuation report prepared by CBRE Limited minus the book value of such lands as at 30 June 2016 and adjusted for potential tax obligations including estimated value-added tax, land appreciation tax and income tax.

### **Timing for the contribution**

The Capital Increase amount is payable by the Investor within 3 business days from the signing of the Investment Agreement. The parties agreed to complete the capital verification procedures and process the registration of the Capital Increase with the 市場監督管理局 (Market Supervisory Administration Bureau) within 20 business days from the receipt of the Capital Increase amount by Hengda Real Estate.

### **Performance Undertaking and Indemnity**

#### *Performance Undertaking*

Under the terms of the Investment Agreements, Kailong Real Estate and Hengda Real Estate have undertaken to the Investors that the net profit of Hengda Real Estate for the three financial years of 2017, 2018 and 2019 shall not be less than RMB24.3 billion, RMB30.8 billion and RMB33.7 billion, respectively.

The Performance Indemnity was based on the internal budget and the work plans of the Company.

The Company will disclose the bases and assumptions in arriving at the performance indemnity undertaking of Hengda Real Estate for the three financial years of 2017, 2018 and 2019 under the Performance Undertaking by way of further announcement. The professional advisers of the Company are currently carrying out reviews of such bases and assumptions and it is expected that the further announcement will be made on or before 31 March 2017.

#### *Dividend payment prior to the entering into of the Reorganisation Agreement*

The parties agreed that prior to the entering into of the Reorganisation Agreement and subject to the dividend payment not adversely affecting the ability of Hengda Real Estate to continue to operate, Hengda Real Estate will distribute at least 60% of its net profit for each of the financial years under the Performance Undertaking Period to its shareholders.

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## LETTER FROM THE BOARD

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If the net profit of Hengda Real Estate for a financial year in the Performance Undertaking Period is less than the Performance Undertaking Amount for that financial year, the proportional dividend to be paid by Hengda Real Estate to the Investors will be adjusted upward by using the following formula:

$$\begin{array}{l} \text{Percentage ratio of the} \\ \text{proportional dividend} \\ \text{payable to the Investors} \end{array} = \frac{\text{Percentage of equity interest held by the Investors}}{\text{(actual net profit of Hengda Real Estate for that financial year/the Performance Undertaking Amount for that year)}}$$

If the percentage ratio calculated by the above formula is greater than 100%, then the distribution to the Investors will be based on 100%.

### *Dividend payment after the entering into of the Reorganisation Agreement*

The above dividend payment arrangement will lapse upon the execution of the Reorganisation Agreement. Upon the execution of the Reorganisation Agreement, dividend payment will be in accordance with the applicable requirements of the CSRC and the terms of the Reorganisation Agreement.

If, for any reasons, the Reorganisation Agreement is terminated after its execution, Hengda Real Estate will make up for any shortfall in dividend paid to the Investors during the period between the execution of the Reorganisation Agreement and its termination in accordance with the terms of the Investment Agreements as if the Reorganisation Agreement has not been entered.

### **Repurchase obligation or compensation**

If the Proposed Reorganisation as contemplated under the Reorganisation Agreement is not completed by 31 January 2020 and the failure to complete is not attributable to the relevant Investor, the relevant Investor will have the right within two months of the expiry of such deadline to request Kailong Real Estate to either:

- (i) repurchase the equity interest held by the relevant Investor at its original investment cost; or
- (ii) transfer shares in Hengda Real Estate to the relevant Investor without consideration in accordance with the following formula as compensation:

$$\begin{array}{l} \text{Percentage of equity in} \\ \text{Hengda Real Estate to be} \\ \text{transferred by Kailong} \\ \text{Real Estate to the relevant} \\ \text{Investor as compensation} \end{array} = \begin{array}{l} \text{Percentage interest in Hengda Real Estate} \\ \text{held by the relevant Investor on the} \\ \text{signing of the compensation agreement} \\ \text{(excluding any additional interest} \\ \text{acquired by the relevant Investor after the} \\ \text{date of the relevant Investment} \\ \text{Agreement)} \end{array} \times 50\%$$

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## LETTER FROM THE BOARD

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### Undertaking of the Investors

Each of the Investors has undertaken to Kailong Real Estate and Hengda Real Estate that for a period of three years from completion of the Capital Increase or immediately prior to the completion of the Proposed Reorganisation (whichever is earlier), it will not transfer its interests in Hengda Real Estate or create any encumbrances over such interests without the consent of Kailong Real Estate. From the date of completion of the Capital Increase to completion of the Proposed Reorganisation, the Investor will not alter its direct or indirect interests in Hengda Real Estate or carry out any acts which would adversely affect the Proposed Reorganisation.

### INFORMATION ABOUT HENGDA REAL ESTATE

Hengda Real Estate is a limited liability company established in the PRC and is principally engaged in the business of property development in the PRC.

According to the unaudited financial statements of Hengda Real Estate, the financial results of Hengda Real Estate for the two years ended 31 December 2014 and 2015 are as follows:

	For the year ended	
	31 December	
	2014	2015
	(unaudited)	(unaudited)
	<i>RMB million</i>	<i>RMB million</i>
Net profit before tax	24,532	29,233
Net profit after tax	18,341	21,335

The consolidated net asset value of Hengda Real Estate as at 30 June 2016 was RMB63,654 million.

The Directors currently intend to apply the proceeds from the Capital Increase of RMB 30 billion in the following manners:

Purpose	Amount	% of the	Timing
	<i>RMB million</i>	proceeds	
(i) Repayment of indebtedness of Hengda Real Estate	12,000	40	Within 12 months of completion of the Capital Increase
(ii) Acquisition of new projects	12,000	40	Within 12 months of completion of the Capital Increase



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## LETTER FROM THE BOARD

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<b>Purpose</b>	<b>Amount</b> <i>RMB million</i>	<b>% of the</b> <b>proceeds</b>	<b>Timing</b>
(iii) General working capital	6,000	20	Within 12 months of completion of the Capital Increase
Total	<u>30,000</u>	<u>100</u>	

The Company may adjust its development plans in response to changing market conditions and thus may adjust and reallocate the use of proceeds accordingly. The Company will publish further announcements to update the Shareholders of any significant adjustment or changes to the planned use of proceeds as and when appropriate.

### **REASON FOR THE CAPITAL INCREASE, PROPOSED A SHARE LISTING**

The Company announced on 3 October 2016 that Kailong Real Estate and Hengda Real Estate have entered into a cooperation agreement with Shenzhen Real Estate and Shenzhen Investment pursuant to which the parties agreed to work towards the entering into of the Reorganisation Agreement with regard to the Proposed Reorganisation. Under the Proposed Reorganisation, Shenzhen Real Estate will, by way of issue of Renminbi ordinary shares and/or payment of cash consideration, acquire all of the interest in Hengda Real Estate from Kailong Real Estate. Upon completion of the Proposed Reorganisation, Kailong Real Estate will become the controlling shareholder of Shenzhen Real Estate and the Proposed Reorganisation will enable the Company to effectively list the real estate related assets on the Shenzhen Stock Exchange A-share market.

The Capital Increase will serve to raise fund as well as to allow the Group to maintain the public float of Shenzhen Real Estate upon completion of the Proposed Reorganisation.

Given that the Capital Increase was being made after arm's length negotiations, and that the Investment Agreements were concluded based on normal commercial terms, the Directors (including the independent non-executive Directors) consider that the Capital Increase was made on normal commercial terms, the terms of which are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

The Company does not rule out the introduction of further investors to Hengda Real Estate in the near future. The Company will disclose any such further investments in compliance with the Listing Rules when binding investment agreements have been entered into.

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## LETTER FROM THE BOARD

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### FINANCIAL EFFECTS TO THE GROUP AS A RESULT OF THE CAPITAL INCREASE

Immediately following the Capital Increase, the effective shareholding of the Company in Hengda Real Estate will be diluted from 100% to approximately 86.84%. Notwithstanding such dilution, Hengda Real Estate will remain as a non-wholly owned subsidiary of the Company and its financial results, assets, liabilities and cash flows will continue to be consolidated into the Company's consolidated financial statements in accordance with the Hong Kong Financial Reporting Standards. As Kailong Real Estate has agreed with a repurchase obligation provided that the Proposed Reorganisation as contemplated under the Reorganisation Agreement is not completed by 31 January 2020, the Capital Increase in Hengda Real Estate will be treated as a financial liability and will not result in the recognition of any gain or loss in the Company's consolidated financial statements. Upon completion of the Proposed Reorganisation, the Capital Increase will then be classified as equity of the Group. The Directors are of the view that the Capital Increase would enhance the prospect of the Group, and is thus in the interests of the Company and the Shareholders as a whole.

### GENERAL

The Group is principally engaged in the development of large scale residential properties and integrated commercial properties in the PRC.

### LISTING RULES IMPLICATIONS

The Capital Increase constitutes a deemed disposal of the Company under Chapter 14 of the Listing Rules. As the applicable percentage ratios under Rule 14.07 of the Listing Rules in respect of the Capital Increase is more than 25% but less than 75%, the Capital Increase constitutes a major transaction for the Company and is subject to the reporting, announcement and shareholders' approval requirements under Chapter 14 of the Listing Rules. As no shareholder is interested in the transaction and is required to abstain from voting at the general meeting convened for the approval of the Capital Increase, the Company has approved the Capital Increase by the written approval of Xin Xin, a shareholder holding approximately 68.45% of the issued share capital of the Company as at the date of this announcement, pursuant to Rule 14.44 of the Listing Rules and is exempted from the requirement to convene a shareholders' meeting for the approval of the Capital Increase.

By order of the Board  
**China Evergrande Group**  
**Hui Ka Yan**  
*Chairman*

## I. FINANCIAL INFORMATION OF THE GROUP FOR THE THREE FINANCIAL YEARS ENDED 31 DECEMBER 2015 AND THE SIX MONTHS ENDED 30 JUNE 2016

Financial information of the Group for the three years ended 31 December 2013, 2014 and 2015 and the six months ended 30 June 2016 are disclosed on pages 89 to 170 of the annual report of the Company for the year ended 31 December 2013 dated 29 April 2014, pages 69 to 162 of the annual report of the Company for the year ended 31 December 2014 dated 29 April 2015, pages 67 to 180 of the annual report of the Company for the year ended 31 December 2015 dated 21 April 2016 and pages 25 to 68 of the interim report of the Company for the six months ended 30 June 2016 dated 30 September 2016, all of which are published on the website of the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk), and the website of the Company at [www.evergrande.com](http://www.evergrande.com). Quick links to the annual reports and the interim report of the Company are set out below:

annual report of the Company for the year ended 31 December 2013:

<http://www.hkexnews.hk/listedco/listconews/SEHK/2014/0429/LTN20140429683.pdf>

annual report of the Company for the year ended 31 December 2014:

<http://www.hkexnews.hk/listedco/listconews/SEHK/2015/0429/LTN201504291178.pdf>

annual report of the Company for the year ended 31 December 2015:

<http://www.hkexnews.hk/listedco/listconews/SEHK/2016/0421/LTN20160421037.pdf>

interim report of the Company for the six months ended 30 June 2016:

<http://www.hkexnews.hk/listedco/listconews/SEHK/2016/0930/LTN20160930219.pdf>

## II. INDEBTEDNESS

### Borrowings—

At the close of business on 13 January 2017, being the latest practicable date for the purpose of this statement of indebtedness prior to the printing of this circular, the Group had outstanding borrowings of approximately RMB565,257 million, details of which are set out below:

	<b>Secured and guaranteed</b> <i>RMB million</i>	<b>Unsecured but guaranteed</b> <i>RMB million</i>	<b>Unsecured and unguaranteed</b> <i>RMB million</i>	<b>Total</b> <i>RMB million</i>
Borrowings				
— Bank borrowings	221,467	39,969	—	261,436
— Other borrowings	165,600	55,440	7,051	228,091
— Senior notes	21,966	—	—	21,966
— PRC corporate bonds	—	—	53,764	53,764
Total	<u>409,033</u>	<u>95,409</u>	<u>60,815</u>	<u>565,257</u>

**Financial guarantee and contingent liabilities**

At the close of business on 13 January 2017, the Group's financial guarantee and contingent liabilities were as follows:

	<i>RMB million</i>
Mortgage facilities for certain purchasers of properties	257,285
Guarantees for credit facilities granted to third parties	<u>4,666</u>
Total	<u><u>261,951</u></u>

*Note (a):* At the close of business on 13 January 2017, the Group had provided guarantees in respect of mortgage facilities granted by certain banks relating to the mortgage loans arranged for certain purchasers of properties developed by certain subsidiaries of the Group. The outstanding mortgage loans under these guarantees amounted to approximately RMB257,285 million. Pursuant to the terms of the guarantees, upon default in mortgage payments by these purchasers, the Group is responsible to repay the outstanding mortgage principals together with accrued interest owed by the defaulted purchasers to the banks and the Enlarged Group is entitled to take over the legal title and possession of the related properties.

**III. WORKING CAPITAL**

After taking into account the Group's available resources, including internal generated funds, external borrowings the presently available banking facilities and the proposed shares subscription in Hengda Real Estate in cash by third parties pursuant to respective signed investment agreements, in the absence of unforeseen circumstances, the Directors are of the opinion that the Group will have sufficient working capital to meet its present requirements for the next twelve months from the date of this circular.

**IV. MATERIAL ADVERSE CHANGE**

The Directors were not aware of any material adverse change to the financial or trading position of the Group since 31 December 2015, being the date to which the latest audited consolidated financial statement of the Company were published.

**V. OUTLOOK AND PROSPECTS**

The Capital Increase will provide further funds for the Group. Upon completion of the Capital Increase, the Group will continue to be principally engaged in property development, property investment, property management, property construction, hotel and other businesses in the PRC.

**VI. OTHER INFORMATION****(a) Liquidity and Financial Resources**

As at 30 June 2016, the total amount of cash and cash equivalents and restricted cash of the Group was RMB 212.00 billion.

As at 30 June 2016, the Group's interest-bearing borrowings and other borrowings were approximately RMB381.26 billion and were charged at variable interest rate.

**(b) Gearing Ratio**

As of 30 June 2016, the Group's gearing ratio (calculated by total borrowings divided by total asset) was approximately 38%.

**(c) Employee and Remuneration Policy**

As at 30 June 2016, the Group had an aggregate of 79,665 employees. The Group recruited and promoted individual persons according to their strength and development potential. The Group determined the remuneration packages of all employees (including the Directors) with reference to individual performance and current market rate.

**(d) Material acquisitions by the Group**

Since 31 December 2015, being the latest published audited accounts of the Company has been made up, the Group has conducted the following material acquisitions:

From the beginning of the year and up to 28 April 2016, the Group acquired 577,180,500 H shares and 1,001,680,000 domestic shares of 盛京銀行股份有限公司 (Shengjing Bank Co., Ltd.) ("**Shengjing Bank**"), a commercial bank established in the PRC which is engaged in the banking business, for an aggregate consideration of HK\$6,926,166,000 and RMB10,016,800,000. The H shares of Shengjing Bank are listed on the main board of the Stock Exchange. The Group disposed the 577,180,500 H shares on 6 May 2016 to restore the public float of Shengjing Bank for HK\$6,926,166,000, which approximates the purchase price for such H shares. After the disposal, the Group was interested in 1,001,680,000 domestic shares of Shengjing Bank, representing approximately 17.28% of the issued share capital of Shengjing Bank. Details of the acquisitions and disposal of the shares in Shengjing Bank are disclosed in the Company's announcements dated 29 February 2016, 28 April 2016 and 6 May 2016.

On 24 April 2016, the Group acquired 952,292,202 shares in 嘉凱城集團股份有限公司 (Calxon Group Holdings Co. Ltd.) ("**Calxon Group**") at an aggregate consideration of RMB3,609,187,445.58. Such shares represent approximately 52.78% of the issued share capital of Calxon Group. The Calxon Group is principally engaged in real estate development in the PRC and the shares of which are listed on the Shenzhen Stock Exchange. Details of the acquisition are disclosed in the Company's announcement dated 24 April 2016.

From mid-2016 and up to 29 November 2016, the Group acquired in aggregate 1,553,210,974 A shares of China Vanke Co., Ltd. ("**Vanke**"), representing approximately 14.07% of the issued share capital of Vanke as at the Latest Practicable Date, for an aggregate consideration of approximately RMB36,273 billion. Vanke is a joint-stock company established in the PRC, the A shares and H shares of which are listed on the Shenzhen Stock Exchange and the main board of the Stock Exchange, respectively. Vanke is principally engaged in the business of property development in the PRC. Details of the acquisitions are disclosed in the Company's circular dated 13 January 2017.

*The following is the text of a letter with the summary of values received from CBRE Limited, prepared for the purpose of incorporation in the circular, in connection with their valuation as of 30 November 2016 of certain properties of the Group.*

**CBRE**

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十二樓1204–06室，三樓及四樓  
電話 852 2820 2800 傳真 852 2810 0830  
www.cbre.com.hk  
地產代理 (公司) 牌照號碼  
Estate Agent's Licence No: C-004065

28 February 2017

**China Evergrande Group**

Suite 1501–1507,  
One Pacific Place,  
88 Queensway,  
Hong Kong

Dear Sirs,

In accordance with instructions from China Evergrande Group (the “Company”) to value the certain properties in which Hengda Real Estate Group and its subsidiaries (collectively referred to as “the Group”) have interests in the People’s Republic of China (the “PRC”) and Hong Kong, we confirm that we have carried out inspections, made relevant enquiries, and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the market value of such properties as of 30 November 2016 (the “Valuation Date”).

**Valuation Basis, Assumptions and Methodology**

Our valuation is prepared in accordance with “The HKIS Valuation Standards (2012 Edition)” (“the Standards”) published by The Hong Kong Institute of Surveyors (“the HKIS”), the RICS Valuation — Professional Standards of Royal Institution of Chartered Surveyors and is complied with International Valuation Standards (IVS).

Our valuation is made on the basis of market value which is defined by the International Valuation Standards and followed by the HKIS as “the estimated amount for which an asset or liability should exchange on the Valuation Date between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”

We have also complied with all the requirements contained in the Companies Ordinance, Chapter 5, Practice Note 12 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”).

Our valuation has been made on the assumption that the owner sells the property on the open market without the benefit or burden of a deferred term contract, leaseback, joint venture, management agreement or any similar arrangement, which would serve to affect the values of the properties.

No allowance has been made in our valuation for any charges, mortgages or amounts owing neither on the property nor for any expenses or taxation which may be incurred in effecting sale. Unless otherwise stated, it is assumed that the properties were free from encumbrances, restrictions and outgoings of an onerous nature which could affect their values.

We have valued the properties in Group I which are held by the Group for sale, the properties in Group II which are held by the Group for owner occupation, and the properties in Group V which are held by the Group for future development by the Direct Comparison Approach on the assumption that each property can be sold in their existing state. Comparison is based on prices realized on actual transactions and/or asking prices of comparable properties. Comparable properties with similar sizes, characteristics and locations are analyzed, and carefully weighed against all respective advantages and disadvantages of each property in order to arrive at a fair comparison of value.

We have valued portions of the properties in Group II which are held and operated by the Group as hotel, by Discounted Cash Flow Approach and analysed the long term return that is likely to be derived from a property with a combination of both income and capital growth over an assumed investment horizon. In undertaking this analysis, a wide range of assumptions are made including a target or pre-selected internal rate of return, net property income, income growth, potential capital expenditure, costs associated with the initial purchase of the property and also its disposal at the end of the investment period.

For the completed properties in Group III and Group VII which are held by the Group for investment, the properties are valued by Direct Comparison Approach assuming sale of each of these properties in its existing state by making references to comparable sale transactions and/or asking prices of comparable properties in the relevant markets. Where appropriate, we have also valued the properties using the Income Capitalization Approach by capitalization of the net rental income derived from the existing tenancies with due allowance for the reversionary income potential of the property.

In valuing the portion of the properties in Group III and properties in Group IV which are under development, we have assumed that they will be developed and completed in accordance with the latest development proposal provided to us by the Group. In arriving at our opinion of value, we have adopted the comparison approach by making reference to comparable sales evidence as available in the relevant market and have also taken into account the accrued construction cost and professional fees relevant to the stage of construction as at the valuation date and the remainder of the cost and fees that are expected to be incurred for completing the development. We have relied on the accrued construction cost and professional fees information provided by the Group according to the different stages of construction of the subject properties as at the valuation date and we did not find any material inconsistency from those of other similar developments.

For the properties in Group VI which are contracted to be held by the Group, as for which the Group has entered into agreements with relevant owner of the property or government authority or entered into share transfer agreements, but for which the Group has not yet obtained the State-owned Land Use Rights Certificates and/or the payment of the land premium has not yet been fully settled as of the Valuation Date, we have attributed no commercial value to such properties.

### **Source of Information**

We have relied on information provided by the Group, in particular, but not limited to the sales records, planning approvals, statutory notices, easements, development scheme, construction costs, development time schedules, site area and floor area, tenancy schedules, interests attributable to the Group and other relevant information. No on-site measurement has been taken. Dimensions, measurements and areas included in the property summaries are only approximations. We have taken every reasonable care both during reviewing the information provided to us and in making relevant enquiries. We have no reason to doubt the truth and accuracy of the information provided to us by the Group, which is material to the valuation. We were also advised by the Group that no material facts have been omitted from the information provided to us.



In the course of our valuation for the properties in the PRC, we have relied on the legal opinion provided by the Group's PRC legal advisor, King & Wood Mallesons (the "PRC Legal Opinion"). We have been provided with extracts from title documents relating to such properties. We have not, however, inspected the original documents to verify ownership or any amendment which did not appear on the copies handed to us. All documents have been used for reference only. Unless otherwise stated, in valuing the Properties, we have prepared our valuation on the basis that the owners have proper title to the properties and have free and uninterrupted rights to use, occupy or assign the properties for the whole of the unexpired terms as granted.

We have had no reason to doubt the truth and accuracy of the information provided to us by the Group. We have also sought confirmation from the Group that no material factors have been omitted from the information supplied. We consider that we have been provided with sufficient information to arrive an informed view, and we have no reason to suspect that any material information has been withheld.

### **Property Inspection**

We made inspection of the properties for this valuation. In the course of our inspection, we did not notice any serious defects. However, we have not carried out any structural survey nor any tests were made on the building services. Therefore, we are not able to report whether the properties are free of rot, infestation, or any other structural defects. During our inspection, we have not carried our investigations on the site to determine the suitability of the ground conditions and the services for any future development.

We have not carried out site measurements to verify the correctness of the areas of the properties. We have assumed that the areas shown on the documents and official site plan are correct. Our valuation is on the basis that these aspects are satisfactory. All documents and contracts have been used as reference only and all dimensions, measurements and areas are approximations.

Inspection of the properties was carried out in the period between July 2016 and December 2016 by our technical staff including Ms. Jennifer Ip, Mr. Edmond Wong, Ms. Joey Gong, Mr. Kaiser Lo, Mr. Timothy Yim, Ms. Coco Zhu, Ms. Clara Shi, Mr. Leo Lei, Mr. Jimmy Wu, Ms. Jessica Chen, Ms. Nicole Liu, Ms. Mao Yan, Ms. Petal Wang, etc. They are Chartered Surveyors/China Real Estate Appraisers and/or have more than 2 to 5 years' experience in the valuation of properties in the PRC and possess academic background in subjects relating to real estate valuation.

### **Currency**

Unless otherwise stated, all monetary figures stated in this report are in Renminbi (RMB) or in Hong Kong Dollars (HKD), the official currency of the PRC and Hong Kong in relation to the properties in the PRC and Hong Kong respectively.

**Summary Disclosure**

In accordance with the requirements in rule 5.02B of Chapter 5 of the Rules Governing the Listing of Securities issued by The Stock Exchange of Hong Kong Limited, as the values of the property interests as at the valuation date are less than 5% of the total property interests, we present the property information and valuation in the format of summary disclosure.

We enclose herewith our summary of values.

Yours faithfully,  
For and on behalf of  
**CBRE Limited**  
**Daniel Mohr**  
*MRICS*  
*Executive Director*  
*Valuation & Advisory Services*

*Note:* Mr. Daniel Mohr is a member of Royal Institution of Chartered Surveyors. He has over 15 years of valuation experience in the PRC and Hong Kong, as well as relevant experience in the Asia-Pacific region.

<b>Property Group (Group I – Group V)</b>	<b>No. of Properties</b>	<b>Market Value in existing state As at Valuation Date (RMB million)</b>	<b>Market Value Attributable to the Group As at Valuation Date (RMB million)</b>
Group I — Properties held by the Group for Sale in the PRC	358	136,405.70	121,958.83
Group II — Properties held by the Group for Occupation/Operation in the PRC	60	12,533.30	12,200.30
Group III-A — Properties held by the Group for Investment in the PRC (Completed)	295	87,832.70	84,710.85
Group III-B — Properties held by the Group for Investment in the PRC (Under Development)	122	24,138.00	22,279.21
Group IV — Properties held by the Group Under Development in the PRC	502	532,737.60	487,571.36
Group V — Properties held by the Group for Future Development in the PRC	56	40,554.10	35,478.88
<b>Sub-Total</b>	1,393	834,201.40	764,199.42
<b>Property Group (Group VI)</b>	<b>No. of Properties</b>		<b>Market Value Attributable to the Group As at Valuation Date (RMB million)</b>
Group VI — Properties contracted to be acquired by the Group in the PRC	39		No Commercial Value
<b>Property Group (Group VII)</b>	<b>No. of Properties</b>	<b>Market Value in existing state As at Valuation Date (HKD million)</b>	<b>Market Value Attributable to the Group As at Valuation Date (HKD million)</b>
Group VII — Properties held by the Group for Investments in Hong Kong	2	11,009.79	11,009.79

## PROPERTIES IN THE PRC

## Group I — Properties held by the Group for Sale in the PRC

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Pre-Sale <sup>(1)</sup> GFA (sq.m.)	Pre-Sale CPS	Pre-Sale Consideration (RMB million)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
I-1	Portion of Evergrande Emerald Court Xinyang	Xinyang Junjing Real Estate Company Limited	Xinyang	Residential, Commercial, Office	13 Feb 2055 to 13 Feb 2085	Residential	51,210	—	2016	50,966	—	264.58	266.00	55.0%	146.30
I-2	Portion of Evergrande Metropolis Shangqiu	Shangqiu Shitong Real Estate Development Company Limited	Shangqiu	Residential, Commercial	07 Jun 2054 to 07 Jun 2084	Residential	91,865	—	2016	67,436	—	425.45	594.30	100.0%	594.30
I-3	Portion of Evergrande Oasis Anyang	Anyang Tongrida Real Estate Development Company Limited	Anyang	Residential, Commercial	19 Nov 2050 to 30 Dec 2083	Residential	12,802	—	2015	12,760	—	70.00	70.20	100.0%	70.20
I-4	Portion of Evergrande Metropolis Pingdingshan	Pingdingshan Heirong Property Company Limited	Pingdingshan	Residential, Commercial	13 Aug 2053 to 13 Aug 2083	Residential	27,492	—	2016	10,731	—	60.31	160.90	57.0%	91.71
I-5	Portion of Evergrande Future City Zhengkai	Kaifeng Guoji Cheng Yihao Industrial Development Company Limited	Zhengzhou	Residential	02 Mar 2081 to 02 Mar 2081	Residential	18,610	—	2016	2,516	—	15.21	110.70	51.0%	56.46
I-6	Portion of Evergrande Oasis Luoyang	Hengda (Luoyang) Real Estate Group Company Limited	Luoyang	Residential, Commercial	06 Jan 2048 to 06 Jan 2078	Residential	90,713	—	2016	73,076	—	445.70	560.30	100.0%	560.30
I-7	Portion of Evergrande Aitium Xixiang	Xixiang Mingdu Property Company Limited	Xixiang	Residential, Commercial	16 Jan 2051 to 16 Jan 2081	Residential, Commercial	2,235	—	2016	2,235	—	18.45	18.50	100.0%	18.50
I-8	Portion of Evergrande Royal Scenic Bay Xixiang	Xixiang Sunlian Property Company Limited	Xixiang	Residential, Commercial	14 May 2053 to 14 May 2083	Residential	18,322	—	2016	16,108	—	162.93	187.50	100.0%	187.50
I-9	Portion of Evergrande Splendor Zhengzhou	Xixiang Yujing Property Company Limited	Zhengzhou	Residential, Commercial, Accommodation and Catering	19 Jul 2052 to 29 Jun 2086	Residential	5,211	—	2016	606	—	5.43	55.20	100.0%	55.20
I-10	Portion of Evergrande Metropolis Zhengzhou	Henan Xingke Property Company Limited	Zhengzhou	Residential, Commercial	08 Dec 2049 to 08 Dec 2079	Residential, Commercial	8,156	—	2015	8,156	—	220.10	220.10	100.0%	220.10
I-11	Portion of Evergrande Metropolis Xinyang	Henan Dayou Real Estate Development Company Limited	Xinyang	Residential, Commercial	31 Aug 2046 to 31 Aug 2076	Residential, Commercial	697	—	2016	540	—	14.91	15.80	100.0%	15.80

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Pre-Sale <sup>(1)</sup> GFA (sq.m.)	Pre-Sale CPS	Pre-Sale Consideration (RMB million)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
I-12	Portion of Evergrande Metropolis Luohe	Luohe Yusheng Real Estate Development Company Limited	Luohe	Residential, Commercial	18 Jun 2053 to 18 Jun 2083	Residential	60,319	—	2016	32,371	—	186.34	363.90	100.0%	363.90
I-13	Portion of Evergrande Scenic View Garden Luohe	Luohe Yusheng Real Estate Development Company Limited	Luohe	Residential, Commercial	18 Jun 2053 to 18 Jun 2083	Residential	29,504	—	2016	11,489	—	69.38	192.10	100.0%	192.10
I-14	Portion of Evergrande Palace Wugang	Wugang Hengda Property Company Limited	Wugang	Residential, Other	10 Dec 2050 to 15 Oct 2052	Residential	5,138	—	2013	5,138	—	20.97	21.00	100.0%	21.00
I-15	Portion of Evergrande Oasis Xichang	Xuchang Dijing Property Company Limited	Xuchang	Residential, Office	29 Mar 2052 to 29 Mar 2083	Residential	2,266	—	2015	1,061	—	6.71	13.70	100.0%	13.70
I-16	Portion of Evergrande Emerald Court Zhengzhou	Zhengzhou Heguang Property Company Limited	Zhengzhou	Residential	02 May 2085 to 02 May 2085	Residential	18,644	—	2016	18,644	—	228.18	228.20	100.0%	228.20
I-17	Portion of Evergrande Oasis Zhengzhou	Zhengzhou Yuhang Property Company Limited	Zhengzhou	Residential, Office	22 May 2053 to 22 May 2083	Residential	3,453	—	2016	—	—	—	53.90	100.0%	53.90
I-18	Portion of Evergrande Scenic Garden Zhengzhou	Zhengzhou Henglin Property Company Limited	Zhengzhou	Residential	03 Mar 2079 to 26 Jul 2085	Residential	44,252	—	2016	165,508	—	1,389.08	3,988.90	50.2%	2,002.83
I-19	Portion of Evergrande Metropolis Zhumadian	Zhumadian Kalifou Yuchang Real Estate Development Company Limited	Zhumadian	Residential, Commercial	Jun 2055 to Jun 2085	Residential	30,230	—	2016	28,441	—	167.85	178.60	100.0%	178.60
I-20	Portion of Evergrande Palace Dongguan	Dongguan Chenghang Real Estate Development Company Limited	Dongguan	Residential	16 Apr 2078 to 16 Apr 2078	Residential	22,356	—	2016	18,900	—	32.69	74.20	100.0%	74.20
I-21	Portion of Evergrande Royal View Garden Dongguan	Dongguan Shenjian Real Estate Company Limited	Dongguan	Residential	21 Sep 2081 to 21 Sep 2081	Residential	2,333	—	2016	1,385	—	12.98	26.40	99.5%	26.25
I-22	Portion of Evergrande Arium Dongguan (Phase III)	Dongguan Shenjian Real Estate Company Limited	Dongguan	Residential	19 May 2074	Commercial	422	—	2015	422	—	8.44	8.40	99.5%	8.35
I-23	Portion of Evergrande Royal Scenic Dongguan	Hongjin (Dongguan) Property Company Limited	Dongguan	Residential, Commercial	18 Mar 2053 to 18 Mar 2083	Residential	997	—	2016	844	—	18.01	20.00	100.0%	20.00
I-24	Portion of Evergrande Metropolis Zhongshan	Zhongshan Zhongxin Hongzhan Real Estate Company Limited	Zhongshan	Residential	21 Oct 2083 to 21 Oct 2083	Residential, Carpark	16,627	1,228	2016	16,627	—	159.92	362.50	100.0%	362.50
I-25	Portion of Evergrande Cruise City Foshan	Foshan Nantai Juncheng Real Estate Development Limited	Foshan	Residential	31 Jul 2062 to 11 Aug 2064	Residential	115,163	—	2015	115,163	—	2,612.62	2,612.60	100.0%	2,612.60

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Pre-Sale <sup>(1)</sup> GFA (sq.m.)	Pre-Sale CPS	Pre-Sale Consideration (RMB million)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
I-26	Portion of Evergrande Royal Scenic Peninsula Foshan	Foshan Nanhai Xinzhoujian Real Estate Development Company Limited	Foshan	Residential, Commercial, Public Facility	11 Aug 2064	Residential	14,314	—	2009	2,054	—	48.81	439.50	100.0%	439.50
I-27	Portion of Evergrande Royal Scenic Bay Foshan	Foshan Nanhai Yingyu Real Estate Development Company Limited	Foshan	Residential, Commercial	30 Dec 2050 to 30 Dec 2080	Residential	8,074	—	2016	7,340	—	131.09	148.60	100.0%	148.60
I-28	Portion of Evergrande Royal Scenic Foshan	Foshan Zhangxin Honglong Real Estate Company Limited	Foshan	Residential, Office	22 Aug 2053 to 22 Aug 2083	Residential	35,676	—	2016	35,676	—	76.50	76.50	100.0%	76.50
I-29	Portion of Evergrande Royal Palace Guangzhou	Guangzhou Xincheng Property Company Limited	Guangzhou	Residential	17 Dec 2083 to 17 Dec 2083	Residential	17,029	—	2016	14,053	—	322.86	457.10	100.0%	457.10
I-30	Portion of Evergrande Scenic Garden Guangzhou Zengcheng	Guangzhou Hongda (Zengcheng) Real Estate Development Company Limited	Guangzhou	Residential	08 Jun 2066	Carpark	—	136	2004	—	136	20.54	20.50	100.0%	20.50
I-31	Portion of Evergrande City Yunfu	Hengda (Yunfu) Real Estate Group Company Limited	Yunfu	Residential, Commercial	28 Dec 2052 to 28 Dec 2082	Residential, Commercial, Carpark	84,756	302	2016	18,439	—	87.87	521.50	100.0%	521.50
I-32	Portion of Eriping Evergrande Qundu	Hengda (Eriping) Real Estate Group Company Limited	Eriping	Residential, Commercial, Accommodation and Catering	13 Mar 2052 to 13 Mar 2082	Residential, Commercial	23,765	—	2016	14,082	—	68.17	118.50	100.0%	118.50
I-33	Portion of Evergrande Oasis Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Residential, Commercial, Public Facility, Underground Carpark	12 Sep 2058	Residential	1,271	—	2012	850	—	16.03	25.20	100.0%	25.20
I-34	Portion of The First Jinh Garden Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Commercial, Public Facility	22 Jul 2037 to 20 Apr 2049	Residential	945	—	2000	—	—	—	26.60	100.0%	26.60
I-35	Portion of The Second Jinh Garden Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Commercial, Public Facility	14 Jul 2038 to 19 Aug 2042	Residential, Commercial	22,082	—	2000	—	—	—	633.80	100.0%	633.80
I-36	Portion of Jinh New City Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Commercial, Public Facility, Underground Carpark	06 May 2053	Commercial, Composite	3,507	—	2008	—	—	—	17.40	100.0%	17.40
I-37	Portion of Evergrande Metropolis Heyuan	Hengda (Heyuan) Real Estate Group Company Limited	Heyuan	Residential, Commercial	01 Jul 2053 to 01 Jul 2083	Residential	81,542	—	2016	55,397	—	311.56	465.80	100.0%	465.80

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I-38	Portion of Evergrande Oasis Zhanjiang	Hengda Real Estate Group Zhanjiang Yijing Property Company Limited	Zhanjiang	Residential, Commercial	16 Jul 2053 to 16 Jul 2083	Residential	20,866	—	2016	20,474	—	109.24	111.80	100.0%	111.80
I-39	Portion of Evergrande City Shaoguan	Hengda (Shaoguan) Real Estate Group Company Limited	Shaoguan	Residential, Commercial	16 Jul 2054 to 15 Sep 2086	Residential, Commercial	46,652	—	2016	34,136	—	157.64	230.20	100.0%	230.20
I-40	Portion of Evergrande Oasis Zhongshan	Hengda (Zhongshan) Real Estate Group Company Limited	Zhongshan	Residential	19 Dec 2063 to 19 Dec 2066	Residential	21,057	—	2016	258	—	1.74	243.00	100.0%	243.00
I-41	Portion of Evergrande Splendor Qingxin	Hengda Shengyu (Qingxin) Property Company Limited	Qingyuan	Residential, Office	08 Jan 2057 to 24 Feb 2081	Residential	324,029	—	2016	41,785	—	—	1,696.60	100.0%	1,696.60
I-42	Portion of Evergrande Silverlake City Qingyuan	Qingyuan Yinhuicheng Investment Company Limited	Qingyuan	Residential	17 Sep 2080 to 18 Oct 2080	Residential	116,828	—	2016	56,532	—	332.66	742.70	100.0%	742.70
I-43	Portion of Evergrande Coastal Hawaii Yangjiang	Yangjiang Yifeng Property Company Limited	Yangjiang	Residential, Accommodation and Catering, Public Facility	12 Jan 2044 to 17 Aug 2083	Residential	66,971	—	2016	61,867	—	427.92	471.20	100.0%	471.20
I-44	Portion of Evergrande Palace Linfen	Linfen Zijing Real Estate Development Company Limited	Linfen	Residential	21 Aug 2078 to 28 Mar 2080	Residential	13,207	—	2014	13,207	—	54.92	54.90	95.0%	52.16
I-45	Portion of Evergrande Splendor Wujiaqu	Wujiaqu Zhuoyue Real Estate Development Company Limited	Wujiaqu	Residential, Commercial	12 May 2051 to 29 Nov 2082	Residential	108,421	—	2016	62,914	—	256.99	489.30	100.0%	489.30
I-46	Portion of Evergrande Atrium Yining	Yining Hengda Yayuan Real Estate Development Company Limited	Yining	Residential, Commercial	27 Apr 2052 to 27 Apr 2082	Residential	106,351	—	2015	19,740	—	94.76	549.50	100.0%	549.50
I-47	Portion of Evergrande Oasis Yining	Yining Jinbi Real Estate Development Company Limited	Yining	Residential, Commercial	27 Apr 2052 to 27 Apr 2082	Residential	49,552	—	2016	26,549	—	112.47	229.80	100.0%	229.80
I-48	Portion of Evergrande Royal Scenic Lvliang	Lvliang Junhui Real Estate Development Company Limited	Lvliang	Residential, Commercial	09 Jun 2051 to 09 Jun 2081	Residential	76,328	—	2016	76,328	—	176.33	176.30	100.0%	176.30
I-49	Portion of Evergrande Oasis Datong	Datong Junjing Real Estate Development Company Limited	Datong	Residential, Commercial	04 Jan 2052 to 04 Jan 2082	Residential	30,063	—	2015	30,063	—	138.70	138.70	100.0%	138.70

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I-50	Portion of Evergrande Atrium Taiyuan	Taiyuan Wanheng Real Estate Development Company Limited	Taiyuan	Residential, Commercial	29 Jul 2055 to 29 Jul 2085	Residential	13,418	—	2016	3,683	—	15.49	101.20	100.0%	101.20
I-51	Portion of Evergrande Palace Taiyuan	Taiyuan Junjing Real Estate Development Company Limited	Taiyuan	Residential, Office	06 Jul 2050 to 06 Jul 2060	Residential	146,276	—	2014-2016	103,440	—	1,049.48	1,520.70	66.0%	1,003.66
I-52	Portion of Evergrande Metropolis Taiyuan	Taiyuan Mingtu Real Estate Development Company Limited	Taiyuan	Residential, Office, Education	18 May 2049 to 18 May 2059	Residential	6,372	—	2016	6,372	—	63.20	63.20	100.0%	63.20
I-53	Portion of Evergrande Royal Scenic Bay Taiyuan	Taiyuan Junheng Real Estate Development Company Limited	Taiyuan	Residential, Commercial, Education	17 Feb 2054 to 17 Feb 2084	Residential	21,413	—	2016	941	—	7.17	168.90	100.0%	168.90
I-54	Portion of Evergrande Scenic Garden Taiyuan	Taiyuan Deyi Real Estate Development Company Limited	Taiyuan	Residential, Office, Education	18 May 2051 to 18 May 2061	Residential	45,699	—	2016	42,138	—	192.49	219.90	99.1%	217.98
I-55	Portion of Evergrande Emerald Court Taiyuan	Taiyuan Shengshi Jintai Real Estate Development Company Limited	Taiyuan	Residential, Commercial	24 Mar 2055 to 24 Mar 2085	Residential	1,602	—	2016	1,492	—	11.38	12.50	70.0%	8.75
I-56	Portion of Evergrande Bank Riverfront Taiyuan	Taiyuan Jinshiheng Real Estate Development Company Limited	Taiyuan	Residential, Commercial	22 Apr 2055 to 22 Apr 2085	Residential	1,654	—	2016	—	—	—	15.90	100.0%	15.90
I-57	Portion of Evergrande Oasis Taiyuan	Hengda (Taiyuan) Real Estate Group Company Limited	Taiyuan	Residential, Commercial, Office, Education/Public Facility	14 Nov 2047 to 14 Nov 2057	Residential	2,494	—	2016	1,751	—	11.84	17.90	100.0%	17.90
I-58	Portion of Evergrande Oasis Yuncheng	Yuncheng Jinheng Real Estate Development Company Limited	Yuncheng	Residential	30 Sep 2080 to 30 Sep 2080	Residential	5,290	—	2016	1,719	—	9.25	28.50	100.0%	28.50
I-59	Portion of Evergrande Oasis Yuncheng	Yuncheng Xinwanru Real Estate Development Company Limited	Yuncheng	Residential	13 May 2078 to 13 May 2078	Residential	55,509	—	2016	41,053	—	197.50	275.60	100.0%	275.60
I-60	Portion of Evergrande Metropolis Yuncheng	Yuncheng Jingji Development Zone Yijayi Real Estate Development Company Limited	Yuncheng	Residential, Commercial	09 Mar 2049 to 09 Mar 2079	Residential	60,003	—	2016	27,777	—	122.20	273.70	71.0%	194.33
I-61	Portion of Evergrande City Ziyang	Ziyang Wancheng Property Company Limited	Ziyang	Residential, Commercial	12 Dec 2050 to 12 Dec 2080	Residential, Commercial	39,265	—	2013	16,407	—	129.18	254.00	100.0%	254.00



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I-62	Portion of Evergrande West Jinsheng Chengdu	Evergo Real Estate (Sichuan) Company Limited	Chengdu	Residential, Commercial	02 Nov 2046 to 02 Nov 2076	Residential	2,591	—	2013	591	—	8.33	28.30	100.0%	28.30
I-63	Portion of Evergrande Metropolis Chengdu	Chengdu Aiheng Property Company Limited	Chengdu	Residential, Commercial	22 Jan 2048 to 08 Oct 2085	Residential	469	—	2015	379	—	2.08	2.80	100.0%	2.80
I-64	Portion of Evergrande Royal Peninsula Chengdu	Chengdu Xinyi Real Estate Development Company Limited	Chengdu	Residential, Commercial	26 Jan 2046 to 26 Jan 2076	Residential, Carpark	204,816	3	2012	204,816	3	1,457.52	1,457.50	60.0%	862.50
I-65	Portion of Evergrande New City Chengdu	Renji Hengye (Sichuan) Investment Company Limited	Chengdu	Residential, Commercial	20 Mar 2053 to 20 Mar 2083	Residential	59,716	—	2016	37,554	—	292.24	445.20	100.0%	445.20
I-66	Portion of Evergrande Metropolis Ziyang	Sichuan Ruoyu Real Estate Development Company Limited	Ziyang	Residential, Commercial, Accommodation and Catering	23 Nov 2054 to 23 Nov 2084	Residential	7,294	—	2017	248	—	1.83	37.80	100.0%	37.80
I-67	Portion of Evergrande Oasis Nanchong	Hengda (Nanchong) Real Estate Development Company Limited	Nanchong	Residential, Commercial, Education/Public Facility	21 Oct 2050 to 21 Oct 2080	Residential, Commercial, Composite	6,157	—	2014	3,157	—	19.05	31.90	100.0%	31.90
I-68	Portion of Evergrande Scenic Garden Chengdu	Hengda (Dayi) Real Estate Group Company Limited	Chengdu	Residential, Commercial	26 Jun 2053 to 22 Dec 2083	Residential	94,986	—	2015	14,586	—	131.17	514.70	100.0%	514.70
I-69	Portion of Evergrande Splendor Pengshan	Hengda Xinfeng (Pengshan) Property Company Limited	Meishan	Residential, Commercial	18 Jun 2047 to 22 Mar 2085	Residential	200,678	—	2014	113,547	—	731.47	1,145.10	100.0%	1,145.10
I-70	Portion of Evergrande Royal Scenic Peninsula Chengdu	Chengdu Tianfu Shuicheng Real Estate Development Company Limited	Chengdu	Residential, Commercial	22 Mar 2048 to 08 Mar 2078	Residential, Commercial	187,036	—	2016	80,201	—	455.70	1,080.20	100.0%	1,080.20
I-71	Portion of Evergrande Emerald Court Chengdu	Chengdu Hengda Xinxicheng Property Company Limited	Chengdu	Residential, Commercial	12 Jun 2054 to 12 Jun 2084	Residential, Commercial	106,092	—	2016	106,092	—	1,895.48	1,895.50	100.0%	1,895.50
I-72	Portion of Evergrande City Chengdu	Chengdu Wenjiang District Xinjinkang Property Liability Company Limited	Chengdu	Residential, Commercial	31 Oct 2076 to 31 Oct 2076	Residential, Commercial	39,064	—	2016	6,364	—	39.26	313.50	64.0%	200.64
I-73	Portion of Evergrande Emerald Court Qionglai	Chengdu Qionglai Yibeng Property Company Limited	Chengdu	Commercial	07 Jun 2050 to 07 Jun 2050	Residential, Commercial	79,330	—	2014	203	—	2.15	666.80	100.0%	666.80
I-74	Portion of Evergrande Atrium Chengdu	Chengdu Guangyuan Investment Company Limited	Chengdu	Residential, Commercial	19 Oct 2050 to 19 Oct 2080	Residential	83,225	—	2013	69,369	—	378.42	451.90	100.0%	451.90

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I-75	Portion of Evergrande Central Square Chengdu	Chengdu Hengda Xindongcheng Property Company Limited	Chengdu	Residential, Commercial, Public Facility	26 Feb 2055 to 26 Feb 2085	Residential	42,580	—	2016	33,037	—	721.92	851.70	100.0%	851.70
I-76	Portion of Evergrande Caojiaxiang Plaza Chengdu	Chengdu Hengda Xinbeicheng Property Company Limited	Chengdu	Residential, Commercial	31 Jul 2054 to 31 Jul 2084	Residential, Commercial	24,102	—	2016	7,130	—	123.66	356.20	100.0%	356.20
I-77	Portion of Evergrande Royal View Garden Chengdu	Chengdu Chemming Property Company Limited	Chengdu	Residential, Commercial	19 Dec 2050 to 19 Dec 2080	Residential	67,413	—	2016	41,114	—	308.09	460.00	100.0%	460.00
I-78	Portion of Evergrande City Panzhihua	Panzhihua Hengda Real Estate Development Company Limited	Panzhihua	Residential	15 Aug 2083 to 18 Sep 2084	Residential	87,837	—	2015	42,987	—	312.93	616.20	100.0%	616.20
I-79	Portion of Evergrande Royal Scenic Bay Luzhou	Luzhou Nancheng Property Company Limited	Luzhou	Residential, Office	29 Apr 2055 to 29 Apr 2085	Residential	1,012	—	2016	—	—	—	7.20	52.4%	3.77
I-80	Portion of Evergrande Plaza Chengdu	Ameiguo (Chengdu) Property Company Limited	Chengdu	Residential, Commercial	06 Mar 2047 to 06 Mar 2077	Residential	71,272	—	2016	56,559	—	1,311.29	1,632.00	100.0%	1,632.00
I-81	Portion of Evergrande Metropolis Court Chengdu	Ameiguo (Chengdu) Real Estate Company Limited	Chengdu	Residential, Commercial	09 Nov 2046 to 09 Nov 2076	Residential	24,431	—	2012	24,431	—	585.99	586.00	100.0%	586.00
I-82	Portion of Evergrande Metropolis Shanghai	Shanghai Yiean Property Company Limited	Shanghai	Residential	24 Feb 2084 to 24 Feb 2084	Residential	2,089	—	2016	1,011	—	21.67	63.80	100.0%	63.80
I-83	Portion of Evergrande Royal View Garden Shanghai	Shanghai Songyu Property Company Limited	Shanghai	Residential	17 Jan 2084 to 17 Jan 2084	Residential	19,068	—	2016	19,068	—	634.78	634.80	100.0%	634.80
I-84	Portion of Evergrande Sheshan Capital Shanghai	Shanghai Rongshan Property Company Limited	Shanghai	Residential	17 Jan 2084 to 17 Jan 2084	Residential	9,979	—	2016	5,969	—	165.13	305.50	100.0%	305.50
I-85	Portion of Evergrande Royal Scenic Bay Shanghai	Shanghai Jimbi Property Company Limited	Shanghai	Residential	24 May 2084 to 24 May 2084	Residential, Commercial	4,839	—	2016	—	—	—	156.10	100.0%	156.10
I-86	Portion of Evergrande Oasis Jiaxing	Jiaxing Hengda Property Company Limited	Jiaxing	Residential, Commercial	01 Feb 2052 to 01 Feb 2082	Residential	3,187	—	2015	3,187	—	21.03	21.00	100.0%	21.00
I-87	Portion of Evergrande City Lights Ningbo	Chengbo (Ningbo) Property Company Limited	Ningbo	Residential, Office, Public Facility	23 Dec 2050 to 23 Dec 2080	Residential	52,828	—	2016	15,605	—	226.72	753.70	80.1%	603.79
I-88	Portion of Evergrande Yuhaiwan Ningbo	Ningbo Sanli Xianghe Property Company Limited	Ningbo	Residential, Commercial, Accommodation and Catering	29 Jul 2050 to 18 Jan 2085	Residential	31,049	—	2016	840	—	6.09	223.60	69.9%	156.33

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I-89	Portion of Evergrande Scenic Garden Ningbo	Ningbo Yucheng Property Company Limited	Ningbo	Residential, Commercial	15 Oct 2052 to 02 Apr 2084	Residential	33,152	—	2016	14,525	—	271.03	429.10	100.0%	429.10
I-90	Portion of Evergrande Greenview Villa Zhangjiagang	Zhangjiagang Shengjian Property Company Limited	Suzhou	Residential, Commercial	24 Sep 2055 to 07 Sep 2086	Residential	17,088	—	2001	16,639	—	125.97	129.60	90.0%	116.64
I-91	Portion of Evergrande Metropolis Yancheng	Hengda Real Estate Group Yancheng Company Limited	Yancheng	Residential, Commercial	30 May 2052 to 30 May 2082	Residential	25,990	—	2016	—	—	—	196.70	100.0%	196.70
I-92	Portion of Evergrande City Wuxi	Wuxi Hengda Real Estate Development Company Limited	Wuxi	Residential, Commercial	05 Oct 2052 to 05 Mar 2083	Residential	38,150	—	2016	38,150	—	339.19	339.20	100.0%	339.20
I-93	Portion of Evergrande Oasis Wuxi	Wuxi Shengdong Real Estate Development Company Limited	Wuxi	Residential, Commercial, Office, Education	10 Mar 2051 to 10 Mar 2081	Residential, Commercial	41,150	—	2016	24,590	—	204.46	411.50	100.0%	411.50
I-94	Portion of Evergrande Crystal International Plaza Hangzhou	Hangzhou Jingli Property Company Limited	Hangzhou	Residential, Commercial, Education	17 Nov 2054 to 17 Nov 2084	Residential	62,260	—	2016	3,088	—	47.91	1,302.40	51.0%	664.22
I-95	Portion of Evergrande Royal View Garden Hangzhou	Hangzhou Suihua Property Company Limited	Hangzhou	Residential	14 Feb 2084 to 14 Feb 2084	Residential	41,018	—	2016	41,018	—	805.81	805.80	100.0%	805.80
I-96	Portion of Evergrande Royal Scenic Jiangyin	Jiangyin Shengjian Property Company Limited	Wuxi	Residential, Commercial	22 Aug 2053 to 22 Aug 2083	Residential	47,293	—	2016	30,288	—	238.93	443.20	51.0%	226.03
I-97	Portion of Evergrande Royal Scenic Haiyan	Haiyan Shengjian Property Company Limited	Jiaxing	Residential	10 Sep 2082 to 28 Feb 2083	Residential	8,896	—	2016	8,896	—	76.25	76.30	100.0%	76.30
I-98	Portion of Evergrande Royal Scenic Peninsula Qizhou	Qizhou Hengda Shengjian Property Company Limited	Qizhou	Residential, Commercial	09 Sep 2053 to 09 Sep 2053	Residential, Commercial	10,857	—	2016	10,857	—	109.51	109.50	100.0%	109.50
I-99	Portion of Evergrande Oasis Wuhai	Wuhai Junjing Real Estate Development Company Limited	Wuhai	Residential	13 Jun 2082 to 13 Jun 2082	Residential, Composite	34,456	—	2016	853	—	1.81	166.70	100.0%	166.70
I-100	Portion of Evergrande Atrium Hohhot	Inner Mongolia Changshengtai Real Estate Company Limited	Hohhot	Residential, Commercial, Office	15 Mar 2051 to 15 Mar 2081	Residential	36,056	—	2016	2,029	—	11.72	255.10	74.0%	188.77
I-101	Portion of Evergrande Palace Baotou	Hengda (Baotou) Real Estate Group Company Limited	Baotou	Residential, Commercial	21 May 2048 to 27 Sep 2078	Residential	84,424	—	2016	52,537	—	314.67	544.30	100.0%	544.30

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I-102	Portion of Evergrande Metropolis Baotou	Hengda (Baotou) Real Estate Group Company Limited	Baotou	Residential, Commercial	27 Feb 2051 to 28 Feb 2081	Residential	91,459	—	2016	53,108	—	288.58	553.20	100.0%	553.20
I-103	Portion of Evergrande Palace Hohhot	Hengda (Huhehaote) Real Estate Group Company Limited	Hohhot	Residential	15 Jul 2083 to 15 Jul 2083	Residential	39,842	—	2016	—	—	—	320.30	100.0%	320.30
I-104	Portion of Evergrande Metropolis Hohhot	Hengda (Huhehaote) Real Estate Group Company Limited	Hohhot	Residential	24 Jul 2083 to 24 Jul 2083	Residential	5,950	—	2016	3,679	—	41.76	60.50	100.0%	60.50
I-105	Portion of Beijing Lilai Garden Project	Beijing Lilai Real Estate Development Company Limited	Beijing	Residential, Commercial, Office, Underground Storage	31 Dec 2035 to 31 Dec 2065	Residential	6,202	—	2015	6,202	—	590.96	591.00	100.0%	591.00
I-106	Portion of Evergrande Palace Tangshan	Tangshan Zhaonui Investment Company Limited	Tangshan	Residential, Commercial	25 Mar 2053 to 22 Oct 2083	Residential	12,468	—	2016	8,253	—	52.24	82.30	60.0%	49.38
I-107	Portion of Evergrande Oasis Tianjin	Tianjin Yilian Chuangzhan Property Company Limited	Tianjin	Residential, Commercial	23 Mar 2050 to 07 Jun 2080	Residential	18,204	—	2016	10,451	—	115.75	209.90	100.0%	209.90
I-108	Portion of Evergrande Scenic Garden Tianjin	Tianjin Shanshui Cheng Investment Company Limited	Tianjin	Residential	09 May 2081 to 09 May 2081	Residential	165,849	—	2015	73,462	—	625.50	1,491.00	100.0%	1,491.00
I-109	Portion of Evergrande Oasis Tianjin	Tianjin Jin Li Hu Investment Company Limited	Tianjin	Residential, Commercial	23 Mar 2050 to 07 Jun 2080	Residential	35,658	—	2016	1,245	—	5.03	383.90	100.0%	383.90
I-110	Portion of Evergrande Royal Scenic Peninsula Tianjin	Tianjin Yijing Bandao Investment Company Limited	Tianjin	Residential	07 Jun 2081 to 10 Jun 2081	Residential	22,202	—	2016	17,466	—	176.88	216.00	100.0%	216.00
I-111	Portion of Evergrande Metropolis Tianjin	Tianjin Binqiao Investment Company Limited	Tianjin	Residential	28 Nov 2077 to 28 Nov 2077	Residential, Commercial, Composite	76,591	—	2016	45,755	—	685.64	1,177.00	100.0%	1,177.00
I-112	Portion of Evergrande Emerald Court Langfang	Langfang Fecui Huating Real Estate Development Company Limited	Langfang	Residential, Commercial	12 Oct 2053 to 12 Oct 2083	Residential	17,384	—	2016	8,691	—	94.76	176.70	100.0%	176.70
I-113	Portion of Evergrande Metropolis Langfang	Hengda Langfang Real Estate Development Company Limited	Langfang	Residential, Commercial	07 Oct 2053 to 07 Oct 2083	Residential	5,124	—	2016	2,074	—	15.27	37.20	100.0%	37.20

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I-114	Portion of Evergrande City Qinhuangdao	Hengda Real Estate Group Qinhuangdao Hengda Cheng Real Estate Development Company Limited	Qinhuangdao	Residential, Commercial	26 Nov 2050 to 14 Aug 2085	Residential	57,548	—	2016	53,211	—	315.63	345.10	100.0%	345.10
I-115	Portion of Evergrande City Shijiazhuang	Hengda (Shijiazhuang) Real Estate Group Company Limited	Shijiazhuang	Residential, Commercial, Office	18 Aug 2049 to 18 Aug 2079	Residential, Commercial	10,843	—	2015	10,843	—	191.91	191.90	100.0%	191.90
I-116	Portion of Evergrande Atrium Shijiazhuang	Hebei Gaojie Shi Real Estate Development Company Limited	Shijiazhuang	Residential	19 May 2081 to 19 May 2081	Residential	2,216	—	2015	2,216	—	25.14	25.10	100.0%	25.10
I-117	Portion of Evergrande Oasis Shijiazhuang	Shijiazhuang Shengyu Real Estate Development Company Limited	Shijiazhuang	Residential	19 Mar 2079 to 19 Mar 2079	Residential, Carpark	7,277	447	2012	367	419	57.05	139.90	100.0%	139.90
I-118	Portion of Evergrande City Cangzhou	Hebei Longwei Real Estate Development Company Limited	Cangzhou	Residential, Commercial	03 Sep 2052 to 03 Sep 2082	Residential	4,452	—	2015	4,452	—	41.51	41.50	100.0%	41.50
I-119	Portion of Evergrande Royal Scenic Peninsula Shijiazhuang	Shijiazhuang Deyijia Real Estate Development Company Limited	Shijiazhuang	Residential, Commercial, Office	05 Sep 2052 to 16 Aug 2085	Residential	40,985	—	2015	40,985	—	304.92	304.90	70.0%	213.43
I-120	Portion of Evergrande City Hengshui	Hengshui Shengyu Real Estate Development Company Limited	Hengshui	Residential, Commercial	15 May 2053 to 29 Sep 2084	Residential	36,653	—	2016	24,273	—	139.81	212.00	70.0%	148.40
I-121	Portion of Evergrande City Xingtai	Xingtai Shuangda Real Estate Development Company Limited	Xingtai	Residential, Commercial	16 Oct 2052 to 16 Oct 2082	Residential	29,374	—	2016	19,680	—	131.95	201.70	72.0%	145.22
I-122	Portion of Evergrande Metropolis Xingtai	Xingtai Xiangheng Real Estate Development Company Limited	Xingtai	Residential	20 Jul 2082 to 20 Jul 2082	Residential, Carpark	2,628	1,776	2016	1,674	154	28.02	229.50	100.0%	229.50
I-123	Portion of Evergrande Royal View Garden Xingtai	Xingtai Chengjia Real Estate Development Company Limited	Xingtai	Residential, Commercial	16 Oct 2052 to 16 Oct 2082	Residential	3,774	—	2016	2,342	—	11.19	20.10	72.0%	14.47
I-124	Portion of Evergrande Metropolis Handan	Handan Daye Real Estate Development Company Limited	Handan	Residential, Office	14 Mar 2051 to 14 Mar 2081	Residential, Commercial, Carpark	15,594	1,013	2016	15,594	1,013	270.53	270.50	70.0%	189.35
I-125	Portion of Evergrande Oasis Ulanhot	Wulanhate Hengda Shengye Real Estate Development Company Limited	Ulanhot	Residential	15 Jun 2081 to 15 Jun 2081	Residential	77,392	—	2014	54,935	—	167.86	270.30	100.0%	270.30

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I-126	Portion of Evergrande Palace Jilin	Jilin Hengda Yongsheng Real Estate Development Company Limited	Jilin	Residential, Commercial	11 Nov 2050 to 11 Nov 2080	Residential	33,293	—	2016	17,034	—	86.07	185.60	100.0%	185.60
I-127	Portion of Evergrande Emerald Court Changchun	Jilin Wancheng Real Estate Development Company Limited	Changchun	Residential, Commercial	27 Jan 2051 to 27 Jan 2081	Residential, Commercial, Carpark	745	1	2016	745	1	6.21	6.20	100.0%	6.20
I-128	Portion of Evergrande Royal Scenic Bay Songyuan	Songyuan Hengda Yueheng Real Estate Development Company Limited	Songyuan	Residential, Commercial	25 Oct 2052 to 28 Jan 2084	Residential	67,088	—	2016	49,427	—	199.39	290.20	100.0%	290.20
I-129	Portion of Evergrande Atrium Changchun	Jingao (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	07 Dec 2051 to 07 Dec 2081	Residential, Commercial	35,654	—	2016	3,102	—	20.58	313.20	100.0%	313.20
I-130	Portion of Evergrande Metropolis Changchun	Xinji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	12 May 2051 to 12 May 2081	Residential	48,014	—	2016	31,403	—	182.67	297.30	100.0%	297.30
I-131	Portion of Evergrande City Plaza Changchun	Yongji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	13 Mar 2053 to 13 Mar 2083	Residential	1,706	—	2016	151	—	1.06	12.70	100.0%	12.70
I-132	Portion of Evergrande Royal Summit Zhangchun	Taiji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	11 Dec 2053 to 11 Dec 2083	Residential	32,754	—	2016	32,754	—	224.34	224.30	100.0%	224.30
I-133	Portion of Evergrande Scenic View Garden Changchun	Taiji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	13 Jan 2051 to 13 Jan 2081	Residential	17,576	—	2016	7,006	—	50.13	145.30	100.0%	145.30
I-134	Portion of Evergrande Royal View Garden Changchun	Zetao (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	12 Jun 2054 to 12 Jun 2084	Residential	70,468	—	2016	17,458	—	114.40	517.30	100.0%	517.30
I-135	Portion of Evergrande City Changchun	Shengji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	02 Nov 2050 to 02 Nov 2080	Commercial, Carpark	61	248	2016	61	248	32.73	32.70	100.0%	32.70
I-136	Portion of Evergrande Oasis Changchun	Longji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	24 May 2060 to 24 May 2090	Residential, Composite, Carpark	31,008	27	2016	146	—	.88	238.10	100.0%	238.10
I-137	Portion of Evergrande Scenic Garden Lanzhou	Lanzhou Shenjun Property Company Limited	Lanzhou	Residential, Commercial	29 Dec 2080 to 29 Dec 2080	Residential	67,434	—	2016	25,552	—	168.89	441.50	100.0%	441.50
I-138	Portion of Evergrande Royal Scenic Yinchuan	Ningxia Haotian Real Estate Development Company Limited	Yinchuan	Residential	29 Nov 2053 to 29 Nov 2083	Residential, Commercial	20,770	—	2016	6,476	—	41.82	145.50	100.0%	145.50
I-139	Portion of Evergrande Metropolis Wuzhong	Ningxia Jinhai Property Company Limited	Wuzhong	Residential	14 Aug 2079 to 14 Aug 2079	Residential	16,582	—	2016	16,083	—	71.76	73.90	100.0%	73.90

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I-140	Portion of Evergrande Oasis Lanzhou	Hengda Real Estate Group Lanzhou Property Company Limited	Lanzhou	Residential, Commercial	13 Feb 2051 to 13 Feb 2081	Residential	11,440	—	2016	8,689	—	65.15	85.50	100.0%	85.50
I-141	Portion of Evergrande Oasis Shizuishan	Hengda (Shizuishan) Real Estate Group Company Limited	Shizuishan	Residential, Commercial	27 Sep 2050 to 27 Sep 2080	Residential	75,098	—	2015	31,849	—	123.49	325.90	100.0%	325.90
I-142	Portion of Evergrande Metropolis Yinchuan	Hengda (Yinchuan) Real Estate Group Company Limited	Yinchuan	Residential	07 Apr 2081 to 01 Sep 2081	Residential	20,770	—	2016	7,657	—	48.66	122.10	100.0%	122.10
I-143	Portion of Evergrande Oasis Wuwei	Wuwei Hengda Real Estate Development Company Limited	Wuwei	Residential	25 Jul 2082 to 25 Jul 2082	Residential	56,160	—	2016	36,155	—	181.29	297.70	100.0%	297.70
I-144	Portion of Evergrande City Plaza Lanzhou	Gansu Shanda Real Estate Development Company Limited	Lanzhou	Residential	30 Aug 2054 to 30 Aug 2054	Residential	1,453	—	2016	450	—	3.51	9.60	70.0%	6.72
I-145	Portion of Evergrande City Bozhou	Bozhou Hengda Property Company Limited	Bozhou	Residential, Commercial	14 Sep 2051 to 14 Sep 2081	Residential	41,391	—	2016	39,079	—	182.24	194.00	100.0%	194.00
I-146	Portion of Evergrande Royal Scenic Bay Litan	Lu'an Yue Tong Property Company Limited	Lu'an	Residential, Commercial	28 Dec 2051 to 28 Dec 2081	Residential	73,114	—	2016	48,781	—	239.43	360.60	100.0%	360.60
I-147	Portion of Evergrande Palace Hefei	Qijia (Hefei) Property Company Limited	Hefei	Residential	Jun 2079 to Jan 2080	Residential	5,609	—	2011	—	—	—	97.10	100.0%	97.10
I-148	Portion of Evergrande Oasis Feidong	Yueheng (Hefei) Property Company Limited	Hefei	Residential, Commercial	20 Aug 2055 to 20 Aug 2085	Residential	1,350	—	2016	1,350	—	7.38	7.40	65.0%	4.81
I-149	Portion of Evergrande Center Hefei	Yuetai (Hefei) Property Company Limited	Hefei	Residential, Commercial	15 Oct 2053 to 15 Oct 2083	Residential	377	—	2016	262	—	2.29	4.40	100.0%	4.40
I-150	Portion of Evergrande Plaza Hefei	Yuecheng (Hefei) Property Company Limited	Hefei	Residential, Commercial	10 Sep 2053 to 10 Sep 2083	Residential	15,891	—	2016	12,009	—	129.43	184.50	79.7%	147.03
I-151	Portion of Evergrande Royal View Garden Hefei	Yuetong (Hefei) Property Company Limited	Hefei	Residential, Commercial	24 Aug 2051 to 24 Aug 2081	Residential, Commercial, Office, Carpark	16,320	24	2016	4,646	—	39.02	151.30	100.0%	151.30
I-152	Portion of Evergrande Oasis Anqing	Anqing Hengyuan Property Company Limited	Anqing	Residential, Commercial	30 May 2053 to 30 Nov 2083	Residential	33,194	—	2016	31,454	—	182.26	193.50	100.0%	193.50
I-153	Portion of Evergrande City Hefei	Anhui Sanlin Property Company Limited	Hefei	Residential	16 Aug 2074 to 16 Aug 2074	Residential	2,256	—	2016	133	—	1.91	26.10	100.0%	26.10

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I-154	Portion of Evergrande Royal View Garden Chaohu	Anhui Lilong Property Company Limited	Chaohu	Residential, Public Facility	29 Sep 2050 to 29 Sep 2080	Residential	1,777	—	2016	—	—	—	12.00	100.0%	12.00
I-155	Portion of Evergrande Royal Scenic Bay Suzhou	Suzhou Hengda Property Company Limited	Suzhou	Residential, Commercial	Nov 2053 to Oct 2085	Residential	5,371	—	2016	2,989	—	16.53	29.80	100.0%	29.80
I-156	Portion of Evergrande Atrium Huabei	Huabei Henglong Property Company Limited	Huabei	Residential, Commercial	21 Oct 2051 to 21 Oct 2081	Residential	66,758	—	2016	39,906	—	197.35	340.90	100.0%	340.90
I-157	Portion of Evergrande Metropolis Huabei	Huabei Yuefeng Property Company Limited	Huabei	Residential, Commercial	08 Oct 2050 to 08 Oct 2080	Residential	70,664	—	2016	39,255	—	191.52	352.60	100.0%	352.60
I-158	Portion of Evergrande Oasis Huainan	Huainan Hengda Tianhong Property Company Limited	Huainan	Residential	02 May 2081 to 03 May 2081	Residential	30,561	—	2016	2,884	—	15.05	215.40	60.0%	129.24
I-159	Portion of Evergrande Metropolis Chuzhou	Chuzhou Hengda Property Company Limited	Chuzhou	Residential, Commercial	20 May 2083 to 20 May 2083	Residential, Carpark	312	14	2016	—	14	1.53	3.30	100.0%	3.30
I-160	Portion of Evergrande Oasis Chuzhou	Chuzhou Yuefeng Property Company Limited	Chuzhou	Residential, Commercial	14 Sep 2083 to 14 Sep 2083	Residential	29,102	—	2016	29,102	—	141.27	141.30	100.0%	141.30
I-161	Portion of Evergrande Palace Wuhu	Wuhu Hengda Property Company Limited	Wuhu	Residential	19 May 2081 to 20 May 2081	Residential	82,374	—	2016	27,008	—	271.38	821.50	100.0%	821.50
I-162	Portion of Evergrande Emerald Court Bangbu	Bengbu Hengyuan Property Company Limited	Bengbu	Residential	27 Dec 2054 to 27 Dec 2084	Residential	92,462	—	2016	36,528	—	241.78	614.30	100.0%	614.30
I-163	Portion of Evergrande Royal Scenic Bay Bangbu	Bengbu Henglong Property Company Limited	Bengbu	Residential, Commercial	29 Jun 2052 to 29 Jun 2082	Residential	14,472	—	2016	14,472	—	92.88	92.90	100.0%	92.90
I-164	Portion of Evergrande Oasis Tongling	Tongling Hengda Property Company Limited	Tongling	Residential, Commercial	20 Dec 2050 to 20 Dec 2080	Residential	51,812	—	2016	39,700	—	197.69	277.00	100.0%	277.00
I-165	Portion of Evergrande Oasis Fuyang	Fuyang Yuefeng Property Company Limited	Fuyang	Residential, Commercial	12 Jan 2056 to 12 Jan 2086	Residential	5,715	—	2016	5,400	—	37.77	39.60	70.0%	27.72
I-166	Portion of Evergrande Royal Scenic Bay Maanshan	Maanshan Hengda Anliang Property Company Limited	Ma'anshan	Residential	11 Jun 2082	Residential	5,371	—	2016	5,371	—	52.34	52.30	60.0%	31.38
I-167	Portion of Evergrande Palm Islands Dongying	Dongying Yujing Property Company Limited	Dongying	Residential, Accommodation and Catering	12 Sep 2052 to 12 Sep 2082	Residential	104,776	—	2016	79,684	—	498.37	743.10	100.0%	743.10
I-168	Portion of Evergrande Huang He Sheng Tai Cheng Dongying	Dongying Hengda Huafu Property Company Limited	Dongying	Residential, Commercial, Accommodation and Catering	25 Jan 2051 to 25 Jan 2081	Residential	143,843	—	2015	87,075	—	521.12	874.70	100.0%	874.70



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I-169	Portion of Evergrande Palace Linyi	Linyi Huafu Property Company Limited	Linyi	Residential, Office	22 Sep 2051 to 22 Sep 2081	Residential	14,744	—	2016	10,447	—	71.44	97.30	100.0%	97.30
I-170	Portion of Evergrande Oasis Linyi	Linyi Zhongshang Property Company Limited	Linyi	Residential, Commercial	30 Dec 2051 to 30 Dec 2081	Residential	56,748	—	2016	11,700	—	44.87	261.10	51.0%	133.16
I-171	Portion of Evergrande Oasis Linyi	Linyi Lushou Property Company Limited	Linyi	Residential, Commercial	30 Dec 2051 to 30 Dec 2081	Residential	70,346	—	2016	15,587	—	58.95	321.80	100.0%	321.80
I-172	Portion of Evergrande Emerald Court Weifang	Shandong Piyun Real Estate Development Company Limited	Weifang	Residential, Commercial	15 Feb 2052 to 19 Mar 2083	Residential	67,802	—	2016	38,422	—	172.91	338.90	100.0%	338.90
I-173	Portion of Evergrande City Taian	Tai'an Tiannan Renhe Property Company Limited	Taian	Residential	20 Aug 2080	Residential, Commercial, Carpark	61,734	423	2016	21,734	423	170.24	410.20	100.0%	410.20
I-174	Portion of Evergrande East Longao New Metropolis Jinan	Jinan Dongjin Fengshan Property Company Limited	Jinan	Residential	07 Jul 2085	Residential	134	—	2016	—	—	—	1.10	100.0%	1.10
I-175	Portion of Evergrande Longao Regency Jinan	Jinan Dongjin Longding Property Company Limited	Jinan	Residential	30 Dec 2084	Residential	1,152	—	2016	—	—	—	19.20	100.0%	19.20
I-176	Portion of Evergrande Emerald Court Jinan	Jinan Huafu Property Company Limited	Jinan	Residential, Office	19 Oct 2052 to 19 Oct 2082	Residential	17,539	—	2016	12,223	—	88.17	130.70	100.0%	130.70
I-177	Portion of Evergrande Oasis Jinan	Jinan Hengda Lushou Property Company Limited	Jinan	Residential	05 Apr 2080 to 07 Sep 2080	Residential	68,777	—	2016	61,786	—	351.35	396.80	100.0%	396.80
I-178	Portion of Evergrande Royal View Garden Jinan	Jinan Hengda Feicui Hunting Property Company Limited	Jinan	Residential, Office	19 Oct 2052 to 19 Oct 2082	Residential	20,357	—	2016	9,667	—	218.25	412.80	100.0%	412.80
I-179	Portion of Evergrande Atrium Jinan	Jinan Hengda Xiqu Property Company Limited	Jinan	Residential, Office	21 Oct 2052 to 21 Oct 2082	Residential	13,464	—	2016	7,950	—	70.01	114.20	60.0%	68.52
I-180	Portion of Evergrande City Jinan	Jinan Hengda Jinbi Real Estate Development Company Limited	Jinan	Residential, Office	13 Apr 2051 to 13 Jun 2084	Residential	115,791	—	2016	48,306	—	317.24	856.00	100.0%	856.00
I-181	Portion of Evergrande Metropolis Jining	Jining Baifu Hengda Mingou Property Company Limited	Jining	Residential, Office	19 Jan 2054 to 30 Jul 2084	Residential	66,053	—	2016	53,158	—	308.90	395.30	60.0%	237.18
I-182	Portion of Evergrande Royal View Garden Zibo	Zibo Hengda Fanhua Property Company Limited	Zibo	Commercial	18 Apr 2053 to 10 Apr 2054	Residential	12,916	—	2016	12,916	—	73.98	74.00	100.0%	74.00
I-183	Portion of Evergrande Metropolis Weifang	Weifang Jinbi Property Company Limited	Weifang	Residential, Commercial	03 Mar 2052 to 03 Mar 2082	Residential	49,697	—	2016	31,769	—	157.28	261.10	100.0%	261.10

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I-184	Portion of Evergrande Metropolis Liaocheng	Liaocheng Nanjiao Mingdu Property Company Limited	Liaocheng	Residential	09 Dec 2082	Residential	16,106	—	2016	16,106	—	81.27	81.30	51.0%	41.46
I-185	Portion of Evergrande Splendor Laiwu	Laiwu Hengda Jimbi Tianxia Property Company Limited	Laiwu	Residential, Commercial, Accommodation and Catering, Public Facility	19 Sep 2050 to 11 Sep 2083	Residential	89,806	—	2016	89,806	—	431.36	431.40	100.0%	431.40
I-186	Portion of Evergrande Golden Beach Qingdao	Qingdao Jinwan Property Company Limited	Qingdao	Residential, Accommodation and Catering	16 Jan 2048 to 09 May 2057	Residential, Carpark	116,151	250	2016	110,823	131	1,191.86	1,282.10	50.0%	641.05
I-187	Portion of Evergrande Royal Scenic Peninsula Bethai	Bethai Nanguo Tianang Real Estate Development Company Limited	Bethai	Residential, Commercial, Accommodation and Catering, Public Facility, Greenery	01 Jan 2046 to 20 Dec 2084	Residential	95,217	—	2016	45,917	—	316.93	701.50	100.0%	701.50
I-188	Portion of Evergrande Metropolis Bethai	Bethai Jijing Real Estate Development Company Limited	Bethai	Residential, Commercial	06 Jun 2053 to 06 Jun 2083	Residential, Commercial	55,820	—	2016	40,182	—	231.19	361.30	100.0%	361.30
I-189	Portion of Evergrande Metropolis Nanning	Nanning Shengshi Hengda Real Estate Development Company Limited	Nanning	Residential, Commercial	29 Jun 2055 to 29 Jun 2085	Residential	13,752	—	2016	11,839	—	98.42	115.30	100.0%	115.30
I-190	Portion of Evergrande City Nanning	Nanning Jimbi Hengda Property Company Limited	Nanning	Residential, Commercial	19 May 2055 to 19 May 2085	Residential, Commercial	37,984	—	2016	12,495	—	152.36	341.00	100.0%	341.00
I-191	Portion of Evergrande Oasis Nanning	Nanning Yinxiang Real Estate Development Company Limited	Nanning	Residential, Commercial	14 Oct 2047 to 14 Oct 2077	Residential	23,978	—	2016	23,978	—	325.52	325.50	100.0%	325.50
I-192	Portion of Evergrande Royal View Garden Nanning	Guangxi Henghao Huihuang Real Estate Development Company Limited	Nanning	Residential, Commercial	29 Apr 2054 to 29 Apr 2084	Residential	25,839	—	2016	18,881	—	134.84	184.20	100.0%	184.20
I-193	Portion of Evergrande Scenic Garden Wuzhou	Guangxi Wuzhou Wangqiao Real Estate Development Company Limited	Wuzhou	Residential, Commercial	09 Dec 2053 to 09 Dec 2083	Residential, Commercial	89,975	—	2016	21,736	—	133.59	536.80	60.0%	322.08
I-194	Portion of Evergrande Royal Scenic Bay Fangchenggang	Hengda (Fangchenggang) Real Estate Group Company Limited	Fangchenggang	Residential	01 Aug 2082	Residential	70,029	—	2016	32,954	—	177.69	403.90	100.0%	403.90

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I-195	Portion of Evergrande Palace Liuzhou	Liuzhou Zhaofu Property Company Limited	Liuzhou	Residential, Commercial	22 Jan 2054 to 25 Sep 2085	Residential	47,639	—	2016	13,120	—	141.52	463.00	51.0%	236.13
I-196	Portion of Evergrande City Liuzhou	Liuzhou Hengda Real Estate Development Company Limited	Liuzhou	Residential, Commercial	03 Apr 2055 to 03 Apr 2085	Residential, Commercial	25,034	—	2016	3,548	—	33.68	179.80	100.0%	179.80
I-197	Portion of Evergrande Emerald Court Liuzhou	Liuzhou Hengda Jinbi Property Company Limited	Liuzhou	Residential, Commercial	15 Jan 2054 to 15 Jan 2084	Residential	4,553	—	2016	2,198	—	20.73	46.40	100.0%	46.40
I-198	Portion of Evergrande Plaza Guilin	Guilin Guijia Real Estate Company Limited	Guilin	Composite	28 Sep 2048 to 29 Nov 2049	Residential, Commercial, Hotel, Office, Carpark	133,488	654	2016	88,039	594	766.66	1,111.00	100.0%	1,111.00
I-199	Portion of Evergrande Oasis Qinzhou	Qinzhou Qilian Hengda Property Investment Company Limited	Qinzhou	Residential, Commercial	09 Feb 2050 to 09 Feb 2080	Residential, Commercial	86,934	—	2015	30,397	—	174.54	493.40	100.0%	493.40
I-200	Portion of Evergrande Atrium Kunming	Yunnan Heding Real Estate Kaifa Jingying Company Limited	Kunming	Residential	24 Apr 2078 to 17 Sep 2079	Residential	1,546	—	2016	1,546	—	16.75	16.80	100.0%	16.80
I-201	Portion of Evergrande Yunbao Palace Kunming	Yunnan Hengyun Property Company Limited	Kunming	Residential, Commercial, Education/Public Facility	28 May 2055 to 28 May 2085	Residential	146,654	—	2016	78,472	—	665.88	1,347.70	51.0%	687.33
I-202	Portion of Evergrande Splendor Kunming	Hengda Xinyuan (Kunming) Property Company Limited	Kunming	Residential, Commercial, Office	26 Dec 2047 to 08 Oct 2081	Residential	82,176	—	2014	65,571	—	315.39	405.50	100.0%	405.50
I-203	Portion of Evergrande Metropolis Kunming	Kunming Heng Cheong Property Company Limited	Kunming	Residential, Commercial	09 Jun 2055 to 03 Jun 2085	Residential	45,521	—	2016	23,012	—	79.56	288.90	100.0%	288.90
I-204	Portion of Evergrande Metropolis Qijing	Qijing Zhongxi Property Company Limited	Qijing	Residential, Commercial, Office	11 Nov 2050 to 27 Jul 2084	Residential	20,471	—	2016	20,471	—	111.74	111.70	100.0%	111.70
I-205	Portion of Evergrande Splendor Danzhou	Danzhou Hengda Binhai Investment Company Limited	Danzhou	Residential, Commercial	30 Dec 2050 to 08 Sep 2085	Residential, Commercial	33,786	—	2014	25,682	—	128.87	218.00	100.0%	218.00
I-206	Portion of Changjiang Qizwan Hainan Mingzhu	Changjiang Guangyi Real Estate Development Company Limited	Changjiang	Office, Accommodation and Catering	22 Jul 2053 to 15 Aug 2053	Residential	35,974	—	2016	31,350	—	353.09	399.90	100.0%	399.90
I-207	Portion of Evergrande Metropolis Danyang	Danyang Hengda Property Company Limited	Danyang	Residential	01 Apr 2081 to 25 Sep 2081	Residential	107,388	—	2016	59,862	—	315.45	620.10	100.0%	620.10

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I-208	Portion of Evergrande City Danyang	Danyang Mingshuan Real Estate Development Company Limited	Danyang	Residential, Commercial	12 Nov 2052 to 12 Nov 2082	Residential	90,869	—	2015	78,725	—	442.73	509.50	100.0%	509.50
I-209	Portion of Evergrande Splendor Nanjing	Nanjing Hengda Fufeng Property Company Limited	Nanjing	Residential, Accommodation and Catering	30 May 2047 to 30 May 2077	Residential	28,449	—	2016	13,763	—	85.45	182.50	100.0%	182.50
I-210	Portion of Evergrande Palace Nanjing	Nanjing Xuai Real Estate Company Limited	Nanjing	Residential	05 May 2085	Residential, Commercial	7,429	—	2016	7,429	—	223.40	223.40	100.0%	223.40
I-211	Portion of Evergrande Oasis Nanjing	Nanjin Handan Real Estate Company Limited	Nanjing	Residential	20 Dec 2076 to 22 Jan 2078	Residential	7,004	—	2016	1,203	—	14.24	165.20	100.0%	165.20
I-212	Portion of Evergrande Emerald Court Nanjing	Nanjing Meixu Real Estate Company Limited	Nanjing	Residential, Education	16 Apr 2054 to 16 Apr 2084	Residential, Commercial	5,232	—	2016	3,840	—	81.60	118.80	100.0%	118.80
I-213	Portion of Evergrande Atrium Nanjing Jurong	Jurong Tiangong Property Company Limited	Nanjing	Residential, Commercial	05 Mar 2050 to 06 Feb 2083	Residential	43,857	—	2016	35,401	—	379.08	449.30	100.0%	449.30
I-214	Portion of Evergrande Palace Suqian	Suqian Hengda Huafu Property Company Limited	Suqian	Residential	20 Jun 2081	Residential, Commercial	180,744	—	2016	167,784	—	905.48	989.10	100.0%	989.10
I-215	Portion of Evergrande Oasis Suqian	Suqian Hengda Luzhou Real Estate Development Company Limited	Suqian	Residential	26 Jun 2081	Residential	1,951	—	2016	1,951	—	11.37	11.40	100.0%	11.40
I-216	Portion of Evergrande Emerald Court Changzhou	Changzhou Hanjia Property Company Limited	Changzhou	Residential, Commercial	30 Dec 2050 to 30 Dec 2080	Residential	2,122	—	2016	896	—	8.17	17.10	94.1%	16.09
I-217	Portion of Evergrande Royal View Garden Yangzhou	Yangzhou Honglitai Real Estate Development Company Limited	Yangzhou	Residential, Office	10 Jul 2052 to 10 Jul 2082	Residential	15,024	—	2016	15,024	—	167.82	167.80	100.0%	167.80
I-218	Portion of Evergrande Metropolis Huai'an	Huai'an Hengda Fufeng Real Estate Development Company Limited	Huai'an	Residential	20 Jul 2080 to 14 Aug 2084	Residential	100,656	—	2016	47,036	—	202.00	535.00	100.0%	535.00
I-219	Portion of Evergrande Metropolis Lianyungang	Lianyungang Hengda Minglu Property Company Limited	Lianyungang	Residential, Commercial	26 Oct 2051 to 26 Oct 2081	Residential	4,217	—	2016	4,217	—	24.94	24.90	100.0%	24.90
I-220	Portion of Evergrande Oasis Zhenjiang	Zhenjiang Jia Qi Property Company Limited	Zhenjiang	Residential, Commercial, Office, Public Facility	21 Dec 2051 to 21 Dec 2081	Residential	6,248	—	2015	2,784	—	16.98	39.60	100.0%	39.60
I-221	Portion of Evergrande Metropolis Nanchang	Nanchang Zhongdiantou Gao Property Company Limited	Nanchang	Residential, Office	29 Dec 2050 to 29 Dec 2080	Residential	41,670	—	2016	41,670	—	392.26	392.30	100.0%	392.30

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I-222	Portion of Evergrande Royal View Garden Nanchang	Nanchang Zhongdiantou Gao Property Company Limited	Nanchang	Residential	17 Mar 2084	Residential	55,762	—	2016	37,390	—	447.99	655.60	100.0%	655.60
I-223	Portion of Evergrande Scenic View Garden Jiujiang	Hengda (Jiujiang) Real Estate Group Company Limited	Jiujiang	Residential, Commercial	05 Mar 2053 to 05 Mar 2083	Commercial	870	—	2016	—	—	—	10.00	100.0%	10.00
I-224	Portion of Evergrande Royal View Garden Jian	Hengda (Jian) Real Estate Group Company Limited	Jian	Residential	27 Jun 2083	Residential	42,267	—	2016	27,267	—	174.66	293.20	100.0%	293.20
I-225	Portion of Evergrande Metropolis Jingdezhen	Hengda (Jingdezhen) Real Estate Group Company Limited	Jingdezhen	Residential, Commercial	27 Jun 2050 to 02 Mar 2081	Residential	43,385	—	2016	43,385	—	212.71	212.70	100.0%	212.70
I-226	Portion of Evergrande Scenic View Garden Jingdezhen	Hengda (Jingdezhen) Real Estate Group Company Limited	Jingdezhen	Residential, Office	20 Oct 2055 to 20 Oct 2085	Residential, Commercial	9,328	—	2016	9,328	—	111.09	111.10	100.0%	111.10
I-227	Portion of Evergrande Scenic View Garden Yingtan	Hengda Real Estate Yingtan Company Limited	Yingtan	Residential	28 Jan 2085 to 29 Jan 2085	Residential	12,901	—	2016	6,024	—	34.65	73.00	100.0%	73.00
I-228	Portion of Evergrande Oasis Zhejiang Yingtan	Hengda Real Estate Yingtan Company Limited	Yingtan	Residential, Commercial, Office	28 Jan 2051 to 28 Jan 2081	Residential	28,677	—	2016	21,812	—	107.93	145.70	100.0%	145.70
I-229	Portion of Evergrande Arium Xinyu	Xinyu Zhongshen Property Development Company Limited	Xinyu	Residential, Office	13 Sep 2045 to 13 Sep 2075	Residential	84,086	—	2016	30,663	—	111.59	373.40	100.0%	373.40
I-230	Portion of Evergrande City Xinyu	Xinyu Xingwang Real Estate Development Company Limited	Xinyu	Residential, Commercial	28 Feb 2050 to 28 Feb 2080	Residential	39,861	—	2016	39,436	—	179.21	181.30	100.0%	181.30
I-231	Portion of Evergrande City Nanchang	Jiangxi Hongji Investment Company Limited	Nanchang	Residential, Office	01 Jun 2051 to 01 Jun 2081	Residential	40,850	—	2016	28,851	—	198.59	283.80	86.0%	244.07
I-232	Portion of Evergrande Metropolis Ganzhou	Jiangxi Xingyu Property Development Company Limited	Ganzhou	Residential, Commercial	22 May 2048 to 22 May 2078	Residential	7,330	—	2016	4,700	—	36.77	57.00	51.0%	29.07
I-233	Portion of Evergrande Oasis Yichun	Jiangxi Jimin Kexin Real Estate Development Company Limited	Yichun	Residential	16 Jan 2077	Residential	27,607	—	2016	4,954	—	29.43	176.70	95.0%	167.87
I-234	Portion of Evergrande Oasis Nanchang	Jiangxi Qulin Shanzhuang Company Limited	Nanchang	Residential, Commercial, Public Facility	24 Nov 2047 to 24 Nov 2077	Residential	17,552	—	2016	10,391	—	95.29	189.20	67.0%	126.76

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I-235	Portion of Evergrande Cultural Tourist City Haikou	Hainan Dongfangmingzhu Real Estate Company Limited	Haikou	Commercial	09 Nov 2063	Residential	110,146	—	2016	47,480	—	462.98	1,143.90	100.0%	1,143.90
I-236	Portion of Evergrande Haikou Bay	Hengda (Hainan) Real Estate Group Company Limited	Haikou	Residential, Commercial	27 Jun 2053 to 27 Jun 2083	Residential, Commercial, Composite, Carpark	22,169	447	2016	20,229	71	268.85	347.90	100.0%	347.90
I-237	Portion of Evergrande Elissa Haikou	New World China Real Estate (Haikou) Company Limited	Haikou	Residential, Commercial, Accommodation and Catering, Education/Public Facility, Greenery	14 Nov 2045 to 14 Nov 2075	Residential	88,206	—	2015	88,206	—	1,553.46	1,553.50	100.0%	1,553.50
I-238	Portion of Evergrande Royal Scenic Bay Hainan	Hainan Minghao Property Company Limited	Chengmai	Residential	30 Dec 2068	Residential	43,346	—	2015	43,346	—	218.02	218.00	100.0%	218.00
I-239	Portion of Evergrande Royal Seaview Garden Sanya	Hainan Lingshui Zongluhan Property Company Limited	Sanya	Residential, Commercial, Greenery	22 Mar 2052 to 22 Mar 2082	Residential	95,856	—	2016	8,559	—	125.80	1,095.70	100.0%	1,095.70
I-240	Portion of Evergrande WaTan Haikou	Haikou WaTan Cheng Real Estate Company Limited	Haikou	Residential, Accommodation and Catering	27 Jun 2048 to 27 Jun 2078	Residential	32,655	—	2016	19,906	—	238.95	402.10	100.0%	402.10
I-241	Portion of Evergrande Gentleman Hill Garden Shenzhen	Shenzhen Shacun Real Estate Development Company Limited	Shenzhen	Residential	23 Aug 2082	Residential	45,456	—	2015	30,304	—	756.42	1,441.30	98.0%	1,412.47
I-242	Portion of Evergrande Gentleman Hill Emerald Court Shenzhen	Shenzhen Jishi Real Estate Development Company Limited	Shenzhen	Residential, Commercial	23 Aug 2082	Residential	2,906	—	2015	2,819	—	109.09	113.00	98.0%	110.74
I-243	Portion of Evergrande Palace Changsha	Hunan Xiangzhen Investment Company Limited	Changsha	Residential, Commercial	31 Aug 2044 to 31 Aug 2074	Residential	7,264	—	2016	1,512	—	111.29	56.70	100.0%	56.70
I-244	Portion of Evergrande Nanhui Peninsula Yueyang	Yueyang Jimai Property Company Limited	Yueyang	Residential, Commercial	30 Dec 2057 to 30 Dec 2087	Residential	19,040	—	2016	16,943	—	111.85	128.70	64.0%	82.37
I-245	Portion of Evergrande Palace Changde	Changde Xinze Property Company Limited	Changde	Residential, Commercial	03 Aug 2053 to 03 Aug 2083	Residential	54,159	—	2016	23,479	—	157.83	385.70	60.0%	231.42
I-246	Portion of Evergrande Metropolis Zhuzhou	Zhuzhou Jinbi Property Company Limited	Zhuzhou	Residential, Commercial	01 Apr 2051 to 01 Apr 2081	Residential	2,094	—	2015	810	—	4.86	12.50	100.0%	12.50
I-247	Portion of Evergrande Palace Liuyang	Liuyang Jinbi Property Company Limited	Changsha	Residential, Commercial	04 Aug 2050 to 11 Jun 2081	Residential	99,609	—	2013	69,352	—	324.48	497.50	100.0%	497.50

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I-248	Portion of Evergrande Financial Plaza Changsha	Hunan Xiangtian Real Estate Development Company Limited	Changsha	Residential, Commercial	25 May 2052 to 25 May 2082	Residential, Commercial	65,254	—	2016	16,822	—	143.91	569.90	60.0%	341.94
I-249	Portion of Evergrande Metropolis Changsha	Hunan Shengji Property Company Limited	Changsha	Residential	21 Sep 2078	Residential	2,237	—	2015	—	—	—	14.50	100.0%	14.50
I-250	Portion of Evergrande Emerald Court Xiangtan	Hunan Zongheng Property Company Limited	Xiangtan	Residential, Commercial	31 Dec 2054 to 31 Dec 2085	Residential, Commercial	11,773	—	2016	11,773	—	62.36	62.40	60.0%	37.44
I-251	Portion of Evergrande Oasis Yiyang	Yiyang Hengrui Property Company Limited	Yiyang	Residential, Commercial	31 Mar 2053 to 31 Mar 2083	Residential, Commercial	18,296	—	2016	7,837	—	41.81	105.60	100.0%	105.60
I-252	Portion of Evergrande Oasis Hengyang	Hengyang Baorui Property Company Limited	Hengyang	Residential, Commercial	31 Dec 2051 to 31 Dec 2081	Residential, Commercial	28,603	—	2016	4,662	—	26.72	163.20	69.5%	113.42
I-253	Portion of Evergrande Royal View Garden Chenzhou	Chenzhou City Wanyangyuan Real Estate Development Company Limited	Chenzhou	Residential, Commercial	24 Feb 2053 to 24 Feb 2083	Residential, Commercial	47,047	—	2016	26,666	—	127.01	239.10	65.0%	155.42
I-254	Portion of Evergrande Palace Chenzhou	Chenzhou Jimi Property Company Limited	Chenzhou	Residential, Commercial	25 Oct 2050 to 16 Oct 2081	Residential, Commercial	8,695	—	2016	7,365	—	40.59	48.30	100.0%	48.30
I-255	Portion of Evergrande Oasis Changsha	Changsha Tianxi Property Company Limited	Changsha	Residential, Commercial	29 Jan 2047 to 29 Jan 2077	Residential, Commercial	38,863	—	2013	4,669	—	31.24	329.60	57.5%	189.36
I-256	Portion of Evergrande Atrium Changsha	Zhangsha Baorui Real Estate Development Company Limited	Changsha	Residential, Commercial	24 Mar 2045 to 24 Mar 2075	Residential, Commercial	35,963	—	2016	18,610	—	135.59	295.20	99.3%	293.19
I-257	Portion of Evergrande Emerald Court Changsha	Zhangsha Hengxi Property Company Limited	Changsha	Residential, Commercial	06 Feb 2052 to 06 Feb 2082	Residential, Commercial	47,571	—	2015	12,132	—	79.82	321.50	100.0%	321.50
I-258	Portion of Evergrande Royal Scenic Bay Changsha	Zhangsha Ruixi Property Company Limited	Changsha	Residential, Commercial	26 Jul 2052 to 26 Jul 2082	Residential, Commercial	34,395	—	2015	32,680	—	345.64	360.90	100.0%	360.90
I-259	Portion of Evergrande Royal Scenic Peninsula Changsha	Changsha Jinxia Development Construction Company Limited	Changsha	Residential, Commercial	03 Sep 2050 to 03 Sep 2080	Residential, Commercial	84,500	—	2016	79,138	—	683.67	738.40	51.0%	376.58
I-260	Portion of Evergrande Bay Changsha	Zhangsha Xinlin Property Company Limited	Changsha	Residential, Commercial	16 Apr 2053 to 16 Apr 2083	Residential, Commercial	70,454	—	2016	67,044	—	526.50	564.20	100.0%	564.20
I-261	Portion of Evergrande City Changsha	Zhangsha Xinlin Property Company Limited	Changsha	Residential, Education	04 Oct 2074 to 30 Oct 2076	Residential, Commercial	9,991	—	2013	751	—	4.63	74.70	100.0%	74.70
I-262	Portion of Palm Islands Hurzhou	Guangsheng Huaqiao (Dayawan) Real Estate Development Company Limited	Hurzhou	Residential, Commercial	19 Nov 2055 to 19 Nov 2085	Commercial	3,495	—	2014	—	—	—	48.90	80.0%	39.12

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I-263	Portion of Evergrande Royal View Garden Xiamen	Xiamen Hengda Property Company Limited	Xiamen	Residential, Commercial	04 Jun 2055 to 04 Jun 2085	Residential	63,603	—	2016	63,054	—	1,455.54	1,472.90	51.0%	751.18
I-264	Portion of Evergrande Emerald Court Quanzhou	Quanzhou Ansheng Property Company Limited	Quanzhou	Residential, Commercial	19 Jan 2054 to 19 Jan 2084	Residential	12,923	—	2015	2,648	—	21.98	104.20	100.0%	104.20
I-265	Portion of Evergrande Royal Scenic Peninsula Zhangzhou	Zhangzhou Xincheng Real Estate Development Company Limited	Zhangzhou	Residential, Commercial	24 Sep 2054 to 24 Sep 2084	Residential	48,224	—	2016	48,224	—	654.39	654.40	100.0%	654.40
I-266	Portion of Evergrande Metropolis Shishi	Shishi Jimi Property Company Limited	Quanzhou	Residential, Commercial	16 Feb 2054 to 16 Feb 2084	Residential	50,458	—	2016	25,325	—	166.57	367.60	100.0%	367.60
I-267	Portion of Evergrande Royal Scenic Bay Shantou	Shantou Hengyue Property Company Limited	Shantou	Residential, Public Parking, Public Facility	13 Mar 2056 to 13 Mar 2086	Residential	45,711	—	2016	14,673	—	125.27	342.50	100.0%	342.50
I-268	Portion of Evergrande City Chaozhou	Chaoshou Hengda Property Company Limited	Chaozhou	Residential, Public Facility, Greenery	11 Aug 2082	Residential, Commercial, Composite	74,622	—	2015	40,117	—	392.48	623.70	100.0%	623.70
I-269	Portion of Evergrande Scenic Garden Chaozhou	Chaozhou Hengxin Real Estate Development Company Limited	Chaozhou	Residential, Commercial, Accommodation and Catering	10 Jan 2055 to 11 Jan 2085	Residential	46,753	—	2016	7,178	—	81.10	354.20	100.0%	354.20
I-270	Portion of Evergrande Oasis Guiyang	Hengda Real Estate Group Guiyang Property Company Limited	Guiyang	Residential, Commercial	15 Nov 2046 to 05 Jan 2077	Residential	1,880	—	2016	1,880	—	8.14	8.10	100.0%	8.10
I-271	Portion of Evergrande City Kaili	Guizhou Kaide Property Company Limited	Kaili	Residential, Commercial	27 Jan 2054 to 27 Jul 2081	Residential	54,707	—	2016	8,829	—	40.02	278.60	100.0%	278.60
I-272	Portion of Evergrande City Guiyang	Guizhou Guangyuan Real Estate Development Company Limited	Guiyang	Residential, Commercial	11 Jun 2079	Residential	13,202	—	2016	13,202	—	71.37	71.40	100.0%	71.40
I-273	Portion of Evergrande Emerald Court Guiyang	Guizhou Hengda Changji Real Estate Development Company Limited	Guiyang	Residential, Commercial	19 Jul 2053 to 19 Jul 2083	Residential	48,707	—	2016	48,707	—	313.64	313.60	100.0%	313.60
I-274	Portion of Evergrande Royal View Garden Guiyang	Guizhou Ficheng Real Estate Development Company Limited	Guiyang	Residential, Commercial	15 Feb 2054 to 15 Oct 2083	Residential	95,856	—	2016	95,856	—	502.25	502.20	100.0%	502.20
I-275	Portion of Evergrande Atrium Guiyang	Guiyang Jude Real Estate Development Company Limited	Guiyang	Residential, Commercial	27 Apr 2053 to 17 May 2085	Residential	75,208	—	2016	63,208	—	355.11	424.70	60.0%	254.82



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I-276	Portion of Evergrande Jinyang New World Project	Guiyang New World Real Estate Company Limited	Guiyang	Residential, Commercial, Composite	19 May 2046 to 19 May 2076	Residential, Commercial, Carpark	508,513	5,041	2015	324,150	4	2,315.57	4,470.20	100.0%	4,470.20
I-277	Portion of Evergrande Metropolis Guiyang	Guiyang Haiming Investment Construction Development Company Limited	Guiyang	Residential, Commercial	26 Oct 2060	Residential	1,198	—	2016	1,198	—	6.57	6.60	98.8%	6.52
I-278	Portion of Evergrande City Zunyi	Zunyi Xinguang Real Estate Development Company Limited	Zunyi	Residential	01 Jan 2080	Residential, Commercial, Carpark	2,909	71	2016	2,219	71	23.98	27.80	100.0%	27.80
I-279	Portion of Evergrande Royal Scenic Bay Dalian	Dalian Shicheng Real Estate Company Limited	Dalian	Residential	30 Aug 2083	Residential	6,413	—	2016	6,013	—	66.92	72.30	60.0%	43.38
I-280	Portion of Evergrande Royal View Garden Dalian	Dalian Hengcheng Real Estate Company Limited	Dalian	Residential, Commercial	21 Apr 2054 to 21 Apr 2084	Residential, Commercial	20,549	—	2016	19,579	—	258.33	272.90	100.0%	272.90
I-281	Portion of Evergrande Tanxun Dalian	Dalian Xicheng Real Estate Company Limited	Dalian	Residential, Commercial	30 Jan 2082	Residential	6,871	—	2016	6,755	—	78.20	79.60	100.0%	79.60
I-282	Portion of Evergrande City Shenyang	Hengda Xinyuan (Shenyang) Property Company Limited	Shenyang	Residential	07 Jun 2057 to 31 Mar 2061	Residential	26,059	—	2016	7,556	—	39.30	157.80	100.0%	157.80
I-283	Portion of Evergrande Oasis Shenyang	Hengda Changji (Shenyang) Property Company Limited	Shenyang	Residential	31 Oct 2060 to 31 Oct 2064	Residential, Commercial	25,166	—	2016	20,703	—	125.96	158.10	100.0%	158.10
I-284	Portion of Evergrande Palace Fushun	Fushun Jiaxin Property Company Limited	Fushun	Residential, Commercial	29 Aug 2051 to 29 Aug 2081	Residential	76,087	—	2016	45,228	—	203.46	367.00	100.0%	367.00
I-285	Portion of Evergrande Oasis Benxi	Benxi Jiayi Property Company Limited	Benxi	Residential, Commercial	28 Sep 2051 to 28 Sep 2081	Residential	61,559	—	2016	34,968	—	144.33	293.20	100.0%	293.20
I-286	Portion of Evergrande Atrium Shenyang	Shenyang Jiajun Property Company Limited	Shenyang	Residential, Commercial	03 Apr 2052 to 20 Apr 2082	Residential	71,772	—	2016	50,147	—	312.76	451.20	100.0%	451.20
I-287	Portion of Evergrande Bay Shenyang	Shenyang Jikai Property Company Limited	Shenyang	Residential	27 May 2060	Residential	14,498	—	2016	14,498	—	91.40	91.40	100.0%	91.40
I-288	Portion of Evergrande Emerald Court Shenyang	Shenyang Jiahui Property Company Limited	Shenyang	Residential, Commercial	29 May 2053 to 19 Jun 2083	Residential	21,549	—	2016	19,003	—	122.71	141.90	100.0%	141.90
I-289	Portion of Evergrande Royal Scenic Bay Shenyang	Shenyang Jiaye Property Company Limited	Shenyang	Residential, Commercial	29 Nov 2053 to 29 Nov 2083	Residential	30,936	—	2016	19,987	—	128.86	207.70	100.0%	207.70

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Pre-Sale <sup>(1)</sup> GFA (sq.m.)	Pre-Sale CPS	Pre-Sale Consideration (RMB million)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
I-290	Portion of Evergrande Palace Shenyang	Shenyang Jiapi Property Company Limited	Shenyang	Residential	24 May 2060	Residential	21,523	—	2015	16,644	—	108.63	152.00	100.0%	152.00
I-291	Portion of Evergrande Metropolis Shenyang	Shenyang Yue Tong Properties Company Limited	Shenyang	Residential, Commercial	19 Oct 2050 to 19 Oct 2080	Residential, Carpark	59,290	1	2016	38,482	1	186.34	299.50	100.0%	299.50
I-292	Portion of Evergrande Palace Panjin	Panjin Jiading Property Company Limited	Panjin	Residential, Commercial	28 Jan 2051 to 29 Mar 2081	Residential	59,069	—	2015	10,670	—	56.08	341.60	100.0%	341.60
I-293	Portion of Evergrande City Yingkou	Yingkou Jialong Real Estate Company Limited	Yingkou	Residential, Commercial	17 Jul 2054 to 17 Jul 2081	Residential	104,802	—	2015	26,947	—	155.81	557.30	100.0%	537.30
I-294	Portion of Evergrande Oasis Yingkou	Yingkou Jialong Real Estate Company Limited	Yingkou	Residential, Commercial	29 Jul 2054 to 29 Jul 2084	Residential	87,012	—	2015	52,544	—	221.93	390.80	100.0%	390.80
I-295	Portion of Evergrande Royal Scenic Bay Huludao	Huludao Jia Shan Property Company Limited	Huludao	Residential, Commercial	08 Jun 2051 to 29 May 2084	Residential	144,500	—	2016	89,987	—	477.99	769.00	100.0%	769.00
I-296	Portion of Evergrande Oasis Liaoyang	Liaoyang Hengsheng Property Company Limited	Liaoyang	Residential, Commercial	20 Jun 2050 to 20 Jun 2080	Residential	80,208	—	2016	49,464	—	226.33	373.90	100.0%	373.90
I-297	Portion of Evergrande Metropolis Anshan	Anshan Jiayu Property Company Limited	Anshan	Residential	31 Aug 2081	Residential	123,043	—	2016	59,056	—	257.18	603.50	100.0%	603.50
I-298	Portion of Evergrande Oasis Anshan	Anshan Jiayu Property Company Limited	Anshan	Residential, Commercial	09 Jul 2050 to 28 Feb 2083	Residential	77,350	—	2016	73,544	—	369.32	388.60	100.0%	388.60
I-299	Portion of Evergrande Palace Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Public Facility	14 Feb 2047 to 14 Feb 2057	Residential	12,227	—	2011	—	—	—	132.40	100.0%	132.40
I-300	Portion of Evergrande Oasis Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Public Facility, Underground Carpark	17 Oct 2047 to 17 Oct 2057	Residential	1,447	—	2012	332	—	3.65	13.50	100.0%	13.50
I-301	Portion of Evergrande City Chongqing	Chongqing Hengda Jiayu Property Company Limited	Chongqing	Residential, Commercial	10 Jul 2047 to 10 Jul 2057	Residential, Carpark	4,198	145	2014	1,885	—	21.89	49.90	100.0%	49.90
I-302	Portion of Evergrande Emerald Court Yongchuan	Chongqing Hengda Yongjun Real Estate Development Company Limited	Chongqing	Residential	30 Jun 2061	Residential	1,186	—	2016	212	—	1.31	7.00	100.0%	7.00

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Pre-Sale <sup>(1)</sup> GFA (sq.m.)	Pre-Sale CPS	Pre-Sale Consideration (RMB million)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Market Value <sup>(2)</sup> Attributable to the Group (%)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
I-303	Portion of Evergrande Splendor Chongqing	Hengda (Jiangin) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Accommodation and Catering, Public Facility	28 Dec 2046 to 18 Sep 2066	Residential	114,744	—	2016	76,058	—	583.72	828.20	100.0%	100.0%	828.20
I-304	Portion of Evergrande Oasis Zigong	Hengda (Zigong) Real Estate Group Company Limited	Zigong	Residential, Commercial	20 Apr 2051 to 10 Dec 2083	Residential	31,243	—	2016	10,377	—	56.57	183.60	100.0%	100.0%	183.60
I-305	Portion of Evergrande Metropolis Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Education	16 Oct 2047 to 17 Oct 2057	Residential	238	—	2014	238	—	2.91	2.90	100.0%	100.0%	2.90
I-306	Portion of Evergrande Metropolis Zigong	Zigong Xinmao Property Company Limited	Zigong	Residential, Commercial	28 Nov 2052 to 18 Jun 2083	Residential	34,498	—	2016	15,125	—	79.44	186.00	100.0%	100.0%	186.00
I-307	Portion of Evergrande Coronation Chongqing	Chongqing Jianzhi Real Estate Company Limited	Chongqing	Residential, Commercial, Education	02 Feb 2048 to 02 Feb 2058	Residential, Carpark	202,604	1,247	2016	140,243	—	1,304.80	2,261.60	47.3%	47.3%	1,069.28
I-308	Portion of Evergrande Royal View Garden Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial	31 Mar 2051 to 31 Mar 2061	Residential	3,444	—	2016	3,373	—	24.77	25.20	100.0%	100.0%	25.20
I-309	Portion of Evergrande Autumn Chongqing	Chongqing Hengda Jun Xin Real Estate Development Company Limited	Chongqing	Residential, Commercial	Nov 2050 to Nov 2060	Residential	119,381	—	2016	115,740	—	697.06	720.70	100.0%	100.0%	720.70
I-310	Portion of Evergrande Scenic Garden Fuling	Chongqing Hengda Fucheng Real Estate Development Company Limited	Chongqing	Residential, Commercial	12 Nov 2050 to 12 Nov 2060	Residential	70,419	—	2016	70,419	—	361.25	361.20	100.0%	100.0%	361.20
I-311	Portion of Evergrande Scenic Garden Chongqing	Chongqing Hengda Xinquan Property Company Limited	Chongqing	Residential, Commercial	30 Aug 2053 to 30 Aug 2063	Residential	69,054	—	2016	69,054	—	682.42	682.40	100.0%	100.0%	682.40
I-312	Portion of Evergrande Royal Scenic Peninsula Chongqing	Chongqing Hengda Xinquan Property Company Limited	Chongqing	Residential, Commercial	30 Aug 2053 to 30 Aug 2063	Residential	26,110	—	2016	26,110	—	437.06	437.10	100.0%	100.0%	437.10
I-313	Portion of Evergrande Emerald Court Chongqing	Chongqing Hengda Xinquan Property Company Limited	Chongqing	Residential, Commercial	30 Aug 2053 to 30 Aug 2063	Residential	10,228	—	2016	10,228	—	98.78	98.80	100.0%	100.0%	98.80
I-314	Portion of Chongqing Gaijiansi Landmark Project	Chongqing Hengda Xinquan Property Company Limited	Chongqing	Residential, Commercial	30 Nov 2055 to 30 Nov 2065	Residential	150,660	—	2016	73,432	—	775.18	1,651.70	100.0%	100.0%	1,651.70

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Pre-Sale <sup>(1)</sup> GFA (sq.m.)	Pre-Sale CPS	Pre-Sale Consideration (RMB million)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
I-315	Portion of Evergrande Royal Scenic Bay Chongqing	Chongqing Hengda Xinding Property Company Limited	Chongqing	Residential, Commercial	24 Dec 2053 to 24 Dec 2063	Residential	41,603	—	2016	27,281	—	187.58	323.60	100.0%	323.60
I-316	Portion of Evergrande Century City Chongqing	Chongqing Yongli Property Company Limited	Chongqing	Residential, Commercial	30 Dec 2054 to 30 Dec 2064	Residential	116,451	—	2016	37,836	—	357.00	1,112.80	51.0%	567.53
I-317	Portion of Evergrande Yudouhui Group A Chongqing	Chongqing Weigang Property Company Limited	Chongqing	Residential, Commercial	29 Jun 2063	Residential	19,870	—	2016	19,113	—	201.79	210.00	100.0%	210.00
I-318	Portion of Evergrande City Hanzhong	Hanzhong Huailian Property Company Limited	Hanzhong	Residential	29 Jul 2077 to 31 Oct 2080	Residential, Commercial	35,052	—	2014	25,620	—	115.20	156.70	100.0%	156.70
I-319	Portion of Evergrande Royal View Garden Xi'an	Xi'an Jiazhi Property Company Limited	Xian	Residential, Commercial	15 Oct 2053 to 22 Feb 2084	Residential	23,642	—	2016	23,416	—	191.22	193.10	100.0%	193.10
I-320	Portion of Evergrande Bay Xian	Xi'an Hengying Property Company Limited	Xian	Residential, Commercial	14 Apr 2055 to 14 Dec 2085	Residential	27,778	—	2016	27,101	—	203.14	207.60	100.0%	207.60
I-321	Portion of Evergrande Oasis Xi'an	Xian Qijun Investment Construction Company Limited	Xian	Residential	25 Aug 2074 to 26 Aug 2074	Residential, Carpark	12,267	360	2015	—	360	59.63	136.90	65.0%	88.99
I-322	Portion of Evergrande Royal View Garden Xi'an	Xi'an Yingyu Property Company Limited	Xian	Residential, Commercial	15 Oct 2053 to 22 Feb 2084	Residential	16,727	—	2016	16,727	—	135.09	135.10	100.0%	135.10
I-323	Portion of Evergrande Metropolis Xi'an	Xi'an Qiyun Property Company Limited	Xian	Residential	17 Aug 2076	Residential	221	—	2016	—	—	3.13	4.70	100.0%	4.70
I-324	Portion of Evergrande Scenic View Garden Xi'an	Xi'an Jintu Property Company Limited	Xian	Residential, Commercial, Education	14 Jan 2052 to 14 Jan 2082	Residential	57,129	—	2016	47,607	—	373.23	445.60	100.0%	445.60
I-325	Portion of Evergrande Emerald Court Xi'an	Shaanxi Shouhua Property Company Limited	Xian	Residential, Commercial	27 Oct 2055 to 27 Oct 2085	Residential	92,511	—	2016	83,920	—	621.20	684.80	100.0%	684.80
I-326	Portion of Evergrande City Yangling	Shaanxi Yaoye Shai Real Estate Development Company Limited	Yangling	Residential	30 Jul 2081	Residential, Commercial, Carpark	63,362	227	2016	17,525	227	95.18	301.50	100.0%	301.50
I-327	Portion of Evergrande City Xi'an	Shaanxi Jinhong Investment Company Limited	Xian	Residential	30 Mar 2076	Residential	352	—	2016	—	—	1.64	4.50	100.0%	4.50
I-328	Portion of Yichang Commercial Buhang Street	Yichang Sanjiang Hangtian Real Estate Development Company Limited	Yichang	Commercial, Education/Public Facility	23 Mar 2044	Residential, Commercial	9,414	—	2016	6,607	—	114.19	152.60	63.7%	97.24

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Pre-Sale <sup>(1)</sup> GFA (sq.m.)	Pre-Sale CPS	Pre-Sale Consideration (RMB million)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
I-329	Portion of Evergrande First Palace Xiang'an	Xiang'an Sanjiang Hangtian Real Estate Development Company Limited	Xiang'an	Residential	09 Aug 2077	Residential	146	—	2016	146	—	.84	.80	67.1%	.54
I-330	Portion of Evergrande Oasis Yichang	Yichang Meiziyu Market Construction Kaifa Company Limited	Yichang	Residential, Commercial, Accommodation and Catering	28 Dec 2048 to 28 Dec 2078	Residential	24,469	—	2015	9,788	—	53.42	138.60	100.0%	138.60
I-331	Portion of Evergrande Royal View Garden Yichang	Yichang Chuitian Hengda Real Estate Development Company Limited	Yichang	Residential, Commercial	30 Jun 2054 to 30 Jun 2084	Residential	19,273	—	2015	19,273	—	189.10	189.10	60.0%	113.46
I-332	Portion of Evergrande Sky Rainbow Town Wuhan	Wuhan Sanjiang Hangtian Jayuan Real Estate Development Company Limited	Wuhan	Residential, Commercial	26 Dec 2046 to 26 Dec 2076	Residential	133,996	—	2014	—	—	—	1,125.60	100.0%	1,125.60
I-333	Portion of Evergrande Sky Capital Wuhan	Wuhan Sanjiang Hangtian Investment Development Company Limited	Wuhan	Residential, Commercial	09 Aug 2050 to 09 Aug 2080	Residential	39,868	—	2016	39,868	—	679.13	679.10	67.0%	455.00
I-334	Portion of Evergrande Sky Dragon City Wuhan	Wuhan Sanjiang Hangtian Panlongcheng Real Estate Development Company Limited	Wuhan	Residential, Commercial	29 Oct 2047 to 29 Oct 2077	Residential, Commercial	104,712	—	2016	50,411	—	376.45	838.70	100.0%	838.70
I-335	Portion of Evergrande Metropolis Wuhan	Wuhan Huili Property Company Limited	Wuhan	Residential	30 Apr 2077 to 12 May 2080	Residential, Carpark	4,877	280	2016	2,751	—	26.93	77.40	100.0%	77.40
I-336	Portion of Evergrande Oasis Wuhan	Wuhan Jimbi Luzhou Real Estate Development Company Limited	Wuhan	Residential, Commercial	30 May 2047 to 26 Jan 2078	Residential, Carpark	30,664	35	2016	170	—	1.59	267.00	100.0%	267.00
I-337	Portion of Evergrande Royal Scenic Bay Wuhan	Wuhan Hengda Chutian Real Estate Development Company Limited	Wuhan	Residential, Commercial	27 Mar 2054 to 24 Sep 2084	Residential, Carpark	46,378	2,423	2016	10,281	—	77.86	868.00	60.0%	520.80
I-338	Portion of Evergrande Royal Palace Wuhan	Wuhan Hengda Dushi Real Estate Development Company Limited	Wuhan	Residential, Greenery	19 Oct 2065 to 19 Oct 2085	Residential	9,947	—	2016	6,740	—	71.13	109.30	60.0%	65.58
I-339	Portion of Evergrande Sky Royal Garden Wuhan	Wuhan Hengda Jimbi Real Estate Development Company Limited	Wuhan	Residential, Commercial	11 Oct 2053 to 11 Oct 2083	Residential, Commercial	1,330	—	2016	680	—	11.29	23.10	67.0%	15.48
I-340	Portion of Evergrande Evergreen Garden	Wuhan New World Kangju Development Company Limited	Wuhan	Residential	08 Oct 2045 to 08 Oct 2075	Residential, Commercial, Carpark	317,224	35	2016	317,224	35	6,074.79	6,074.80	60.0%	3,644.88

Property No.	Property Name	Holding Entity	City	Land Use	Land Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Pre-Sale GFA (sq.m.)	Pre-Sale CPS	Pre-Sale Consideration (RMB million)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
I-341	Portion of Evergrande Capital Ezhou	Hubei Sanjiang Hangtan Commercial Management Company Limited	Ezhou	Residential, Commercial	24 Mar 2050 to 26 Dec 2081	Residential	22,351	—	2016	17,848	—	123.97	151.00	100.0%	151.00
I-342	Portion of Evergrande City Wuhan	Hubei Yiqing Yazhu Real Estate Development Company Limited	Wuhan	Residential, Commercial	28 Apr 2047 to 29 Apr 2077	Residential, Commercial	38,135	—	2016	2,805	—	34.64	370.30	100.0%	370.30
I-343	Portion of Evergrande Metropolis Jingzhou	Jingzhou Hongxing Plaza Investment Company Limited	Jingzhou	Residential, Commercial	19 Feb 2054 to 19 Feb 2084	Residential	37,621	—	2016	33,852	—	166.81	188.10	100.0%	188.10
I-344	Portion of Evergrande Metropolis Xiangyang	Xiangyang Hengda Real Estate Development Company Limited	Xiangyang	Residential, Accommodation and Catering, Education	23 Mar 2051 to 23 Mar 2081	Residential, Commercial	22,683	—	2016	16,696	—	123.13	173.70	100.0%	173.70
I-345	Portion of Evergrande Splendor Ezhou	Ezhou Hengda Real Estate Development Company Limited	Ezhou	Residential, Office	20 Mar 2047 to 29 Aug 2080	Residential	88,894	—	2016	88,499	—	341.92	344.20	100.0%	344.20
I-346	Portion of Evergrande Jinyuan Harbin	Harbin Zhongcheng Real Estate Development Company Limited	Harbin	Residential, Commercial	31 Jul 2049 to 09 Jul 2080	Residential	30,187	—	2015	5,007	—	31.15	210.40	100.0%	210.40
I-347	Portion of Evergrande Metropolis Harbin	Harbin Hengda Weiye Real Estate Development Company Limited	Harbin	Residential, Commercial, Public Facility	28 May 2052 to 27 May 2083	Residential, Carpark	69,065	157	2015	69,065	157	556.15	556.10	100.0%	556.10
I-348	Portion of Evergrande Oasis Harbin	Harbin Hengda Weiye Real Estate Development Company Limited	Harbin	Residential, Commercial	26 Feb 2052 to 26 Feb 2083	Residential, Carpark	100	1	2016	—	1	.07	.80	100.0%	.80
I-349	Portion of Evergrande City Harbin	Harbin Hengda Xingye Real Estate Development Company Limited	Harbin	Residential, Commercial	16 May 2051 to 15 May 2082	Residential, Carpark	75,726	590	2016	59,175	590	313.89	403.30	100.0%	403.30
I-350	Portion of Evergrande Royal Scenic Bay Harbin	Harbin Chengye Real Estate Development Company Limited	Harbin	Residential	01 May 2053 to 01 May 2083	Residential	38,581	—	2013	38,581	—	315.25	315.20	100.0%	315.20
I-351	Portion of Evergrande Royal View Garden Harbin	Harbin Mingshe Real Estate Development Company Limited	Harbin	Residential, Commercial, Public Facility	02 Aug 2053 to 02 Aug 2083	Residential, Commercial	14,220	—	2016	13,910	—	125.70	128.10	100.0%	128.10
I-352	Portion of Evergrande Grand Splendor Harbin	Harbin Shenghe Property Company Limited	Harbin	Residential	08 Nov 2049 to 08 Nov 2079	Residential, Commercial, Carpark	87,315	526	2016	81,087	141	464.23	586.10	100.0%	586.10
I-353	Portion of Evergrande Harmonious City Harbin	Harbin Shengmao Property Company Limited	Harbin	Residential, Commercial	10 Feb 2051 to 10 Feb 2081	Residential, Commercial, Carpark	69,932	1,511	2016	68,805	395	533.99	730.50	100.0%	730.50

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Pre-Sale <sup>(1)</sup> GFA (sq.m.)	Pre-Sale CPS	Pre-Sale Consideration (RMB million)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
I-354	Portion of Evergrande International Center Harbin	Harbin Gaodeng Property Company Limited	Harbin	Commercial	29 Jun 2050	Residential, Commercial, Hotel, Office, Carpark	156,300	780	2016	—	—	—	1,810.60	100.0%	1,810.60
I-355	Portion of Evergrande Oasis Daqing	Daqing Hengda Yongsheng Real Estate Development Company Limited	Daqing	Residential, Commercial	21 Jul 2052 to 21 Jul 2082	Residential, Composite	43,900	—	2016	39,915	—	243.20	266.90	100.0%	266.90
I-356	Portion of Evergrande Emerald Court Mudanjiang	Mudanjiang Hengda Changjian Real Estate Development Company Limited	Mudanjiang	Residential, Commercial	09 May 2052 to 09 May 2082	Residential	48,431	—	2016	41,400	—	206.98	249.50	100.0%	249.50
I-357	Portion of Evergrande Oasis Mudanjiang	Mudanjiang Hengda Yongtai Real Estate Development Company Limited	Mudanjiang	Residential, Commercial	18 Jul 2052 to 08 Oct 2082	Residential, Carpark	28,657	946	2016	27,058	94	131.92	243.40	100.0%	243.40
I-358	Portion of Evergrande Metropolis Qiqihar	Hengda Yongsheng (Qiqihar) Real Estate Company Limited	Qiqihar	Residential, Office	28 Jun 2052 to 29 Jul 2082	Residential, Carpark	62,744	6	2016	22,073	6	139.17	408.80	100.0%	408.80

## Notes:

- 1 All areas are stated in approximations.
- 2 All values are stated in approximations.

## Group II — Properties held by the Group for Occupation/Operation in the PRC

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (sq.m.)	Number of Rooms	Completion Date	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group %	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
II-1	Portion of Evergrande Oasis Luoyang	Hengda (Luoyang) Real Estate Group Company Limited	Luoyang	Residential, Commercial	06 Jan 2048 to 06 Jan 2078	Composite	5,177		2010	26.50	100.0%	26.50
II-2	Portion of Evergrande Royal Scenic Peninsula Foshan	Foshan Nanhai Xinzhongjian Real Estate Development Company Limited	Foshan	Residential, Commercial, Public Facility	11 Aug 2064	Hotel	26,252	140	2008	530.00	100.0%	530.00
II-3	Portion of Evergrande Center	Guangzhou Shijiasu Property Company Limited	Guangzhou	Commercial, Office, Underground Carpark	25 Jun 2056	Commercial, Office, Carpark	57,656		2010	2,032.90	100.0%	2,032.90
II-4	Portion of Evergrande Scenic Garden Guangzhou Zengcheng	Guangzhou Hengda (Zengcheng) Real Estate Development Company Limited	Guangzhou	Residential	08 Jun 2066	Hotel	45,991	228	2012	140.00	100.0%	140.00
II-5	Portion of Evergrande City Yuntu	Hengda (Yuntu) Real Estate Group Company Limited	Yuntu	Residential, Commercial	28 Dec 2052 to 28 Dec 2082	Commercial	3,555		2016	34.80	100.0%	34.80
II-6	Portion of Nanguo Shangwan	Hengda Real Estate Group Company Limited	Guangzhou	Residential	19 Aug 2077	Residential	13,624			624.00	100.0%	624.00
II-7	Portion of Evergrande Oasis Zhongshan	Hengda (Zhongshan) Real Estate Group Company Limited	Zhongshan	Residential	19 Dec 2063 to 19 Dec 2066	Commercial	3,137		2014	27.50	100.0%	27.50
II-8	Portion of Evergrande Splendor Qingxin	Hengda Shengyu (Qingxin) Property Company Limited	Qingyuan	Residential, Office	08 Jan 2057 to 24 Feb 2081	Commercial, Composite, Hotel	87,852	293	2016	688.20	100.0%	688.20
II-9	Portion of Evergrande Oasis Taiyuan	Hengda (Taiyuan) Real Estate Group Company Limited	Taiyuan	Residential, Commercial, Office, Education/Public Facility	14 Nov 2047 to 14 Nov 2057	Commercial, Composite	12,405		2009 to 2015	112.40	100.0%	112.40
II-10	Portion of Evergrande City Ziyang	Ziyang Wancheng Property Company Limited	Ziyang	Residential, Commercial	12 Dec 2050 to 12 Dec 2080	Commercial	5,272		2016	54.30	100.0%	54.30
II-11	Portion of Evergrande Oasis Nanchong	Hengda (Nanchong) Real Estate Group Company Limited	Nanchong	Residential, Commercial, Education/Public Facility	21 Oct 2050 to 21 Oct 2080	Commercial	2,756		2016	30.60	100.0%	30.60
II-12	Portion of Evergrande Splendor Pengshan	Hengda Xinlong (Pengshan) Property Company Limited	Meishan	Residential, Commercial	18 Jun 2047 to 22 Mar 2085	Composite	5,294		2010 to 2015	25.40	100.0%	25.40
II-13	Portion of Evergrande Royal Scenic Peninsula Chengdu	Chengdu Tianfu Shuicheng Real Estate Development Company Limited	Chengdu	Residential, Commercial	22 Mar 2048 to 08 Mar 2078	Commercial	5,273		2013 to 2015	63.30	100.0%	63.30
II-14	Portion of Evergrande City Chengdu	Chengdu Wenjiang District Xinjiekang Property Liability Company Limited	Chengdu	Residential, Commercial	31 Oct 2076 to 31 Oct 2076	Composite	7,277		2011	45.70	64.0%	29.25
II-15	Portion of Evergrande Oasis Chengdu	Chengdu Hengda Yinhe Xincheng Property Company Limited	Chengdu	Residential, Commercial, Office	18 Dec 2046 to 20 Aug 2077	Composite	7,196		2013	38.20	100.0%	38.20
II-16	Portion of Evergrande Plaza Chengdu	Ameigao (Chengdu) Property Company Limited	Chengdu	Residential, Commercial	06 Mar 2047 to 06 Mar 2077	Hotel	45,313	279	2015	1,100.00	100.0%	1,100.00



Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (sq.m.)	Number of Rooms	Completion Date	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group %	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
II-17	Portion of Evergrande Palace Baotou	Hengda (Baotou) Real Estate Group Company Limited	Baotou	Residential, Commercial	21 May 2048 to 27 Sep 2078	Commercial, Composite	11,565		2009 to 2011	89.20	100.0%	89.20
II-18	Portion of Yuhe History & Culture Conservation Zone Renovation Project No. 1 Land	Beijing Dongfang Yejia Culture and Art Company Limited	Beijing	Commercial, Underground Carpark	28 Apr 2050	Residential	5,033		2016	860.70	80.0%	688.56
II-19	Portion of Evergrande Oasis Tianjin	Tianjin Yilian Chuangzhan Property Company Limited	Tianjin	Residential, Commercial	23 Mar 2050 to 07 Jun 2080	Commercial, Hotel	174,668	494	2015	1,713.50	100.0%	1,713.50
II-20	Portion of Evergrande Oasis Tianjin	Tianjin Jin Li Hu Investment Company Limited	Tianjin	Residential, Commercial	23 Mar 2050 to 07 Jun 2080	Composite	5,078		2015	43.70	100.0%	43.70
II-21	Portion of Evergrande Splendor Tianjin	Hengda (Tianjin Jixian) Real Estate Group Company Limited	Tianjin	Residential, Commercial	12 Feb 2077 to 23 Sep 2079	Commercial, Composite, Hotel	84,593	293	2013 to 2015	792.00	100.0%	792.00
II-22	Portion of Evergrande Royal Scenic Bay Songyuan	Songyuan Hengda Yusheng Real Estate Development Company Limited	Songyuan	Residential, Commercial	25 Oct 2052 to 28 Jan 2084	Commercial	4,737		2015	31.30	100.0%	31.30
II-23	Portion of Evergrande Metropolis Wuzhong	Ningxia Jinhai Property Company Limited	Wuzhong	Residential	14 Aug 2079 to 14 Aug 2079	Commercial	4,710		2015	51.80	100.0%	51.80
II-24	Portion of Evergrande Palace Hefei	Qjia (Hefei) Property Company Limited	Hefei	Residential	Jun 2079 to Jan 2080	Composite	7,230		2013	107.50	100.0%	107.50
II-25	Portion of Evergrande City Hefei	Anhui Sanlin Property Company Limited	Hefei	Residential	16 Aug 2074 to 16 Aug 2074	Composite	5,255		2013	58.50	100.0%	58.50
II-26	Portion of Evergrande Oasis Tongling	Tongling Hengda Property Company Limited	Tongling	Residential, Commercial	20 Dec 2050 to 20 Dec 2080	Commercial	4,693		2016	47.90	100.0%	47.90
II-27	Portion of Evergrande Huang He Sheng Tai Cheng Dongying	Dongying Hengda Huaifu Property Company Limited	Dongying	Residential, Commercial, Accommodation and Catering	25 Jan 2051 to 25 Jan 2081	Commercial	5,165		2014	52.70	100.0%	52.70
II-28	Portion of Evergrande Metropolis Danzhou	Danzhou Hengda Binhai Investment Company Limited	Danzhou	Residential	23 Jul 2080	Commercial	3,483		2012	35.20	100.0%	35.20
II-29	Portion of Evergrande Splendor Nanjing	Nanjing Hengda Fufeng Property Company Limited	Nanjing	Residential, Accommodation and Catering	30 May 2047 to 30 May 2077	Composite	6,359		2013 to 2015	33.40	100.0%	33.40
II-30	Portion of Evergrande Oasis Nanjing	Nanjing Handian Real Estate Company Limited	Nanjing	Residential	20 Dec 2076 to 22 Jan 2078	Composite	6,378		2010	67.90	100.0%	67.90
II-31	Portion of Evergrande Atrium Nanjing Jurong	Jurong Tiangong Property Company Limited	Nanjing	Residential, Commercial	05 Mar 2050 to 06 Feb 2083	Commercial	4,357		2015	43.60	100.0%	43.60
II-32	Portion of Evergrande City Nanchang	Jiangxi Hongji Investment Company Limited	Nanchang	Residential, Office	01 Jun 2051 to 01 Jun 2081	Commercial	4,629		2015	53.70	86.0%	46.18

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (sq.m.)	Number of Rooms	Completion Date	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group %	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
II-33	Portion of Evergrande Oasis Nanchang	Jiangxi Culin Shanzhuang Company Limited	Nanchang	Residential, Commercial, Public Facility	24 Nov 2047 to 24 Nov 2077	Composite	3,238		2011	19.00	67.0%	12.73
II-34	Portion of Evergrande Haikou Bay	Hengda (Hainan) Real Estate Group Company Limited	Haikou	Residential, Commercial	27 Jun 2053 to 27 Jun 2083	Hotel	67,172	576	2016	830.00	100.0%	830.00
II-35	Portion of Evergrande Palace Changsha	Hunan Xionghen Investment Company Limited	Changsha	Residential, Commercial	31 Aug 2044 to 31 Aug 2074	Composite	7,111		2009	47.90	100.0%	47.90
II-36	Portion of Evergrande Palace Changde	Changde Xinze Property Company Limited	Changde	Residential, Commercial	03 Aug 2053 to 03 Aug 2083	Commercial	4,671		2016	45.80	60.0%	27.48
II-37	Portion of Evergrande Metropolis Changsha	Hunan Shengji Property Company Limited	Changsha	Residential	21 Sep 2078	Composite	5,253		2009	27.40	100.0%	27.40
II-38	Portion of Evergrande Oasis Changsha	Changsha Tianxi Property Company Limited	Changsha	Residential, Commercial	29 Jan 2047 to 29 Jan 2077	Composite	5,240		2012	39.30	57.5%	22.58
II-39	Portion of Evergrande City Changsha	Zhangsha Xinlin Property Company Limited	Changsha	Residential, Education	04 Oct 2074 to 30 Oct 2076	Composite	5,213		2013	29.10	100.0%	29.10
II-40	Portion of Evergrande City Chaozhou	Chaoshou Hengda Property Company Limited	Chaozhou	Residential, Public Facility, Greenery	11 Aug 2082	Commercial	5,755		2015	37.50	100.0%	37.50
II-41	Portion of Evergrande Oasis Guiyang	Hengda Real Estate Group Guiyang Property Company Limited	Guiyang	Residential, Commercial	15 Nov 2046 to 05 Jan 2077	Composite	7,295		2010	39.60	100.0%	39.60
II-42	Portion of Evergrande City Shenyang	Hengda Xinyuan (Shenyang) Property Company Limited	Shenyang	Residential	07 Jun 2057 to 31 Mar 2061	Composite	5,411		2009	34.80	100.0%	34.80
II-43	Portion of Evergrande Oasis Shenyang	Hengda Changji (Shenyang) Property Company Limited	Shenyang	Residential	31 Oct 2060 to 31 Oct 2064	Composite	7,278		2013	46.50	100.0%	46.50
II-44	Portion of Evergrande Palace Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Public Facility	14 Feb 2047 to 14 Feb 2057	Composite	7,267		2009 to 2014	62.60	100.0%	62.60
II-45	Portion of Evergrande City Chongqing	Chongqing Hengda Jiyu Property Company Limited	Chongqing	Residential, Commercial	10 Jul 2047 to 10 Jul 2057	Composite	7,149		2009	45.40	100.0%	45.40
II-46	Portion of Evergrande Splendor Chongqing	Hengda (Jiangin) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Accommodation and Catering, Public Facility	28 Dec 2046 to 18 Sep 2066	Commercial, Composite, Hotel	87,448	293	2016	570.90	100.0%	570.90
II-47	Portion of Evergrande Oasis Zigong	Hengda (Zigong) Real Estate Group Company Limited	Zigong	Residential, Commercial	20 Apr 2051 to 10 Dec 2083	Commercial	5,000		2014	61.50	100.0%	61.50
II-48	Portion of Evergrande Coronation Chongqing	Chongqing Jianzhi Real Estate Company Limited	Chongqing	Residential, Commercial, Education	02 Feb 2048 to 02 Feb 2058	Commercial, Composite	13,309		2015	181.30	47.3%	85.72
II-49	Portion of Evergrande Royal View Garden Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial	31 Mar 2051 to 31 Mar 2061	Commercial	4,313		2016	60.40	100.0%	60.40

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (sq.m.)	Number of Rooms	Completion Date in Existing State	Market Value <sup>(2)</sup> (RMB million)	Interest Attributable to the Group %	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
II-50	Portion of Evergrande Metropolis Xi'an	Xi'an Qiyun Property Company Limited	Xian	Residential	17 Aug 2076	Composite	6,945		2009	40.40	100.0%	40.40
II-51	Portion of Evergrande City Yangling	Shanxin Yaoze Sihai Real Estate Development Company Limited	Yangling	Residential	30 Jul 2081	Commercial	5,596		2016	35.80	100.0%	35.80
II-52	Portion of Evergrande City Xi'an	Shanxi Jinhong Investment Company Limited	Xian	Residential	30 Mar 2076	Composite	5,322		2012	31.70	100.0%	31.70
II-53	Portion of Evergrande Palace Wuhan	Wuhan Donghu Hengda Real Estate Development Company Limited	Wuhan	Residential, Commercial, Office	29 Dec 2046 to 29 Dec 2076	Composite, Other	9,173		2009	52.90	100.0%	52.90
II-54	Portion of Evergrande Metropolis Wuhan	Wuhan Huai Property Company Limited	Wuhan	Residential	30 Apr 2077 to 12 May 2080	Composite	5,164		2013	29.60	100.0%	29.60
II-55	Portion of Evergrande Oasis Wuhan	Wuhan Jinhai Luzhou Real Estate Development Company Limited	Wuhan	Residential, Commercial	30 May 2047 to 26 Jan 2078	Composite	7,275		2009	41.90	100.0%	41.90
II-56	Portion of Evergrande City Wuhan	Hubei Yiqing Yazhu Real Estate Development Company Limited	Wuhan	Residential, Commercial	28 Apr 2047 to 29 Apr 2077	Composite	7,026		2010	49.90	100.0%	49.90
II-57	Portion of Evergrande Splendor Ezhou	Ezhou Hengda Real Estate Development Company Limited	Ezhou	Residential, Office	20 Mar 2047 to 29 Aug 2080	Composite, Hotel	82,314	310	2015 to 2016	326.90	100.0%	326.90
II-58	Portion of Evergrande City Harbin	Harbin Hengda Xingye Real Estate Development Company Limited	Harbin	Residential, Commercial	16 May 2051 to 15 May 2082	Commercial	4,997		2014	35.00	100.0%	35.00
II-59	Portion of Evergrande Oasis Daqing	Daqing Hengda Yongsheng Real Estate Development Company Limited	Daqing	Residential, Commercial	21 Jul 2052 to 21 Jul 2082	Commercial	4,563		2014	48.80	100.0%	48.80
II-60	Portion of Evergrande Royal View Splendor Chongqing	Chongqing Yuanbao Real Estate Development Company Limited	Chongqing	Residential, Commercial, Accommodation and Catering, Public Facility	28 Dec 2046 to 18 Sep 2066	Other	1,990		2013	5.00	100.0%	5.00

**Notes:**

- 1 All areas are stated in approximations.
- 2 All values are stated in approximations.

## Group III-A — Properties held by the Group for Investment in the PRC (Completed)

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Occupancy as at Valuation Date (%)	Existing Monthly Rental (RMB)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
III-1	Portion of Evergrande Emerald Court Xinyang	Xinyang Junjing Real Estate Company Limited	Xinyang	Residential, Commercial, Office	13 Feb 2055 to 13 Feb 2085	Commercial	1,966	—	2015	—	—	14.30	55.0%	7.87
III-2	Portion of Evergrande Metropolis Shangqiu	Shangqiu Shilong Real Estate Development Company Limited	Shangqiu	Residential, Commercial	07 Jun 2054 to 07 Jun 2084	Commercial	2,161	—	2015	—	—	16.40	100.0%	16.40
III-3	Portion of Evergrande Oasis Aiyang	Aiyang Tonguida Real Estate Development Company Limited	Aiyang	Residential, Commercial	19 Nov 2050 to 30 Dec 2083	Carpark	—	1,727	2016	—	—	191.70	100.0%	191.70
III-4	Portion of Evergrande Metropolis Pingdingshan	Pingdingshan Hengrong Property Company Limited	Pingdingshan	Residential, Commercial	13 Aug 2053 to 13 Aug 2083	Commercial	580	—	2016	—	—	7.10	57.0%	4.05
III-5	Portion of Evergrande Oasis Luoyang	Hengda (Luoyang) Real Estate Group Company Limited	Luoyang	Residential, Commercial	06 Jan 2048 to 06 Jan 2078	Commercial, Carpark	15,422	4,481	2013 to 2016	2%	13,630	632.80	100.0%	632.80
III-6	Portion of Evergrande Atrium Xixiang	Xixiang Mingdu Property Company Limited	Xixiang	Residential, Commercial	16 Jan 2051 to 16 Jan 2081	Commercial, Carpark	234	1,772	2015 to 2016	—	—	197.30	100.0%	197.30
III-7	Portion of Evergrande Splendor Zhengzhou	Xixiang Yijing Property Company Limited	Zhengzhou	Residential, Commercial, Accommodation and Catering	19 Jul 2052 to 29 Jun 2086	Commercial, Carpark	11,393	1,345	2014 to 2015	—	—	237.10	100.0%	237.10
III-8	Portion of Evergrande Metropolis Zhengzhou	Henan Xingke Property Company Limited	Zhengzhou	Residential, Commercial	08 Dec 2049 to 08 Dec 2079	Commercial, Carpark	8,856	417	2011 to 2013	7%	88,013	454.60	100.0%	454.60
III-9	Portion of Evergrande Metropolis Xinyang	Henan Dayou Real Estate Development Company Limited	Xinyang	Residential, Commercial	31 Aug 2046 to 31 Aug 2076	Commercial, Carpark	63,354	82	2014 to 2016	1%	15,143	443.90	100.0%	443.90
III-10	Portion of Evergrande Scenic View Garden Luobe	Luobe Yusheng Real Estate Development Company Limited	Luobe	Residential, Commercial	18 Jun 2053 to 18 Jun 2083	Commercial	2,452	—	2016	—	—	21.40	100.0%	21.40
III-11	Portion of Evergrande Oasis Xuchang	Xuchang Dijing Property Company Limited	Xuchang	Residential, Office	29 Mar 2052 to 29 Mar 2083	Commercial	1,577	—	2017	—	—	16.40	100.0%	16.40
III-12	Portion of Evergrande Oasis Zhengzhou	Zhengzhou Yuhang Property Company Limited	Zhengzhou	Residential, Office	22 May 2053 to 22 May 2083	Commercial	15,138	—	2016	—	—	274.90	100.0%	274.90
III-13	Portion of Evergrande Scenic Garden Zhengzhou	Zhengzhou Heiglin Property Company Limited	Zhengzhou	Residential	03 Mar 2079 to 26 Jul 2085	Commercial, Carpark	3,865	2,265	2016	—	—	326.30	50.2%	163.84

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Occupancy as at Valuation Date (%)	Existing Monthly Rental (RMB)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
III-14	Portion of Evergrande Metropolis Zhumadian	Zhumadian Kaifaqu Yucheng Real Estate Development Company Limited	Zhumadian	Residential, Commercial	Jun 2055 to Jun 2085	Commercial	22,323	—	2016	—	—	223.50	100.0%	223.50
III-15	Portion of Evergrande Palace Dongguan	Dongguan Chenghang Real Estate Development Company Limited	Dongguan	Residential	16 Apr 2078 to 16 Apr 2078	Carpark	—	1,495	2016	—	—	254.20	100.0%	254.20
III-16	Portion of Evergrande Royal View Garden Dongguan	Dongguan Shoujian Real Estate Company Limited	Dongguan	Residential	21 Sep 2081 to 21 Sep 2081	Commercial, Carpark	16,536	509	2015 to 2016	20%	120,819	338.30	99.5%	336.44
III-17	Portion of Evergrande Atrium Dongguan (Phase III)	Dongguan Shoujian Real Estate Company Limited	Dongguan	Residential	19 May 2074	Carpark	—	1,433	2015	—	—	215.00	99.5%	213.82
III-18	Portion of Evergrande Atrium Dongguan	Dongguan Hongjing Real Estate Company Limited	Dongguan	Residential	19 May 2074 to 19 May 2074	Commercial	445	—	2015	—	—	9.00	90.0%	8.10
III-19	Portion of Evergrande Metropolis Zhongshan	Zhongshan Zhangxin Hongzhen Real Estate Company Limited	Zhongshan	Residential	21 Oct 2083 to 21 Oct 2083	Commercial	950	—	2016	40%	17,080	16.20	100.0%	16.20
III-20	Portion of Evergrande Royal Scenic Peninsula Foshan	Foshan Nantai Xinzhongjian Real Estate Development Company Limited	Foshan	Residential, Commercial, Public Facility	11 Aug 2064	Carpark	—	6,338	2009 to 2015	—	—	1,838.10	100.0%	1,838.10
III-21	Portion of Evergrande Royal Scenic Bay Foshan	Foshan Nantai Yingyu Real Estate Development Company Limited	Foshan	Residential, Commercial	30 Dec 2050 to 30 Dec 2080	Commercial, Carpark	2,456	1,828	2016	13%	17,551	619.80	100.0%	619.80
III-22	Portion of Evergrande Royal Scenic Foshan	Foshan Zhangxin Honglong Real Estate Company Limited	Foshan	Residential, Office	22 Aug 2053 to 22 Aug 2083	Commercial	6,009	—	2016	11%	25,897	98.50	100.0%	98.50
III-23	Portion of Evergrande Center	Guangzhou Shijiasui Property Company Limited	Guangzhou	Commercial, Office, Underground Carpark	25 Jun 2056	Commercial, Office, Carpark	41,164	348	2010	19%	2,141,085	1,917.20	100.0%	1,917.20
III-24	Portion of Jinbi Century Garden Guangzhou	Guangzhou Junhui Real Estate Development Company Limited	Guangzhou	Commercial, Underground Carpark	15 Feb 2043	Commercial, Carpark	425	894	2004	—	—	256.90	100.0%	256.90
III-25	Portion of Jinbi Junhong Garden Guangzhou	Guangzhou Junhong Real Estate Development Company Limited	Guangzhou	Commercial, Underground Carpark	10 Jan 2056	Commercial, Carpark	12,208	605	2007 to 2010	20%	133,443	370.90	100.0%	370.90
III-26	Portion of Evergrande Royal Palace Guangzhou	Guangzhou Xincheng Property Company Limited	Guangzhou	Residential	17 Dec 2083 to 17 Dec 2083	Commercial	3,785	—	2016	—	—	217.20	100.0%	217.20

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Occupancy as at Valuation Date (%)	Existing Monthly Rental (RMB)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
III-27	Portion of Evergrande Scenic Garden Guangzhou Zengcheng	Guangzhou Hengda (Zengcheng) Real Estate Development Company Limited	Guangzhou	Residential	08 Jun 2066	Carpark	—	1,333	2010	—	233.30	100.0%	233.30	
III-28	Portion of Evergrande Emerald Court Guangzhou Jinbi	Guangzhou Tongruida Real Estate Property Company Limited	Guangzhou	Commercial, Office, Public Facility, Underground Carpark	03 Jul 2040 to 03 Jul 2050	Commercial, Office, Carpark	7,630	69	2006	33%	225,799	100.0%	230.80	
III-29	Portion of Evergrande Atrium Guangzhou Jinbi	Guangzhou Tongruida Real Estate Property Company Limited	Guangzhou	Commercial, Office, Public Facility, Underground Carpark	03 Jul 2040 to 21 Jul 2054	Carpark	—	583	2005	—	142.80	100.0%	142.80	
III-30	Portion of Evergrande City Yunfu	Hengda (Yunfu) Real Estate Group Company Limited	Yunfu	Residential, Commercial	28 Dec 2052 to 28 Dec 2082	Commercial, Carpark	9,725	2,188	2015 to 2016	15%	34,748	100.0%	419.80	
III-31	Portion of Enping Evergrande Qiandu	Hengda (Enping) Real Estate Group Company Limited	Enping	Residential, Commercial, Accommodation and Catering	13 Mar 2052 to 13 Mar 2082	Commercial, Carpark	3,965	580	2012 to 2016	—	—	100.0%	88.00	
III-32	Portion of Evergrande Scenic Garden Guangzhou Zengcheng	Hengda Real Estate Group Company Limited	Guangzhou	Residential	08 Jun 2066	Commercial, Carpark	3,480	2,231	2013 to 2014	—	—	100.0%	449.30	
III-33	Portion of Evergrande Oasis Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Residential, Commercial, Public Facility, Underground Carpark	12 Sep 2058	Commercial, Carpark	1,058	1,487	2010 to 2013	—	—	100.0%	537.70	
III-34	Portion of The First Jinbi Garden Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Commercial, Public Facility	22 Jul 2037 to 20 Apr 2049	Commercial, Carpark	11,502	565	2000 to 2006	64%	491,002	100.0%	529.90	
III-35	Portion of The Third Jinbi Garden Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Commercial, Public Facility	03 Mar 2043 to 03 Mar 2053	Commercial, Carpark	614	94	2004	25%	11,043	100.0%	56.00	
III-36	Portion of The Second Jinbi Garden Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Commercial, Public Facility	14 Jul 2038 to 19 Aug 2042	Commercial, Carpark	901	88	2002	75%	55,915	100.0%	64.00	
III-37	Portion of Jinbi Palace Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Commercial, Underground Carpark	21 Jan 2041	Commercial, Carpark	75	182	2002	—	—	100.0%	77.30	
III-38	Portion of Jinbi New City Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Commercial, Public Facility, Underground Carpark	06 May 2053	Commercial, Carpark	2,879	834	2007	49%	102,106	100.0%	275.90	
III-39	Portion of Jinbi Bay Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Residential, Underground Carpark	24 May 2060	Carpark	—	10	2007	—	—	100.0%	3.50	

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Occupancy as at Valuation Date (%)	Existing Monthly Rental (RMB)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
III-40	Portion of Evergrande Metropolis Heyuan	Heyuan Real Estate Group Company Limited	Heyuan	Residential, Commercial	01 Jul 2053 to 01 Jul 2083	Commercial	20,405	—	2015 to 2016	—	—	100.0%	228.80	
III-41	Portion of Evergrande Oasis Zhanjiang	Hengda Real Estate Group Zhanjiang Zhanjiang Yujing Property Company Limited	Zhanjiang	Residential, Commercial	16 Jul 2053 to 16 Jul 2083	Commercial, Carpark	6,968	624	2016	4%	7,448	100.0%	174.50	
III-42	Portion of Evergrande Metropolis Yangjiang	Hengda (Yangjiang) Real Estate Group Company Limited	Yangjiang	Residential, Commercial	04 Feb 2053 to 04 Feb 2085	Commercial	12,316	—	2016	—	—	100.0%	106.60	
III-43	Portion of Evergrande City Shaoguan	Hengda (Shaoguan) Real Estate Group Company Limited	Shaoguan	Residential, Commercial	16 Jul 2054 to 15 Sep 2086	Commercial, Carpark	6,834	1,309	2014 to 2016	—	—	100.0%	258.20	
III-44	Portion of Evergrande Oasis Zhongshan	Hengda (Zhongshan) Real Estate Group Company Limited	Zhongshan	Residential	19 Dec 2063 to 19 Dec 2066	Commercial, Carpark	8,769	3,589	2014 to 2016	—	—	100.0%	732.80	
III-45	Portion of Evergrande Splendor Qingxin	Hengda Shengyu (Qingxin) Property Company Limited	Qingyuan	Residential, Office	08 Jan 2057 to 24 Feb 2081	Commercial, Carpark	3,809	1,232	2016	25%	51,152	100.0%	194.40	
III-46	Portion of Evergrande Silverlake City Qingyuan	Qingyuan Yinluobang Investment Company Limited	Qingyuan	Residential	17 Sep 2080 to 18 Oct 2080	Carpark	—	109	2015	—	—	100.0%	13.60	
III-47	Portion of Evergrande Coastal Hawaii Yangjiang	Yangjiang Yifeng Property Company Limited	Yangjiang	Residential, Accommodation and Catering, Public Facility	12 Jan 2044 to 17 Aug 2083	Commercial	16,526	—	2014	57%	391,898	100.0%	195.50	
III-48	Portion of Evergrande Palace Linfen	Linfen Zijing Real Estate Development Company Limited	Linfen	Residential	21 Aug 2078 to 28 Mar 2080	Commercial	24,073	—	2014 to 2016	0%	4,226	95.0%	290.32	
III-49	Portion of Evergrande Splendor Wujiaqu	Wujiaqu Zhuoyue Real Estate Development Company Limited	Wujiaqu	Residential, Commercial	12 May 2051 to 29 Nov 2082	Commercial	8,732	—	2014 to 2016	—	—	100.0%	98.90	
III-50	Portion of Evergrande Atrium Yining	Yining Hengda Yayan Real Estate Development Company Limited	Yining	Residential, Commercial	27 Apr 2052 to 27 Apr 2082	Commercial, Carpark	1,632	227	2016	—	—	100.0%	41.30	
III-51	Portion of Evergrande Oasis Yining	Yining Jinbi Real Estate Development Company Limited	Yining	Residential, Commercial	27 Apr 2052 to 27 Apr 2082	Commercial, Carpark	5,206	751	2016	—	—	100.0%	117.00	
III-52	Portion of Evergrande Royal Scenic Lvliang	Lvliang Junhui Real Estate Development Company Limited	Lvliang	Residential, Commercial	09 Jun 2051 to 09 Jun 2081	Commercial	39,358	—	2014	9%	73,686	100.0%	385.60	

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III-53	Portion of Evergrande Oasis Datong	Datong Junjing Real Estate Development Company Limited	Datong	Residential, Commercial	04 Jan 2052 to 04 Jan 2082	Commercial	13,508	—	2014 to 2016	7%	28,303	86.30	100.0%	86.30
III-54	Portion of Evergrande Palace Taiyuan	Taiyuan Junjing Real Estate Development Company Limited	Taiyuan	Residential, Office	06 Jul 2050 to 06 Jul 2060	Carpark	—	930	2014	—	—	186.00	66.0%	122.76
III-55	Portion of Evergrande Metropolis Taiyuan	Taiyuan Mingdu Real Estate Development Company Limited	Taiyuan	Residential, Office, Education	18 May 2049 to 18 May 2059	Carpark	—	1,570	2016	—	—	213.10	100.0%	213.10
III-56	Portion of Evergrande Oasis Taiyuan	Hengda (Taiyuan) Real Estate Group Company Limited	Taiyuan	Residential, Commercial, Office, Education/Public Facility	14 Nov 2047 to 14 Nov 2057	Commercial, Carpark	568	1,761	2009 to 2016	—	—	255.50	100.0%	255.50
III-57	Portion of Evergrande Oasis Yuncheng	Yuncheng Xinwanui Real Estate Development Company Limited	Yuncheng	Residential	13 May 2078 to 13 May 2078	Commercial	27,448	—	2015 to 2016	—	—	223.70	100.0%	223.70
III-58	Portion of Evergrande Metropolis Yuncheng	Yuncheng Jingji Development Zone Yijiyi Real Estate Development Company Limited	Yuncheng	Residential, Commercial	09 Mar 2049 to 09 Mar 2079	Commercial, Carpark	6,364	1,038	2015 to 2016	—	—	149.20	71.0%	105.93
III-59	Portion of Evergrande City Ziyang	Ziyang Wancheng Property Company Limited	Ziyang	Residential, Commercial	12 Dec 2050 to 12 Dec 2080	Commercial, Carpark	1,378	1,632	2016	18%	4,000	181.70	100.0%	181.70
III-60	Portion of Evergrande West Jincheng Chengdu	Everso Real Estate (Sichuan) Company Limited	Chengdu	Residential, Commercial	02 Nov 2046 to 02 Nov 2076	Commercial, Carpark	24,676	2,017	2012	0%	6,915	594.40	100.0%	594.40
III-61	Portion of Evergrande Metropolis Chengdu	Chengdu Anheng Property Company Limited	Chengdu	Residential, Commercial	22 Jan 2048 to 08 Oct 2085	Commercial	194	—	2016	—	—	2.50	100.0%	2.50
III-62	Portion of Evergrande Royal Peninsula Chengdu	Chengdu Xinyi Real Estate Development Company Limited	Chengdu	Residential, Commercial	26 Jan 2046 to 26 Jan 2076	Carpark	—	2,070	2018	—	—	275.30	60.0%	165.18
III-63	Portion of Evergrande New City Chengdu	Renji Hengye (Sichuan) Investment Company Limited	Chengdu	Residential, Commercial	20 Mar 2053 to 20 Mar 2083	Commercial, Carpark	16,197	1,106	2016	—	—	316.90	100.0%	316.90
III-64	Portion of Evergrande Oasis Nanchong	Hengda (Nanchong) Real Estate Group Company Limited	Nanchong	Residential, Commercial, Education/Public Facility	21 Oct 2050 to 21 Oct 2080	Commercial, Carpark	2,480	1,537	2016	—	—	185.30	100.0%	185.30
III-65	Portion of Evergrande Scenic Garden Chengdu	Hengda (Deyi) Real Estate Group Company Limited	Chengdu	Residential, Commercial	26 Jun 2053 to 22 Dec 2083	Commercial	4,239	—	2016	—	—	71.20	100.0%	71.20



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III-66	Portion of Evergrande Splendor Pengshan	Hengda Xinfaog (Pengshan) Property Company Limited	Meishan	Residential, Commercial	18 Jun 2047 to 22 Mar 2085	Commercial, Carpark	39,040	6,667	2010 to 2016	—	—	100.0%	1,082.10	1,082.10
III-67	Portion of Evergrande Royal Scenic Peninsula Chengdu	Chengdu Tianfu Shuicheng Real Estate Development Company Limited	Chengdu	Residential, Commercial	22 Mar 2048 to 08 Mar 2078	Commercial, Carpark	26,075	1,838	2012 to 2016	—	—	100.0%	518.20	518.20
III-68	Portion of Evergrande Emerald Court Chengdu	Chengdu Hengda Xinfaog Property Company Limited	Chengdu	Residential, Commercial	12 Jun 2054 to 12 Jun 2084	Commercial	5,078	—	2016	—	—	100.0%	132.60	132.60
III-69	Portion of Evergrande City Chengdu	Chengdu Wenjiang District Xinjiekang Property Liability Company Limited	Chengdu	Residential, Commercial	31 Oct 2076 to 31 Oct 2076	Commercial, Carpark	55,865	3,154	2011 to 2016	—	—	64.0%	918.30	587.71
III-70	Portion of Evergrande Emerald Court Qionglai	Chengdu Qionglai Yiheng Property Company Limited	Chengdu	Commercial	07 Jun 2050 to 07 Jun 2050	Carpark	—	152	2015	—	—	100.0%	16.70	16.70
III-71	Portion of Evergrande Atrium Chengdu	Chengdu Guangyuan Investment Company Limited	Chengdu	Residential, Commercial	19 Oct 2050 to 19 Oct 2080	Carpark	—	1,869	2016	—	—	100.0%	183.20	183.20
III-72	Portion of Evergrande Oasis Chengdu	Chengdu Hengda Yinhe Xincheng Property Company Limited	Chengdu	Residential, Commercial, Office	18 Dec 2046 to 20 Aug 2077	Commercial, Carpark	21,900	1,619	2010 to 2016	—	—	100.0%	471.60	471.60
III-73	Portion of Evergrande Royal View Garden Chengdu	Chengdu Chenming Property Company Limited	Chengdu	Residential, Commercial	19 Dec 2050 to 19 Dec 2080	Commercial, Carpark	12,510	2,828	2014	—	—	100.0%	459.80	459.80
III-74	Portion of Evergrande City Panzhihua	Panzhihua Hengda Real Estate Development Company Limited	Panzhihua	Residential	15 Aug 2083 to 18 Sep 2084	Commercial	5,173	—	2016	—	—	100.0%	54.00	54.00
III-75	Portion of Evergrande Plaza Chengdu	Aimeigao (Chengdu) Property Company Limited	Chengdu	Residential, Commercial	06 Mar 2047 to 06 Mar 2077	Commercial, Office, Carpark	131,286	1,247	2015	—	—	100.0%	2,711.20	2,711.20
III-76	Portion of Evergrande Metropolis Court Chengdu	Aimeigao (Chengdu) Real Estate Company Limited	Chengdu	Residential, Commercial	09 Nov 2046 to 09 Nov 2076	Commercial, Carpark	1,689	950	2012	—	—	100.0%	237.00	237.00
III-77	Portion of Evergrande Sheshan Capital Shanghai	Shanghai Rongshan Property Company Limited	Shanghai	Residential	17 Jan 2084 to 17 Jan 2084	Commercial	2,611	—	2015 to 2016	—	—	100.0%	72.60	72.60
III-78	Portion of Evergrande Oasis Jiaxing	Jiaxing Hengda Property Company Limited	Jiaxing	Residential, Commercial	01 Feb 2052 to 01 Feb 2082	Commercial, Carpark	20,038	2,468	2014 to 2016	30%	118,918	100.0%	454.20	454.20
III-79	Portion of Evergrande City Lights Ningbo	Chengbo (Ningbo) Property Company Limited	Ningbo	Residential, Office, Public Facility	23 Dec 2050 to 23 Dec 2080	Commercial	14,056	—	2014 to 2016	—	—	80.1%	126.70	101.50

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III-80	Portion of Evergrande Scenic Garden Ningbo	Ningbo Yueheng Property Company Limited	Ningbo	Residential, Commercial	15 Oct 2052 to 02 Apr 2084	Commercial	5,145	—	2015	—	—	68.70	100.0%	68.70
III-81	Portion of Evergrande Metropolis Pinghu	Pinghu Hengda Mingdu Property Company Limited	Jiaxing	Residential, Commercial	14 Feb 2053 to 14 Feb 2083	Commercial, Carpark	6,463	483	2015 to 2016	—	—	129.80	100.0%	129.80
III-82	Portion of Evergrande Metropolis Yancheng	Hengda Real Estate Group Yancheng Company Limited	Yancheng	Residential, Commercial	30 May 2052 to 30 May 2082	Commercial	15,091	—	2014 to 2016	12%	45,962	158.70	100.0%	158.70
III-83	Portion of Evergrande City Wuxi	Wuxi Hengda Real Estate Development Company Limited	Wuxi	Residential, Commercial	05 Oct 2052 to 05 Mar 2083	Commercial	4,428	—	2016	—	—	63.30	100.0%	63.30
III-84	Portion of Evergrande Oasis Wuxi	Wuxi Shengdong Real Estate Development Company Limited	Wuxi	Residential, Commercial, Office, Education	10 Mar 2051 to 10 Mar 2081	Commercial, Carpark	9,238	2,017	2013 to 2015	7%	26,836	413.40	100.0%	413.40
III-85	Portion of Evergrande Royal Scenic Jiangyin	Jiangyin Shengjian Property Company Limited	Wuxi	Residential, Commercial	22 Aug 2053 to 22 Aug 2083	Commercial	11,638	—	2015	—	—	129.60	51.0%	66.10
III-86	Portion of Evergrande Royal Scenic Haiyan	Haiyan Shengjian Property Company Limited	Jiaxing	Residential	10 Sep 2082 to 28 Feb 2083	Carpark	—	270	2015	—	—	31.30	100.0%	31.30
III-87	Portion of Evergrande Royal Scenic Peninsula Quzhou	Quzhou Hengda Shengjian Property Company Limited	Quzhou	Residential, Commercial	09 Sep 2053 to 09 Sep 2053	Carpark	—	1,493	2016	—	—	214.90	100.0%	214.90
III-88	Portion of Evergrande Oasis Wuhai	Wuhai Junjing Real Estate Development Company Limited	Wuhai	Residential	13 Jun 2082 to 13 Jun 2082	Commercial, Carpark	8,723	348	2016	1%	1,500	98.00	100.0%	98.00
III-89	Portion of Evergrande Atrium Hohhot	Inner Mongolia Changshengtai Real Estate Company Limited	Hohhot	Residential, Commercial, Office	15 Mar 2051 to 15 Mar 2081	Commercial, Carpark	26,144	2,065	2014 to 2016	—	—	586.20	74.0%	433.79
III-90	Portion of Evergrande Palace Baotou	Hengda (Baotou) Real Estate Group Company Limited	Baotou	Residential, Commercial	21 May 2048 to 27 Sep 2078	Carpark	—	1,351	2013 to 2014	—	—	229.40	100.0%	229.40
III-91	Portion of Evergrande Metropolis Baotou	Hengda (Baotou) Real Estate Group Company Limited	Baotou	Residential, Commercial	27 Feb 2051 to 28 Feb 2081	Commercial, Carpark	1,028	1,027	2012 to 2014	—	—	159.40	100.0%	159.40
III-92	Portion of Evergrande Metropolis Hohhot	Hengda (Hohhot) Real Estate Group Company Limited	Hohhot	Residential	24 Jul 2083 to 24 Jul 2083	Carpark	—	3,340	2013	—	—	484.40	100.0%	484.40

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III-93	Portion of Evergrande City Beijing	Shahke Hengda (Beijing) Property Company Limited	Beijing	Residential, Commercial, Underground Carpark, Composite, Storage	23 Jul 2053 to 23 Jul 2083	Commercial	6,456	—	2016	—	—	100.0%	151.30	151.30
III-94	Portion of Evergrande Royal Scenic Bay Beijing	Hengda (Beijing) Real Estate Group Company Limited	Beijing	Residential, Commercial, Office, Underground Carpark, Composite, Underground Storage	29 Sep 2053 to 28 Sep 2083	Commercial	10,641	—	2016	—	—	100.0%	308.50	308.50
III-95	Portion of Evergrande Palace Tangshan	Tangshan Zhaonui Investment Company Limited	Tangshan	Residential, Commercial	25 Mar 2053 to 22 Oct 2083	Carpark	—	411	2016	—	—	60.0%	64.50	38.70
III-96	Portion of Evergrande Oasis Tianjin	Tianjin Yilian Chuangzhan Property Company Limited	Tianjin	Residential, Commercial	23 Mar 2050 to 07 Jun 2080	Commercial, Carpark	3,771	1,515	2015 to 2016	5%	12,538	100.0%	280.00	280.00
III-97	Portion of Evergrande Scenic Garden Tianjin	Tianjin Shaoshui Cheng Investment Company Limited	Tianjin	Residential	09 May 2081 to 09 May 2081	Commercial, Carpark	11,293	2,345	2011 to 2016	8%	30,952	100.0%	412.20	412.20
III-98	Portion of Evergrande Oasis Tianjin	Tianjin Jin Li Hu Investment Company Limited	Tianjin	Residential, Commercial	23 Mar 2050 to 07 Jun 2080	Carpark	—	2,580	2016	—	—	100.0%	387.10	387.10
III-99	Portion of Evergrande Royal Scenic Peninsula Tianjin	Tianjin Yujing Bandao Investment Company Limited	Tianjin	Residential	07 Jun 2081 to 10 Jun 2081	Commercial	12,723	—	2014 to 2016	11%	52,444	100.0%	150.50	150.50
III-100	Portion of Evergrande Metropolis Tianjin	Tianjin Binqiao Investment Company Limited	Tianjin	Residential	28 Nov 2077 to 28 Nov 2077	Commercial, Carpark	7,128	936	2016	7%	23,576	100.0%	245.10	245.10
III-101	Portion of Evergrande Splendor Tianjin	Hengda (Tianjin Jixian) Real Estate Group Company Limited	Tianjin	Residential, Commercial	12 Feb 2077 to 23 Sep 2079	Commercial, Carpark	3,022	45	2013 to 2016	—	—	100.0%	42.80	42.80
III-102	Portion of Evergrande Metropolis Langfang	Hengda Langfang Real Estate Development Company Limited	Langfang	Residential, Commercial	07 Oct 2053 to 07 Oct 2083	Commercial	10,545	—	2016	—	—	100.0%	97.00	97.00
III-103	Portion of Evergrande City Qinhuangdao	Hengda Real Estate Group Qinhuangdao Hengda Cheng Real Estate Development Company Limited	Qinhuangdao	Residential, Commercial	26 Nov 2050 to 14 Aug 2085	Commercial	6,067	—	2016	—	—	100.0%	63.40	63.40

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III-104	Portion of Evergrande City Shijiazhuang	Hengda (Shijiazhuang) Real Estate Group Company Limited	Shijiazhuang	Residential, Commercial, Office	18 Aug 2049 to 18 Aug 2079	Carpark	—	230	2012	100.0%	53.60	100.0%	53.60	
III-105	Portion of Evergrande Atrium Shijiazhuang	Hebei Gaojie Shi Real Estate Development Company Limited	Shijiazhuang	Residential	19 May 2081 to 19 May 2081	Commercial, Carpark	24,884	1,392	2013 to 2014	6%	30,048	100.0%	504.50	
III-106	Portion of Evergrande Metropolis Shijiazhuang	Hebei Longhai Real Estate Development Company Limited	Shijiazhuang	Residential, Commercial	24 Nov 2051 to 24 Nov 2081	Carpark	—	324	2014	90.0%	56.70	90.0%	51.03	
III-107	Portion of Evergrande Oasis Shijiazhuang	Shijiazhuang Shengyu Real Estate Development Company Limited	Shijiazhuang	Residential	19 Mar 2079 to 19 Mar 2079	Commercial	17,347	—	2012 to 2014	12%	52,133	100.0%	172.60	
III-108	Portion of Evergrande Splendor Luquan	Hengda (Luquan) Real Estate Group Company Limited	Shijiazhuang	Residential, Accommodation and Catering	01 Jun 2051 to 01 Jun 2081	Commercial	6,659	—	2016	100.0%	—	95.50	100.0%	95.50
III-109	Portion of Evergrande City Cangzhou	Hebei Longwei Real Estate Development Company Limited	Cangzhou	Residential, Commercial	03 Sep 2052 to 03 Sep 2082	Commercial, Carpark	18,413	353	2016	100.0%	—	248.10	100.0%	248.10
III-110	Portion of Evergrande Royal Scenic Peninsula Shijiazhuang	Shijiazhuang Deyi Real Estate Development Company Limited	Shijiazhuang	Residential, Commercial, Office	05 Sep 2052 to 16 Aug 2085	Commercial	16,173	—	2016	70.0%	—	181.80	70.0%	127.26
III-111	Portion of Evergrande City Hengshui	Hengshui Shengyu Real Estate Development Company Limited	Hengshui	Residential, Commercial	15 May 2053 to 29 Sep 2084	Commercial	23,475	—	2016	6%	22,185	259.60	70.0%	181.72
III-112	Portion of Evergrande Metropolis Xingtai	Xingtai Xiangheng Real Estate Development Company Limited	Xingtai	Residential	20 Jul 2082 to 20 Jul 2082	Carpark	—	781	2016	100.0%	—	130.40	100.0%	130.40
III-113	Portion of Evergrande Oasis Ulanhot	Wulanchaote Hengda Shengye Real Estate Development Company Limited	Ulanhot	Residential	15 Jun 2081 to 15 Jun 2081	Commercial	16,020	—	2015	1%	2,669	93.70	100.0%	93.70
III-114	Portion of Evergrande Palace Jilin	Jilin Hengda Yongsheng Real Estate Development Company Limited	Jilin	Residential, Commercial	11 Nov 2050 to 11 Nov 2080	Commercial, Carpark	16,833	1,438	2016	22%	69,436	331.60	100.0%	331.60
III-115	Portion of Evergrande Emerald Court Changchun	Jilin Wancheng Real Estate Development Company Limited	Changchun	Residential, Commercial	27 Jan 2051 to 27 Jan 2081	Commercial	4,199	—	2014	100.0%	—	48.70	100.0%	48.70

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III-116	Portion of Evergrande Royal Scenic Bay Songyuan	Songyuan Hengda Yusheng Real Estate Development Company Limited	Songyuan	Residential, Commercial	25 Oct 2052 to 28 Jan 2084	2015 to 2016	0%	1,583	75.70	100.0%	75.70
III-117	Portion of Evergrande Atrium Changchun	Jingao (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	07 Dec 2051 to 07 Dec 2081	2015 to 2016	—	203.10	203.10	100.0%	203.10
III-118	Portion of Evergrande Metropolis Changchun	Xinji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	12 May 2051 to 12 May 2081	2014 to 2016	—	426.60	426.60	100.0%	426.60
III-119	Portion of Evergrande City Plaza Changchun	Yongji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	13 Mar 2053 to 13 Mar 2083	2016	—	96.90	96.90	100.0%	96.90
III-120	Portion of Evergrande Scenic View Garden Changchun	Taiji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	13 Jan 2051 to 13 Jan 2081	2016	—	65.40	65.40	100.0%	65.40
III-121	Portion of Evergrande City Changchun	Shengji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	02 Nov 2050 to 02 Nov 2080	2016	—	31.60	31.60	100.0%	31.60
III-122	Portion of Evergrande Oasis Changchun	Longji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	24 May 2060 to 24 May 2060	2014	1%	27,493	1,108.40	100.0%	1,108.40
III-123	Portion of Evergrande Scenic Garden Lanzhou	Lanzhou Shenjun Property Company Limited	Lanzhou	Residential, Commercial	29 Dec 2080 to 29 Dec 2080	2015	—	—	58.00	100.0%	58.00
III-124	Portion of Evergrande Royal Scenic Yinchuan	Ningxia Haotian Real Estate Development Company Limited	Yinchuan	Residential	29 Nov 2053 to 29 Nov 2083	2015	—	2,000	254.60	100.0%	254.60
III-125	Portion of Evergrande Metropolis Wuzhong	Ningxia Jinhai Property Company Limited	Wuzhong	Residential	14 Aug 2079 to 14 Aug 2079	2015 to 2016	—	1,537	377.00	100.0%	377.00
III-126	Portion of Evergrande Oasis Shizuishan	Hengda (Shizuishan) Real Estate Group Company Limited	Shizuishan	Residential, Commercial	27 Sep 2050 to 27 Sep 2080	2016	—	577	56.50	100.0%	56.50
III-127	Portion of Evergrande Metropolis Yinchuan	Hengda (Yinchuan) Real Estate Group Company Limited	Yinchuan	Residential	07 Apr 2081 to 01 Sep 2081	2015	—	1,654	390.40	100.0%	390.40
III-128	Portion of Evergrande Oasis Wuwei	Wuwei Hengda Real Estate Development Company Limited	Wuwei	Residential	25 Jul 2082 to 25 Jul 2082	2015	1%	3,648	145.90	100.0%	145.90
III-129	Portion of Evergrande Metropolis Lanzhou	Gansu Yusheng Real Estate Development Company Limited	Lanzhou	Residential, Commercial	02 Jul 2046 to 02 Jul 2076	2013 to 2014	—	—	290.90	100.0%	290.90

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III-130	Portion of Evergrande City Plaza Lanzhou	Gansu Shanda Real Estate Development Company Limited	Lanzhou	Residential	30 Aug 2054 to 30 Aug 2054	Commercial, Carpark	7,490	659	2016	—	—	180.50	70.0%	126.35
III-131	Portion of Evergrande Metropolis Xining	Xining Hengda Real Estate Development Company Limited	Xining	Residential, Commercial	24 Mar 2051 to 24 Mar 2081	Commercial, Carpark	3,322	422	2013 to 2016	2%	3,042	111.20	100.0%	111.20
III-132	Portion of Evergrande City Bozhou	Bozhou Hengda Property Company Limited	Bozhou	Residential, Commercial	14 Sep 2051 to 14 Sep 2081	Commercial, Carpark	18,026	2,520	2014 to 2016	11%	47,018	501.10	100.0%	501.10
III-133	Portion of Evergrande Royal Scenic Bay Litan	Lu'an Yue Tong Property Company Limited	Lu'an	Residential, Commercial	28 Dec 2051 to 28 Dec 2081	Commercial, Carpark	26,920	2,291	2015 to 2016	15%	123,570	470.80	100.0%	470.80
III-134	Portion of Evergrande Palace Hefei	Qijia (Hefei) Property Company Limited	Hefei	Residential	Jun 2079 to Jun 2080	Carpark	—	1,696	2010	—	—	218.80	100.0%	218.80
III-135	Portion of Evergrande Center Hefei	Yuetai (Hefei) Property Company Limited	Hefei	Residential, Commercial	15 Oct 2053 to 15 Oct 2083	Commercial	106,078	—	2016	—	—	1,229.10	100.0%	1,229.10
III-136	Portion of Evergrande Plaza Hefei	Yuecheng (Hefei) Property Company Limited	Hefei	Residential, Commercial	10 Sep 2053 to 10 Sep 2083	Commercial	1,523	—	2016	—	—	28.70	79.7%	22.87
III-137	Portion of Evergrande Royal View Garden Hefei	Yuerong (Hefei) Property Company Limited	Hefei	Residential, Commercial	24 Aug 2051 to 24 Aug 2081	Commercial, Carpark	19,360	4,053	2014 to 2016	6%	50,690	849.80	100.0%	849.80
III-138	Portion of Evergrande Oasis Anqing	Anqing Hengyuan Property Company Limited	Anqing	Residential, Commercial	30 May 2053 to 30 Nov 2083	Commercial, Carpark	12,075	3,923	2016	4%	20,785	598.20	100.0%	598.20
III-139	Portion of Evergrande City Hefei	Anhui Sanjin Property Company Limited	Hefei	Residential	16 Aug 2074 to 16 Aug 2074	Carpark	—	1,621	2013 to 2014	—	—	209.10	100.0%	209.10
III-140	Portion of Evergrande Royal View Garden Chaozhou	Anhui Lilong Property Company Limited	Chaozhou	Residential, Public Facility	29 Sep 2050 to 29 Sep 2080	Commercial	2,799	—	2015	—	—	26.90	100.0%	26.90
III-141	Portion of Evergrande Metropolis Suzhou	Suzhou Heng Ding Property Company Limited	Suzhou	Residential, Commercial	July 2054 to July 2084	Commercial	5,919	—	2016	—	—	61.90	65.0%	40.24
III-142	Portion of Evergrande Royal Scenic Bay Suzhou	Suzhou Hengda Property Company Limited	Suzhou	Residential, Commercial	Nov 2053 to Oct 2085	Carpark	—	1,390	2014	—	—	158.50	100.0%	158.50
III-143	Portion of Evergrande Atrium Huabei	Huabei Hengcong Property Company Limited	Huabei	Residential, Commercial	21 Oct 2051 to 21 Oct 2081	Commercial, Carpark	18,924	288	2015 to 2016	—	—	266.30	100.0%	266.30
III-144	Portion of Evergrande Metropolis Huabei	Huabei Yuetong Property Company Limited	Huabei	Residential, Commercial	08 Oct 2050 to 08 Oct 2080	Commercial, Carpark	11,601	3,170	2014 to 2016	39%	135,741	467.80	100.0%	467.80
III-145	Portion of Evergrande Oasis Huainan	Huainan Hengda Tianheng Property Company Limited	Huainan	Residential	02 May 2081 to 03 May 2081	Commercial, Carpark	10,732	1,642	2014 to 2016	—	—	248.80	60.0%	149.28

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III-146	Portion of Evergrande Metropolis Chuzhou	Chuzhou Hengda Property Company Limited	Chuzhou	Residential, Commercial	20 May 2083 to 20 May 2083	Commercial, Carpark	5,754	1,145	2015 to 2016	—	—	100.0%	164.10	
III-147	Portion of Evergrande Oasis Chuzhou	Chuzhou Yaoteng Property Company Limited	Chuzhou	Residential, Commercial	14 Sep 2083 to 14 Sep 2083	Commercial, Carpark	2,821	1,424	2015 to 2016	—	—	100.0%	172.50	
III-148	Portion of Evergrande Palace Wuhu	Wuhu Hengda Property Company Limited	Wuhu	Residential	19 May 2081 to 20 May 2081	Commercial, Carpark	16,624	2,574	2014 to 2016	16%	48,447	100.0%	475.80	
III-149	Portion of Evergrande Emerald Court Bangbu	Bangbu Hengyuan Property Company Limited	Bangbu	Residential	27 Dec 2054 to 27 Dec 2084	Commercial	2,461	—	2015	—	—	100.0%	30.50	
III-150	Portion of Evergrande Royal Scenic Bay Bangbu	Bangbu Hengtong Property Company Limited	Bangbu	Residential, Commercial	29 Jun 2052 to 29 Jun 2082	Commercial	22,895	—	2014	—	—	100.0%	262.70	
III-151	Portion of Evergrande Oasis Tongling	Tongling Hengda Property Company Limited	Tongling	Residential, Commercial	20 Dec 2050 to 20 Dec 2080	Commercial, Carpark	25,162	748	2015 to 2016	—	—	100.0%	361.60	
III-152	Portion of Evergrande Royal Scenic Bay Maanshan	Maanshan Hengda Anliang Property Company Limited	Ma'anshan	Residential	11 Jun 2082	Commercial, Carpark	9,745	493	2014 to 2016	—	—	60.0%	154.10	
III-153	Portion of Evergrande Huang He Sheng Tai Cheng Dongying	Dongying Hengda Huafu Property Company Limited	Dongying	Residential, Commercial, Accommodation and Catering	25 Jan 2051 to 25 Jan 2081	Commercial, Carpark	57,696	1,189	2014 to 2015	3%	30,932	100.0%	628.40	
III-154	Portion of Evergrande Oasis Linyi	Linyi Zhengsheng Property Company Limited	Linyi	Residential, Commercial	30 Dec 2051 to 30 Dec 2081	Commercial	22,006	—	2014 to 2016	17%	60,175	51.0%	171.20	
III-155	Portion of Evergrande Emerald Court Weifang	Shandong Piyun Real Estate Development Company Limited	Weifang	Residential, Commercial	15 Feb 2052 to 19 Mar 2083	Commercial, Carpark	21,099	343	2016	0%	1,098	100.0%	216.70	
III-156	Portion of Evergrande City Tai'an	Tai'an Tianrun Kenhe Property Company Limited	Tai'an	Residential	20 Aug 2080	Commercial	912	—	2016	—	—	100.0%	9.50	
III-157	Portion of Evergrande Emerald Court Jinan	Jinan Huafu Property Company Limited	Jinan	Residential, Office	19 Oct 2052 to 19 Oct 2082	Commercial	4,163	—	2015	—	—	100.0%	65.00	
III-158	Portion of Evergrande Metropolis Jinan	Jinan Mingdu Property Company Limited	Jinan	Residential	28 Apr 2080 to 28 Apr 2080	Carpark	—	1,060	2014	—	—	100.0%	148.40	
III-159	Portion of Evergrande Oasis Jinan	Jinan Hengda Luzhou Property Company Limited	Jinan	Residential	05 Apr 2080 to 07 Sep 2080	Commercial, Carpark	35,992	6,320	2013 to 2016	12%	91,418	100.0%	1,166.40	
III-160	Portion of Evergrande Royal View Garden Jinan	Jinan Hengda Feicui Hunting Property Company Limited	Jinan	Residential, Office	19 Oct 2052 to 19 Oct 2082	Commercial	18,099	—	2015	—	—	100.0%	318.60	

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III-161	Portion of Evergrande Atrium Jinan	Jinan Hengda Xiqu Property Company Limited	Jinan	Residential, Office	21 Oct 2052 to 21 Oct 2082	Carpark	—	1,894	2016	—	240.50	60.0%	144.30	
III-162	Portion of Evergrande City Jinan	Jinan Hengda Jimbi Real Estate Development Company Limited	Jinan	Residential, Office	13 Apr 2051 to 13 Jun 2084	Commercial, Office, Carpark	81,382	3,607	2013 to 2016	—	1,173.80	100.0%	1,173.80	
III-163	Portion of Evergrande Metropolis Jining	Jining Beihu Hengda Mingdu Property Company Limited	Jining	Residential, Office	19 Jan 2054 to 30 Jul 2084	Commercial	14,220	—	2016	—	202.50	60.0%	121.50	
III-164	Portion of Evergrande Royal View Garden Zibo	Zibo Hengda Fuhua Property Company Limited	Zibo	Commercial	18 Apr 2053 to 10 Apr 2054	Carpark	—	740	2016	—	96.60	100.0%	96.60	
III-165	Portion of Evergrande Metropolis Weifang	Weifang Jimbi Property Company Limited	Weifang	Residential, Commercial	03 Mar 2052 to 03 Mar 2082	Commercial	14,829	—	2016	2%	12,536	100.0%	104.50	
III-166	Portion of Evergrande Splendor Laiwu	Laiwu Hengda Jimbi Tianxia Property Company Limited	Laiwu	Residential, Commercial, Accommodation and Catering, Public Facility	19 Sep 2050 to 11 Sep 2083	Commercial	3,835	—	2011	—	34.50	100.0%	34.50	
III-167	Portion of Evergrande Royal Scenic Peninsula Beihai	Beihai Nanguo Tianang Real Estate Development Company Limited	Beihai	Residential, Commercial, Accommodation and Catering, Public Facility, Greenery	01 Jan 2046 to 20 Dec 2084	Commercial	16,802	—	2016	—	208.40	100.0%	208.40	
III-168	Portion of Evergrande Metropolis Beihai	Beihai Jijiang Real Estate Development Company Limited	Beihai	Residential, Commercial	06 Jun 2053 to 06 Jun 2083	Commercial	4,279	—	2016	—	57.80	100.0%	57.80	
III-169	Portion of Evergrande Royal Scenic Bay Fangchenggang	Hengda (Fangchenggang) Real Estate Group Company Limited	Fangchenggang	Residential	01 Aug 2082	Commercial	1,011	—	2016	—	12.10	100.0%	12.10	
III-170	Portion of Evergrande Emerald Court Luzhou	Luzhou Hengda Jimbi Property Company Limited	Luzhou	Residential, Commercial	15 Jan 2054 to 15 Jan 2084	Commercial	25,502	—	2016	7%	7,011	100.0%	280.40	
III-171	Portion of Evergrande Plaza Guijin	Guijin Gujia Real Estate Company Limited	Guijin	Composite	28 Sep 2048 to 29 Nov 2049	Commercial, Carpark	19,257	1,039	2016	40%	170,842	100.0%	395.20	
III-172	Portion of Evergrande Atrium Kunming	Yunnan Heding Real Estate Kaifa Jingying Company Limited	Kunming	Residential	24 Apr 2078 to 17 Sep 2079	Commercial	514	—	2015	—	7.20	100.0%	7.20	
III-173	Portion of Evergrande Splendor Kunming	Hengda Xiyuan (Kunming) Property Company Limited	Kunming	Residential, Commercial, Office	26 Dec 2047 to 08 Oct 2081	Commercial, Carpark	4,315	2,866	2010 to 2016	19%	16,596	100.0%	364.70	



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III-174	Portion of Evergrande Metropolis Kunming	Kunming Heng Chong Property Company Limited	Kunming	Residential, Commercial	09 Jun 2055 to 03 Jun 2085	Commercial	730	—	2015	—	—	7.50	100.0%	7.50
III-175	Portion of Evergrande Metropolis Qijing	Qijing Zhongxi Property Company Limited	Qijing	Residential, Commercial, Office	11 Nov 2050 to 27 Jul 2084	Commercial	3,615	—	2014	—	—	38.30	100.0%	38.30
III-176	Portion of Evergrande Splendor Danzhou	Danzhou Hengda Binhai Investment Company Limited	Danzhou	Residential, Commercial	30 Dec 2050 to 08 Sep 2085	Commercial	3,053	—	2016	—	—	42.40	100.0%	42.40
III-177	Portion of Evergrande Metropolis Danyang	Danyang Hengda Property Company Limited	Danyang	Residential	01 Apr 2081 to 25 Sep 2081	Carpark	—	1,379	2016	—	—	206.90	100.0%	206.90
III-178	Portion of Evergrande Splendor Nanjing	Nanjing Hengda Fufeng Property Company Limited	Nanjing	Residential, Accommodation and Catering	30 May 2047 to 30 May 2077	Commercial, Carpark	9,274	2,327	2012 to 2016	55%	211,986	388.10	100.0%	388.10
III-179	Portion of Evergrande Oasis Nanjing	Nanjing Handian Real Estate Company Limited	Nanjing	Residential	20 Dec 2076 to 22 Jan 2078	Commercial, Carpark	2,758	1,777	2011 to 2013	75%	140,957	409.00	100.0%	409.00
III-180	Portion of Evergrande Atrium Nanjing Jurong	Jurong Jiagong Property Company Limited	Nanjing	Residential, Commercial	05 Mar 2050 to 06 Feb 2083	Commercial, Carpark	12,389	1,248	2014 to 2016	3%	10,268	353.90	100.0%	353.90
III-181	Portion of Evergrande Palace Suqian	Suqian Hengda Huifu Property Company Limited	Suqian	Residential	20 Jun 2081	Commercial, Carpark	14,818	67	2016	26%	75,649	129.40	100.0%	129.40
III-182	Portion of Evergrande Emerald Court Changzhou	Changzhou Hanjia Property Company Limited	Changzhou	Residential, Commercial	30 Dec 2050 to 30 Dec 2080	Commercial, Office, Carpark	38,711	1,151	2015 to 2016	3%	36,268	493.00	94.1%	463.75
III-183	Portion of Evergrande Royal View Garden Yangzhou	Yangzhou Hongtai Real Estate Development Company Limited	Yangzhou	Residential, Office	10 Jul 2052 to 10 Jul 2082	Commercial	15,879	—	2016	—	—	132.70	100.0%	132.70
III-184	Portion of Evergrande Metropolis Huaian	Huai'an Hengda Fufeng Real Estate Development Company Limited	Huaian	Residential	20 Jul 2080 to 14 Aug 2084	Commercial, Carpark	13,870	1,342	2013 to 2015	—	—	295.00	100.0%	295.00
III-185	Portion of Evergrande Metropolis Lianyungang	Lianyungang Hengda Mingdu Property Company Limited	Lianyungang	Residential, Commercial	26 Oct 2051 to 26 Oct 2081	Commercial, Carpark	15,690	2,244	2015	6%	33,264	360.00	100.0%	360.00
III-186	Portion of Evergrande Oasis Zhenjiang	Zhenjiang Jia Qi Property Company Limited	Zhenjiang	Residential, Commercial, Office, Public Facility	21 Dec 2051 to 21 Dec 2081	Commercial	9,430	—	2016	—	—	83.80	100.0%	83.80
III-187	Portion of Evergrande Metropolis Nanchang	Nanchang Zhongdiantou Gao Property Company Limited	Nanchang	Residential, Office	29 Dec 2050 to 29 Dec 2080	Commercial, Carpark	19,762	2,005	2016	2%	17,155	487.80	100.0%	487.80

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III-188	Portion of Evergrande Royal View Garden Jian	Hengda (Jian) Real Estate Group Company Limited	Jian	Residential	27 Jun 2083	Commercial	39,910	—	2016 to 2017	—	—	100.0%	346.80	346.80
III-189	Portion of Evergrande Metropolis Jingdezhen	Hengda (Jingdezhen) Real Estate Group Company Limited	Jingdezhen	Residential, Commercial	27 Jun 2050 to 02 Mar 2081	Commercial, Carpark	16,512	2,042	2011 to 2016	—	—	100.0%	347.70	347.70
III-190	Portion of Evergrande Scenic View Garden Yingtan	Hengda Real Estate Yingtan Company Limited	Yingtan	Residential	28 Jan 2085 to 29 Jan 2085	Commercial	2,023	—	2016	—	—	100.0%	17.20	17.20
III-191	Portion of Evergrande Oasis Zhenjiang Yingtan	Hengda Real Estate Yingtan Company Limited	Yingtan	Residential, Commercial, Office	28 Jan 2051 to 28 Jan 2081	Commercial, Carpark	3,490	3,097	2013 to 2015	13%	15,094	100.0%	372.50	372.50
III-192	Portion of Evergrande Atrium Xinyu	Xinyu Zhongchen Property Development Company Limited	Xinyu	Residential, Office	13 Sep 2045 to 13 Sep 2075	Commercial, Carpark	18,003	1,175	2013 to 2016	1%	6,342	100.0%	267.10	267.10
III-193	Portion of Evergrande City Xinyu	Xinyu Xingwang Real Estate Development Company Limited	Xinyu	Residential, Commercial	28 Feb 2050 to 28 Feb 2080	Commercial, Carpark	8,414	1,370	2013 to 2016	—	—	100.0%	213.30	213.30
III-194	Portion of Evergrande City Nanchang	Jiangxi Hongji Investment Company Limited	Nanchang	Residential, Office	01 Jun 2051 to 01 Jun 2081	Commercial, Carpark	17,779	3,890	2014 to 2016	—	—	86.0%	659.90	567.51
III-195	Portion of Evergrande Oasis Nanchang	Jiangxi Culin Shanzhuang Company Limited	Nanchang	Residential, Commercial, Public Facility	24 Nov 2047 to 24 Nov 2077	Carpark	—	2,201	2011 to 2016	—	—	67.0%	242.20	162.27
III-196	Portion of Evergrande Cultural Tourist City Haikou	Hainan Dongfangmingzhu Real Estate Company Limited	Haikou	Commercial	09 Nov 2063	Carpark	—	855	2016	—	—	100.0%	129.80	129.80
III-197	Portion of Evergrande Haikou Bay	Hengda (Hainan) Real Estate Group Company Limited	Haikou	Residential, Commercial	27 Jun 2053 to 27 Jun 2083	Carpark	—	473	2016	—	—	100.0%	78.30	78.30
III-198	Portion of Evergrande Royal Scenic Bay Hainan	Hainan Minghao Property Company Limited	Chengmai	Residential	30 Dec 2068	Carpark	—	757	2015	—	—	100.0%	104.50	104.50
III-199	Portion of Evergrande Gentleman Hill Garden Shenzhen	Shenzhen Shacun Real Estate Development Company Limited	Shenzhen	Residential	23 Aug 2082	Carpark	—	1,670	2015	—	—	98.0%	350.70	343.69
III-200	Construction Group Miscellaneous Properties	Shenzhen Construction Group Corporation Limited	Shenzhen	Residential, Commercial, Office, Other	11 Oct 2033 to 17 Jul 2071	Commercial	62,472	—	1986 to 2002	81%	3,104,925	100.0%	1,014.10	1,014.10 <sup>(3)</sup>
III-201	Portion of Evergrande Palace Changsha	Hunan Xiongchen Investment Company Limited	Changsha	Residential, Commercial	31 Aug 2044 to 31 Aug 2074	Commercial, Carpark	1,812	1,387	2011 to 2012	7%	5,198	100.0%	192.00	192.00

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III-202	Portion of Evergrande Metropolis Yueyang	Yueyang Jinhui Property Company Limited	Yueyang	Residential, Commercial	15 Jul 2051 to 26 Jul 2081	Commercial	25,359	—	2013	76%	449,908	275.00	100.0%	275.00
III-203	Portion of Evergrande Palace Changde	Changde Xinze Property Company Limited	Changde	Residential, Commercial	03 Aug 2053 to 03 Aug 2083	Commercial	7,362	—	2015	—	—	74.40	60.0%	44.64
III-204	Portion of Evergrande Palace Luyang	Luyang Jinhui Property Company Limited	Changsha	Residential, Commercial	04 Aug 2050 to 11 Jun 2081	Commercial, Carpark	17,715	2,087	2013 to 2016	13%	55,991	400.20	100.0%	400.20
III-205	Portion of Evergrande Metropolis Changsha	Hunan Shengji Property Company Limited	Changsha	Residential	21 Sep 2078	Commercial, Carpark	4,018	4,731	2014	—	—	575.50	100.0%	575.50
III-206	Portion of Evergrande Oasis Yiyang	Yiyang Hengrui Property Company Limited	Yiyang	Residential, Commercial	31 Mar 2053 to 31 Mar 2083	Carpark	—	440	2015	—	—	43.60	100.0%	43.60
III-207	Portion of Evergrande Oasis Hengyang	Hengyang Baorui Property Company Limited	Hengyang	Residential, Commercial	31 Dec 2051 to 31 Dec 2081	Commercial, Carpark	12,688	3,185	2015 to 2016	—	—	482.20	69.5%	335.13
III-208	Portion of Evergrande Royal View Garden Chenzhou	Chenzhou City Wanxiangyuan Real Estate Development Company Limited	Chenzhou	Residential, Commercial	24 Feb 2053 to 24 Feb 2083	Commercial	5,648	—	2016	—	—	62.50	65.0%	40.63
III-209	Portion of Evergrande Palace Chenzhou	Chenzhou Jinhui Property Company Limited	Chenzhou	Residential, Commercial	25 Oct 2050 to 16 Oct 2081	Commercial, Carpark	5,325	2,294	2015	5%	4,315	307.50	100.0%	307.50
III-210	Portion of Evergrande Oasis Changsha	Changsha Tianxi Property Company Limited	Changsha	Residential, Commercial	29 Jan 2047 to 29 Jan 2077	Carpark	—	1,425	2012	—	—	178.10	57.5%	102.32
III-211	Portion of Evergrande Atrium Changsha	Changsha Baorui Real Estate Development Company Limited	Changsha	Residential, Commercial	24 Mar 2045 to 24 Mar 2075	Carpark	—	5,494	2016	—	—	725.20	99.3%	720.27
III-212	Portion of Evergrande Emerald Court Changsha	Changsha Hengxi Property Company Limited	Changsha	Residential, Commercial	06 Feb 2052 to 06 Feb 2082	Commercial, Carpark	17,326	1,709	2014 to 2016	—	—	478.90	100.0%	478.90
III-213	Portion of Evergrande Royal Scenic Bay Changsha	Changsha Ruixi Property Company Limited	Changsha	Residential, Commercial	26 Jul 2052 to 26 Jul 2082	Commercial	6,859	—	2014	18%	33,847	116.60	100.0%	116.60
III-214	Portion of Evergrande Royal Scenic Peninsula Changsha	Changsha Jinxia Development Construction Company Limited	Changsha	Residential, Commercial	03 Sep 2050 to 03 Sep 2080	Carpark	—	1,177	2016	—	—	153.00	51.0%	78.03
III-215	Portion of Evergrande City Changsha	Changsha Xinyin Property Company Limited	Changsha	Residential, Education	04 Oct 2074 to 30 Oct 2076	Carpark	—	1,913	2015	—	—	248.70	100.0%	248.70
III-216	Portion of Evergrande Emerald Court Quanzhou	Quanzhou Ansheng Property Company Limited	Quanzhou	Residential, Commercial	09 Oct 2053 to 09 Oct 2083	Commercial	7,207	—	2016	—	—	89.70	100.0%	89.70
III-217	Portion of Evergrande Metropolis Shishi	Shishi Jinhui Property Company Limited	Quanzhou	Residential, Commercial	16 Feb 2054 to 16 Feb 2084	Commercial	11,465	—	2016	15%	44,212	125.70	100.0%	125.70

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III-218	Portion of Evergrande City Chaozhou	Chaoshou Hengda Property Company Limited	Chaozhou	Residential, Public Facility, Greenery	11 Aug 2082	Carpark	—	238	2016	100.0%	—	39.50	100.0%	39.50
III-219	Portion of Evergrande Oasis Guiyang	Hengda Real Estate Group Company Limited	Guiyang	Residential, Commercial	15 Nov 2046 to 05 Jan 2077	Carpark	—	1,468	2011 to 2014	100.0%	—	170.30	100.0%	170.30
III-220	Portion of Evergrande City Kaili	Guizhou Kaide Property Company Limited	Kaili	Residential, Commercial	27 Jan 2054 to 27 Jul 2081	Commercial, Carpark	18,032	1,230	2016	100.0%	—	267.10	100.0%	267.10
III-221	Portion of Evergrande City Guiyang	Guizhou Guangyiyuan Real Estate Development Company Limited	Guiyang	Residential, Commercial	11 Jun 2079	Commercial, Carpark	1,300	2,233	2013 to 2016	100.0%	—	248.70	100.0%	248.70
III-222	Portion of Evergrande Emerald Court Guiyang	Guizhou Hengda Changli Real Estate Development Company Limited	Guiyang	Residential, Commercial	19 Jul 2053 to 19 Jul 2083	Commercial, Office, Carpark	33,995	1,097	2016	100.0%	—	355.40	100.0%	355.40
III-223	Portion of Evergrande Atrium Guiyang	Guiyang Jiude Real Estate Development Company Limited	Guiyang	Residential, Commercial	27 Apr 2053 to 17 May 2085	Commercial	4,467	—	2016	60.0%	—	58.60	60.0%	35.16
III-224	Portion of Guiyang Jinyang New World Project	Guiyang New World Real Estate Development Company Limited	Guiyang	Residential, Commercial, Composite	19 May 2046 to 19 May 2076	Commercial, Carpark	67,757	6,491	2010 to 2016	100.0%	—	2,023.10	100.0%	2,023.10
III-225	Portion of Evergrande Metropolis Guiyang	Guiyang Haming Investment Construction Development Company Limited	Guiyang	Residential, Commercial	26 Oct 2060	Commercial, Carpark	19,197	315	2013 to 2016	98.8%	—	313.60	98.8%	309.81
III-226	Portion of Evergrande City Zunyi	Zunyi Xingguang Real Estate Development Company Limited	Zunyi	Residential	01 Jan 2080	Commercial	4,027	—	2016	100.0%	—	58.00	100.0%	58.00
III-227	Portion of Evergrande Haigang Wan Dalian	Dalian Hengle Real Estate Company Limited	Dalian	Residential	31 May 2085	Commercial	16,037	—	2016	100.0%	—	154.50	100.0%	154.50
III-228	Portion of Evergrande Royal View Garden Dalian	Dalian Hengcheng Real Estate Company Limited	Dalian	Residential, Commercial	21 Apr 2054 to 21 Apr 2084	Commercial	7,019	—	2016	2%	4,425	76.10	100.0%	76.10
III-229	Portion of Evergrande Tanxijun Dalian	Dalian Xicheng Real Estate Company Limited	Dalian	Residential, Commercial	30 Jan 2082	Commercial	570	—	2015	100.0%	—	4.70	100.0%	4.70
III-230	Portion of Evergrande City Shenyang	Hengda Xiyuan (Shenyang) Property Company Limited	Shenyang	Residential	07 Jun 2057 to 31 Mar 2061	Commercial, Carpark	93,444	50	2012 to 2015	8%	304,418	1,014.70	100.0%	1,014.70

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Occupancy as at Valuation Date (%)	Existing Monthly Rental (RMB)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
III-231	Portion of Evergrande Oasis Shenyang	Hengda Changji (Shenyang) Property Company Limited	Shenyang	Residential	31 Oct 2060 to 31 Oct 2064	Commercial, Carpark	82,608	354	2010 to 2016	9%	105,906	1,022.30	100.0%	1,022.30
III-232	Portion of Evergrande Palace Fushun	Fushun Jiaxin Property Company Limited	Fushun	Residential, Commercial	29 Aug 2051 to 29 Aug 2081	Commercial, Carpark	61,725	652	2013 to 2016	0%	5,116	556.90	100.0%	556.90
III-233	Portion of Evergrande Plaza Fushun	Fushun Jiashun Property Company Limited	Fushun	Commercial	13 Jan 2051 to 13 Feb 2015	Commercial, Office, Carpark	159,680	1,021	2015	—	—	1,274.00	100.0%	1,274.00
III-234	Portion of Evergrande Oasis Benxi	Benxi Jiayi Property Company Limited	Benxi	Residential, Commercial	28 Sep 2051 to 28 Sep 2081	Commercial	28,697	—	2015	—	—	296.30	100.0%	296.30
III-235	Portion of Evergrande Atrium Shenyang	Shenyang Jiajun Property Company Limited	Shenyang	Residential, Commercial	03 Apr 2052 to 20 Apr 2082	Commercial, Carpark	22,404	1,631	2014 to 2016	—	—	422.70	100.0%	422.70
III-236	Portion of Evergrande Bay Shenyang	Shenyang Jiakai Property Company Limited	Shenyang	Residential	27 May 2060	Commercial, Carpark	40,670	2,030	2013 to 2015	11%	83,319	637.50	100.0%	637.50
III-237	Portion of Evergrande Emerald Court Shenyang	Shenyang Jiahui Property Company Limited	Shenyang	Residential, Commercial	29 May 2053 to 19 Jun 2083	Commercial, Carpark	3,607	821	2014	—	—	148.60	100.0%	148.60
III-238	Portion of Evergrande Royal Scenic Bay Shenyang	Shenyang Jiaye Property Company Limited	Shenyang	Residential, Commercial	29 Nov 2053 to 29 Nov 2083	Commercial	1,289	—	2014	—	—	13.20	100.0%	13.20
III-239	Portion of Evergrande Palace Shenyang	Shenyang Jiayi Property Company Limited	Shenyang	Residential	24 May 2060	Commercial, Carpark	29,044	396	2011 to 2012	70%	213,190	394.30	100.0%	394.30
III-240	Portion of Evergrande Metropolis Shenyang	Shenyang Yue Tong Properties Company Limited	Shenyang	Residential, Commercial	19 Oct 2050 to 19 Oct 2080	Commercial, Carpark	10,489	1,252	2011 to 2013	38%	72,147	285.70	100.0%	285.70
III-241	Portion of Evergrande Palace Panjin	Panjin Jiading Property Company Limited	Panjin	Residential, Commercial	28 Jan 2051 to 29 Mar 2081	Commercial	32,877	—	2012 to 2016	8%	42,645	233.80	100.0%	233.80
III-242	Portion of Evergrande City Yingkou	Yingkou Jialong Real Estate Company Limited	Yingkou	Residential, Commercial	17 Jul 2051 to 17 Jul 2081	Carpark	—	668	2016	—	—	89.50	100.0%	89.50
III-243	Portion of Evergrande Oasis Yingkou	Yingkou Jialong Real Estate Company Limited	Yingkou	Residential, Commercial	29 Jul 2054 to 29 Jul 2084	Commercial, Carpark	42,407	86	2012 to 2016	22%	163,026	363.60	100.0%	363.60
III-244	Portion of Evergrande Royal Scenic Bay Huludao	Huludao Jia Shan Property Company Limited	Huludao	Residential, Commercial	08 Jun 2051 to 29 May 2084	Commercial, Carpark	22,461	712	2016	—	—	380.10	100.0%	380.10
III-245	Portion of Evergrande Oasis Liaoyang	Liaoyang Hengsheng Property Company Limited	Liaoyang	Residential, Commercial	20 Jun 2050 to 20 Jun 2080	Commercial	31,399	—	2012 to 2015	10%	44,663	268.60	100.0%	268.60

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Occupancy as at Valuation Date (%)	Existing Monthly Rental (RMB)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
III-246	Portion of Evergrande Metropolis Anshan	Anshan Jiayu Property Company Limited	Anshan	Residential	31 Aug 2081	Commercial	15,116	—	2013 to 2016	1%	1,453	100.50	100.0%	100.50
III-247	Portion of Evergrande Oasis Anshan	Anshan Jianri Property Company Limited	Anshan	Residential, Commercial	09 Jul 2050 to 28 Feb 2083	Commercial	60,672	—	2012 to 2014	6%	47,744	476.30	100.0%	476.30
III-248	Portion of Evergrande Palace Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Public Facility	14 Feb 2047 to 14 Feb 2057	Commercial, Carpark	4,987	1,036	2010 to 2013	—	—	215.10	100.0%	215.10
III-249	Portion of Evergrande Oasis Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Public Facility, Underground Carpark	17 Oct 2047 to 17 Oct 2057	Commercial, Carpark	7,643	1,213	2010 to 2014	—	—	306.90	100.0%	306.90
III-250	Portion of Evergrande Zhongyu Plaza Chongqing	Chongqing Zhongyu Property Development Company Limited	Chongqing	Commercial	25 May 2063	Commercial, Carpark	2,100	2,020	2015 to 2016	—	—	364.20	100.0%	364.20
III-251	Portion of Evergrande City Chongqing	Chongqing Hengda Jiyu Property Company Limited	Chongqing	Residential, Commercial	10 Jul 2047 to 10 Jul 2057	Commercial, Carpark	1,711	5,981	2010 to 2016	—	—	776.90	100.0%	776.90
III-252	Portion of Evergrande Emerald Court Yongchuan	Chongqing Hengda Yongjun Real Estate Development Company Limited	Chongqing	Residential	30 Jun 2061	Commercial	385	—	2011	—	—	6.40	100.0%	6.40
III-253	Portion of Evergrande Splendor Chongqing	Hengda (Jiangxi) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Accommodation and Catering, Public Facility	28 Dec 2046 to 18 Sep 2066	Commercial, Carpark	24,358	6,472	2011 to 2016	21%	110,886	906.20	100.0%	906.20
III-254	Portion of Evergrande Oasis Zigong	Hengda (Zigong) Real Estate Group Company Limited	Zigong	Residential, Commercial	20 Apr 2051 to 10 Dec 2083	Commercial, Carpark	12,002	1,167	2014	52%	92,014	215.60	100.0%	215.60
III-255	Portion of Evergrande Metropolis Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Education	16 Oct 2047 to 17 Oct 2057	Commercial, Office, Carpark	63,702	2,040	2012 to 2016	—	—	1,034.70	100.0%	1,034.70
III-256	Portion of Evergrande Metropolis Zigong	Zigong Xinmao Property Company Limited	Zigong	Residential, Commercial	28 Nov 2052 to 18 Jun 2083	Commercial, Carpark	6,150	762	2014 to 2016	66%	41,205	143.50	100.0%	143.50
III-257	Portion of Evergrande Coronation Chongqing	Chongqing Jianzhi Real Estate Company Limited	Chongqing	Residential, Commercial, Education	02 Feb 2048 to 02 Feb 2058	Carpark	—	2,529	2015 to 2016	—	—	379.40	47.3%	179.38
III-258	Portion of Evergrande Royal View Garden Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial	31 Mar 2051 to 31 Mar 2061	Commercial, Carpark	7,688	1,523	2013 to 2015	22%	58,000	273.80	100.0%	273.80

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Occupancy as at Valuation Date (%)	Existing Monthly Rental (RMB)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
III-259	Portion of Evergrande Atrium Chongqing	Chongqing Hongda Jin Xin Real Estate Development Company Limited	Chongqing	Residential, Commercial	Nov. 2050 to Nov. 2060	Commercial, Carpark	28,496	3,904	2012 to 2016	—	—	100.0%	813.90	
III-260	Portion of Evergrande Scenic Garden Fuling	Chongqing Hongda Fuchang Real Estate Development Company Limited	Chongqing	Residential, Commercial	12 Nov. 2050 to 12 Nov. 2060	Commercial, Carpark	1,601	2,417	2013 to 2016	—	—	100.0%	305.60	
III-261	Portion of Evergrande Scenic Garden Chongqing	Chongqing Hongda Xinquan Property Company Limited	Chongqing	Residential, Commercial	30 Aug. 2053 to 30 Aug. 2063	Commercial	24,734	—	2016	—	—	100.0%	481.00	
III-262	Portion of Evergrande Royal Scenic Peninsula Chongqing	Chongqing Hongda Xinquan Property Company Limited	Chongqing	Residential, Commercial	30 Aug. 2053 to 30 Aug. 2063	Commercial	29,022	—	2016	—	—	100.0%	447.60	
III-263	Portion of Evergrande Emerald Court Chongqing	Chongqing Hongda Xinquan Property Company Limited	Chongqing	Residential, Commercial	30 Aug. 2053 to 30 Aug. 2063	Commercial, Carpark	19,060	2,300	2015 to 2016	0%	5,618	100.0%	585.50	
III-264	Portion of Evergrande Royal Scenic Bay Chongqing	Chongqing Hongda Xinding Property Company Limited	Chongqing	Residential, Commercial	24 Dec. 2053 to 24 Dec. 2063	Commercial	2,863	—	2016	—	—	100.0%	38.90	
III-265	Portion of Evergrande City Hanzhong	Hanzhong Huolian Property Company Limited	Hanzhong	Residential	29 Jul. 2077 to 31 Oct. 2080	Carpark	—	398	2016	—	—	100.0%	44.60	
III-266	Portion of Evergrande Oasis Xi'an	Xian Qujiang Investment Construction Company Limited	Xian	Residential	25 Aug. 2074 to 26 Aug. 2074	Carpark	—	330	2011 to 2013	—	—	65.0%	28.15	
III-267	Portion of Evergrande Metropolis Xi'an	Xi'an Qiyun Property Company Limited	Xian	Residential	17 Aug. 2076	Commercial, Carpark	519	1,154	2010	16%	9,072	100.0%	187.70	
III-268	Portion of Evergrande Scenic View Garden Xi'an	Xi'an Jinru Property Company Limited	Xian	Residential, Commercial, Education	14 Jan. 2052 to 14 Jan. 2082	Commercial, Carpark	1,560	472	2016	—	—	100.0%	90.40	
III-269	Portion of Evergrande City Yangling	Shanxi Yaoze Shihai Real Estate Development Company Limited	Yangling	Residential	30 Jul. 2081	Commercial, Carpark	8,689	842	2016	2%	8,291	100.0%	166.30	
III-270	Portion of Evergrande City Xi'an	Shaanxi Jiming Investment Company Limited	Xian	Residential	30 Mar. 2076	Commercial, Carpark	10,946	1,434	2012 to 2013	—	—	100.0%	379.30	
III-271	Portion of Yichang Commercial Buhang Street	Yichang sanjiang Hangtian Real Estate Development Company Limited	Yichang	Commercial, Education/Public Facility	23 Mar. 2044	Commercial	61,523	—	2013	2%	49,448	63.7%	320.26	

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Occupancy as at Valuation Date (%)	Existing Monthly Rental (RMB)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
III-272	Portion of Evergrande Shuang City Wuhan	Wuhan Sanjiang Dongli Investment Development Company Limited	Wuhan	Residential, Commercial, Public Facility	15 Nov 2047 to 15 Nov 2077	Commercial, Carpark	34,536	412	2011 to 2015	—	—	484.90	91.0%	441.26
III-273	Portion of Evergrande Oasis Yichang	Yichang Meiziya Market Construction Kaifa Company Limited	Yichang	Residential, Commercial, Accommodation and Catering	28 Dec 2048 to 28 Dec 2078	Commercial, Carpark	16,993	1,078	2012 to 2016	14%	62,096	285.70	100.0%	285.70
III-274	Portion of Evergrande Royal View Garden Yichang	Yichang Chutian Hengda Real Estate Development Company Limited	Yichang	Residential, Commercial	30 Jun 2054 to 30 Jun 2084	Commercial	4,631	—	2016	6%	15,878	42.80	60.0%	25.68
III-275	Portion of Evergrande Sky Rainbow Town Wuhan	Wuhan Sanjiang Hangtian Jiaquan Real Estate Development Company Limited	Wuhan	Residential, Commercial	26 Dec 2046 to 26 Dec 2076	Carpark	—	186	2012	—	—	27.00	100.0%	27.00
III-276	Portion of Evergrande Sky Capital Wuhan	Wuhan Sanjiang Hangtian Investment Development Company Limited	Wuhan	Residential, Commercial	09 Aug 2050 to 09 Aug 2080	Commercial, Office, Carpark	72,810	1,382	2013 to 2016	2%	138,152	1,242.30	67.0%	832.34
III-277	Portion of Evergrande Sky Dragon City Wuhan	Wuhan Sanjiang Hangtian Panlonggong Real Estate Development Company Limited	Wuhan	Residential, Commercial	29 Oct 2047 to 29 Oct 2077	Commercial, Carpark	17,569	188	2014 to 2016	11%	50,443	154.20	100.0%	154.20
III-278	Portion of Evergrande Palace Wuhan	Wuhan Donghu Hengda Real Estate Development Company Limited	Wuhan	Residential, Commercial, Office	29 Dec 2046 to 29 Dec 2076	Commercial, Office, Carpark	1,156	1,196	2014 to 2016	—	—	183.50	100.0%	183.50
III-279	Portion of Evergrande Metropolis Wuhan	Wuhan Huali Property Company Limited	Wuhan	Residential	30 Apr 2077 to 12 May 2080	Commercial, Carpark	3,290	465	2011 to 2016	13%	20,657	106.50	100.0%	106.50
III-280	Portion of Evergrande Oasis Wuhan	Wuhan Jinbi Luzhou Real Estate Development Company Limited	Wuhan	Residential, Commercial	30 May 2047 to 26 Jan 2078	Commercial, Carpark	12,103	1,152	2009 to 2016	28%	140,497	324.60	100.0%	324.60
III-281	Portion of Evergrande Royal Scenic Bay Wuhan	Wuhan Hengda Chuitian Real Estate Development Company Limited	Wuhan	Residential, Commercial	27 Mar 2054 to 24 Sep 2084	Commercial	3,000	—	2015	—	—	40.30	60.0%	24.18
III-282	Portion of Evergrande Capital Ezhou	Hubei Sanjiang Hangtian Commercial Management Company Limited	Ezhou	Residential, Commercial	24 Mar 2050 to 26 Dec 2081	Carpark	—	969	2015	—	—	101.70	100.0%	101.70
III-283	Portion of Evergrande City Wuhan	Hubei Yiqing Yazhu Real Estate Development Company Limited	Wuhan	Residential, Commercial	28 Apr 2047 to 29 Apr 2077	Commercial, Carpark	1,488	1,946	2010 to 2016	—	—	322.70	100.0%	322.70



Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Occupancy as at Valuation Date (%)	Existing Monthly Rental (RMB)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
III-284	Portion of Evergrande Metropolis Xiangyang	Xiangyang Hengda Real Estate Development Company Limited	Xiangyang	Residential, Accommodation and Catering, Education	23 Mar 2051 to 23 Mar 2081	Carpark	—	1,370	2015	—	157.60	100.0%	157.60	
III-285	Portion of Evergrande Splendor Ezhou	Ezhou Hengda Real Estate Development Company Limited	Ezhou	Residential, Office	20 Mar 2047 to 29 Aug 2080	Commercial, Carpark	20,938	1,109	2010 to 2016	5%	21,615	100.0%	320.70	
III-286	Portion of Evergrande Metropolis Harbin	Harbin Hengda Weiye Real Estate Development Company Limited	Harbin	Residential, Commercial, Public Facility	28 May 2052 to 27 May 2083	Commercial	49,949	—	2014	—	—	100.0%	458.80	
III-287	Portion of Evergrande Oasis Harbin	Harbin Hengda Weiye Real Estate Development Company Limited	Harbin	Residential, Commercial	26 Feb 2052 to 26 Feb 2083	Commercial	8,221	—	2013	2%	3,681	100.0%	64.70	
III-288	Portion of Evergrande City Harbin	Harbin Hengda Xingye Real Estate Development Company Limited	Harbin	Residential, Commercial	16 May 2051 to 15 May 2082	Commercial, Carpark	8,536	1,817	2014	—	—	100.0%	251.30	
III-289	Portion of Evergrande Royal Scenic Bay Harbin	Harbin Chengye Real Estate Development Company Limited	Harbin	Residential	01 May 2053 to 01 May 2083	Commercial	22,234	—	2016	—	—	100.0%	217.80	
III-290	Portion of Evergrande Royal View Garden Harbin	Harbin Mingye Real Estate Development Company Limited	Harbin	Residential, Commercial, Public Facility	02 Aug 2053 to 02 Aug 2083	Carpark	—	1,852	2016	—	—	100.0%	313.00	
III-291	Portion of Evergrande Oasis Daqing	Daqing Hengda Yongsheng Real Estate Development Company Limited	Daqing	Residential, Commercial	21 Jul 2052 to 21 Jul 2082	Commercial, Carpark	25,395	1,397	2014	0%	3,214	100.0%	377.90	
III-292	Portion of Evergrande Emerald Court Mudanjiang	Mudanjiang Hengda Changjian Real Estate Development Company Limited	Mudanjiang	Residential, Commercial	09 May 2052 to 09 May 2082	Commercial	19,020	—	2016	2%	12,843	100.0%	217.90	
III-293	Portion of Evergrande Oasis Mudanjiang	Mudanjiang Hengda Yongtai Real Estate Development Company Limited	Mudanjiang	Residential, Commercial	18 Jul 2052 to 08 Oct 2082	Commercial, Carpark	2,009	245	2016	—	—	100.0%	50.90	
III-294	Portion of Evergrande Metropolis Qiqihar	Hengda Yongxing (Qiqihaer) Real Estate Company Limited	Qiqihar	Residential, Office	28 Jun 2052 to 29 Jul 2082	Commercial	25,782	—	2014	92%	570,736	100.0%	225.30	

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Occupancy as at Valuation Date (%)	Existing Monthly Rental (RMB)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
III-295	Portion of Evergrande Emerald Court Qiqihar	Hengda Yongxing (Qiqihar) Real Estate Company Limited	Qiqihar	Residential, Commercial, Office	28 Jun 2052 to 28 Jun 2082	Commercial	11,229	—	2016	—	—	92.40	100.0%	92.40

**Notes:**

- 1 All areas are stated in approximations.
- 2 All values are stated in approximations.
- 3 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the property interests attributable to the Group would be RMB 24,100,000.

## Group III-B — Properties held by the Group for Investment in the PRC (Under Development)

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Construction Commencement Date	Estimated Completion Date	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value <sup>(2)</sup> as if Completed at Valuation Date (RMB million)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)	Interest Attributable to the Group (%)
III-296	Portion of Evergrande Metropolis Shanghai	Shanghai Shihong Real Estate Development Company Limited	Shanghai	Residential, Commercial	07 Jun 2014 to 07 Jun 2014	Commercial	5,906	—	2015	2016 to 2017	14.81	1.66	40.70	29.40	100.0%
III-297	Portion of Evergrande Oasis Anyang	Anyang Tongruda Real Estate Development Company Limited	Anyang	Residential, Commercial	19 Nov 2010 to 30 Dec 2013	Commercial	11,729	—	2015	2017	46.91	2.35	113.50	88.70	100.0%
III-298	Portion of Evergrande Metropolis Pingdingshan	Pingdingshan Hengrong Property Company Limited	Pingdingshan	Residential, Commercial	13 Aug 2013 to 13 Aug 2013	Commercial	5,924	—	2014	2016 to 2017	18.06	2.65	72.90	55.00	57.0%
III-299	Portion of Evergrande Oasis Luoyang	Hengda (Luoyang) Real Estate Group Company Limited	Luoyang	Residential, Commercial	06 Jan 2014 to 06 Jun 2018	Commercial	5,519	—	2015	2017	13.02	3.91	69.20	49.20	100.0%
III-300	Portion of Evergrande Royal Scenic Bay Xintang	Xintang Sallian Property Company Limited	Xintang	Residential, Commercial	14 May 2013 to 14 May 2013	Commercial	7,387	—	2015	2017	21.05	2.11	86.50	51.00	100.0%
III-301	Portion of Evergrande Oasis Zhengzhou	Zhengzhou Yuhang Property Company Limited	Zhengzhou	Residential, Office	22 May 2013 to 22 May 2013	Commercial Office, Carpark	54,180	4,250	2015	2017	664.90	169.82	1,247.10	828.70	100.0%
III-302	Portion of Evergrande Scenic Garden Zhengzhou	Zhengzhou Hengjin Property Company Limited	Zhengzhou	Residential	03 Mar 2019 to 26 Jul 2015	Commercial, Carpark	3,063	1,430	2015	2017	154.14	23.12	209.40	151.10	50.2%
III-303	Portion of Evergrande Metropolis Zhumadian	Zhumadian Kaiqiu Yucheng Real Estate Development Company Limited	Zhumadian	Residential, Commercial	Jun 2015 to Jun 2015	Commercial	701	—	2015	2017	1.99	1.10	5.50	2.90	100.0%
III-304	Portion of Evergrande Royal Scenic Foshan	Foshan Zhangxin Honglong Real Estate Company Limited	Foshan	Residential, Office	22 Aug 2013 to 22 Aug 2013	Commercial	6,411	—	2015	2016	20.19	5.05	109.00	82.80	100.0%
III-305	Portion of Evergrande Royal Palace Guangzhou	Guangzhou Xincheng Property Company Limited	Guangzhou	Residential	17 Dec 2013 to 17 Dec 2013	Carpark	—	406	2014	2017	51.64	7.75	147.40	116.50	100.0%
III-306	Portion of Evergrande City Yunlu	Hengda (Yunlu) Real Estate Group Company Limited	Yunlu	Residential, Commercial	28 Dec 2012 to 28 Dec 2012	Commercial, Carpark	2,690	1,250	2015	2017	97.11	11.86	209.40	163.40	100.0%
III-307	Portion of Evergrande Evergrande Qandu	Hengda (Eping) Real Estate Group Company Limited	Eping	Residential, Commercial, Accommodation and Catering	13 Mar 2012 to 13 Mar 2012	Commercial	700	—	2015	2017	2.10	.11	9.20	7.30	100.0%

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III-308	Portion of Evergrande Oasis Zhanjiang	Hengda Real Estate Group Zhanjiang Yujing Property Company Limited	Zhanjiang	Residential, Commercial	16 Jul 2053 to 16 Jul 2083	Commercial, Carpark	7,072	605	2014	2017	56,07	4.89	193.10	157.90	100.0%	157.90
III-309	Portion of Evergrande City Shaoguan	Hengda (Shaoguan) Real Estate Group Company Limited	Shaoguan	Residential, Commercial	16 Jul 2054 to 18 Sep 2086	Carpark	—	356	2014	2016	26.33	5.27	47.30	31.60	100.0%	31.60
III-310	Portion of Evergrande Oasis Zhongshan	Hengda (Zhongshan) Real Estate Group Company Limited	Zhongshan	Residential	19 Dec 2063 to 19 Dec 2066	Carpark	—	1,766	2014	2017	124.52	12.45	282.60	226.50	100.0%	226.50
III-311	Portion of Evergrande Coastal Hawaii Yangjiang	Yangjiang Yifeng Property Company Limited	Yangjiang	Residential, Accommodation and Catering, Public Facility	12 Jan 2044 to 17 Aug 2083	Commercial, Carpark	6,332	1,762	2014	2017	164.17	74.96	246.40	139.40	100.0%	139.40
III-312	Portion of Evergrande Splendor Wujiaqu	Wujiaqu Zhuoyue Real Estate Development Company Limited	Wujiaqu	Residential, Commercial	12 May 2051 to 29 Nov 2082	Commercial	21,788	—	2014	2017	67.81	3.39	231.00	181.90	100.0%	181.90
III-313	Portion of Evergrande Oasis Yining	Yining Jimi Real Estate Development Company Limited	Yining	Residential, Commercial	27 Apr 2052 to 27 Apr 2082	Commercial	2,342	—	2014	2017	6.45	.97	20.30	13.90	100.0%	13.90
III-314	Portion of Evergrande Royal Scenic Lijiang	Lijiang Junhui Real Estate Development Company Limited	Lijiang	Residential, Commercial	09 Jun 2051 to 09 Jun 2081	Commercial, Carpark	2,397	2,298	2014	2017	180.72	9.66	255.20	197.10	100.0%	197.10
III-315	Portion of Evergrande Atrium Taiyuan	Taiyuan Wanheng Real Estate Development Company Limited	Taiyuan	Residential, Commercial	29 Jul 2055 to 29 Jul 2085	Commercial	4,306	—	2015	2016	17.73	4.27	43.10	30.30	100.0%	30.30
III-316	Portion of Evergrande Metropolis Taiyuan	Taiyuan Minglu Real Estate Development Company Limited	Taiyuan	Residential, Office, Education	18 May 2049 to 18 May 2059	Commercial	3,215	—	2016	2016	9.03	1.81	36.10	27.30	100.0%	27.30
III-317	Portion of Evergrande Metropolis Yuncheng	Yuncheng Jingji Development Zone Yijuyi Real Estate Development Company Limited	Yuncheng	Residential, Commercial	09 Mar 2049 to 09 Mar 2079	Commercial	10,756	—	2014	2017	32.06	1.60	86.60	64.90	71.0%	46.08
III-318	Portion of Evergrande Royal View Garden Yangquan	Yangquan Shi Liaoyuan Real Estate Development Company Limited	Yangquan	Residential	09 Dec 2078 to 09 Dec 2078	Commercial, Carpark	16,973	1,340	2016	2017	235.67	11.78	290.60	228.40	64.0%	146.18
III-319	Portion of Evergrande Royal Peninsula Chengde	Chengde Xinyi Real Estate Development Company Limited	Chengde	Residential, Commercial	26 Jan 2046 to 26 Jan 2076	Carpark	—	3,375	2016	2017	273.55	123.10	448.90	252.30	60.0%	151.38
III-320	Portion of Evergrande New City Chengde	Rejji Hengye (Sichuan) Investment Company Limited	Chengde	Residential, Commercial	20 Mar 2053 to 20 Mar 2083	Commercial, Carpark	10,070	1,049	2014	2017	113.23	7.22	238.30	196.70	100.0%	196.70
III-321	Portion of Evergrande Royal Scenic Peninsula Chengde	Chengde Tianfu Shuicheng Real Estate Development Company Limited	Chengde	Residential, Commercial	22 Mar 2048 to 08 Mar 2078	Commercial, Carpark	143,248	2,596	2014	2017	691.83	418.59	1,479.60	676.10	100.0%	676.10

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III-322	Portion of Evergrande Emerald Court Chengdu	Chengdu Hengda Xinbeicheng Property Company Limited	Chengdu	Residential, Commercial	12 Jun 2054 to 12 Jun 2084	Commercial	1,350	—	2014	2017	4.65	28.80	23.70	23.70	100.0%	23.70
III-323	Portion of Evergrande Central Square Chengdu	Chengdu Hengda Xindongcheng Property Company Limited	Chengdu	Residential, Commercial, Public Facility	26 Feb 2055 to 26 Feb 2085	Commercial	96,873	—	2015	2017	309.99	46.50	1,676.30	1,290.00	100.0%	1,290.00
III-324	Portion of Evergrande Cojiaxiang Plaza Chengdu	Chengdu Hengda Xinbeicheng Property Company Limited	Chengdu	Residential, Commercial	31 Jul 2054 to 31 Jul 2084	Commercial	111,711	—	2014	2017	319.00	143.07	2,236.60	1,664.30	100.0%	1,664.30
III-325	Portion of Evergrande City Panzhihua	Panzhihua Hengda Real Estate Development Company Limited	Panzhihua	Residential	15 Aug 2083 to 18 Sep 2084	Commercial	4,706	—	2014	2017	14.59	7.3	46.40	34.90	100.0%	34.90
III-326	Portion of Evergrande Royal Scenic Bay Luzhou	Luzhou Nancheng Property Company Limited	Luzhou	Residential, Office	29 Apr 2055 to 29 Apr 2085	Commercial	41,398	—	2015	2017	128.33	12.83	487.80	360.60	52.4%	188.89
III-327	Portion of Evergrade Royal View Garden Shanghai	Shanghai Songyu Property Company Limited	Shanghai	Residential	17 Jan 2084 to 17 Jan 2084	Commercial	2,018	—	2014	2017	9.71	9.7	42.80	34.80	100.0%	34.80
III-328	Portion of Evergrade City Lights Ningbo	Chengbo (Ningbo) Property Company Limited	Ningbo	Residential, Office, Public Facility	23 Dec 2080 to 23 Dec 2080	Commercial	2,535	—	2014	2017	9.65	1.45	26.30	19.50	80.1%	15.62
III-329	Portion of Evergrade Greenview Villa Zhanjiang	Zhanjiang Shengjian Property Company Limited	Suzhou	Residential, Commercial	24 Sep 2055 to 07 Sep 2086	Commercial	9,162	—	2014	2017	27.49	2.52	110.00	84.00	90.0%	75.60
III-330	Portion of Evergrade Metropolis Yancheng	Hengda Real Estate Group Yancheng Company Limited	Yancheng	Residential, Commercial	30 May 2052 to 30 May 2082	Commercial, Carpark	5,920	5,417	2014	2017	599.48	30.90	728.90	584.90	100.0%	584.90
III-331	Portion of Evergrade Royal Scenic Peninsula Qizhou	Qizhou Hengda Shengjian Property Company Limited	Qizhou	Residential, Commercial	09 Sep 2053 to 09 Sep 2053	Carpark	—	1,381	2014	2017	100.30	5.02	198.90	163.90	100.0%	163.90
III-332	Portion of Evergrade Palace Baotou	Hengda (Baotou) Real Estate Group Company Limited	Baotou	Residential, Commercial	21 May 2048 to 27 Sep 2078	Commercial, Carpark	5,629	1,135	2014	2017	123.82	6.97	261.10	218.70	100.0%	218.70
III-333	Portion of Evergrade Palace Tangshan	Tangshan Zhonui Investment Company Limited	Tangshan	Residential, Commercial	25 Mar 2053 to 22 Oct 2083	Commercial	49,132	—	2014	2017	131.23	13.12	555.50	451.90	60.0%	271.14
III-334	Portion of Evergrade Emerald Court Langfang	Langfang Fecui Huating Real Estate Development Company Limited	Langfang	Residential, Commercial	12 Oct 2053 to 12 Oct 2083	Commercial, Carpark	17,211	654	2014	2017	115.03	11.50	252.60	193.40	100.0%	193.40
III-335	Portion of Evergrade Metropolis Langfang	Hengda Langfang Real Estate Development Company Limited	Langfang	Residential, Commercial	07 Oct 2053 to 07 Oct 2083	Commercial	5,956	—	2014	2017	16.68	2.50	52.10	37.20	100.0%	37.20

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III-336	Portion of Evergrande City Qizhuangdao	Hengda Real Estate Group Qizhuangdao Hengda Cheng Real Estate Development Company Limited	Qizhuangdao	Residential, Commercial	26 Nov 2050 to 14 Aug 2085	Commercial	3,100	—	2014	2017	8.47	1.27	21.70	15.30	100.0%	15.30
III-337	Portion of Evergrande Royal Scenic Peninsula Shijiazhuang	Shijiazhuang Dejiya Real Estate Development Company Limited	Shijiazhuang	Residential, Commercial, Office	05 Sep 2052 to 16 Aug 2085	Commercial, Office, Carpark	146,652	3,658	2014	2017	860.69	137.28	1,692.70	1,289.30	70.0%	888.51
III-338	Portion of Evergrande City Hengshui	Hengshui Shengyu Real Estate Development Company Limited	Hengshui	Residential, Commercial	15 May 2053 to 29 Sep 2084	Commercial, Carpark	26,451	2,338	2014	2017	262.79	26.66	647.30	480.10	70.0%	336.07
III-339	Portion of Evergrande City Xingtai	Xingtai Shuangda Real Estate Development Company Limited	Xingtai	Residential, Commercial	16 Oct 2052 to 16 Oct 2082	Commercial	26,102	—	2014	2017	58.86	37.12	231.30	131.00	72.0%	94.32
III-340	Portion of Evergrande Metropolis Xingtai	Xingtai Xiangheng Real Estate Development Company Limited	Xingtai	Residential	20 Jul 2082 to 20 Jul 2082	Commercial	13,760	—	2014	2017	35.42	1.77	137.20	113.50	100.0%	113.50
III-341	Portion of Evergrande Metropolis Handan	Handan Doye Real Estate Development Company Limited	Handan	Residential, Office	14 Mar 2051 to 14 Mar 2081	Commercial	17,913	—	2014	2016	51.47	23.19	231.00	156.20	70.0%	109.34
III-342	Portion of Evergrande Metropolis Changchun	Xinji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	12 May 2051 to 12 May 2081	Commercial, Carpark	3,569	846	2016	2017	100.06	5.58	161.30	133.60	100.0%	133.60
III-343	Portion of Evergrande City Plaza Changchun	Yongji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	13 Mar 2053 to 13 Mar 2083	Commercial, Carpark	4,922	446	2014	2016 to 2017	48.07	4.88	153.60	124.00	100.0%	124.00
III-344	Portion of Evergrande Scenic View Garden Changchun	Taiji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	13 Jan 2051 to 13 Jan 2081	Commercial	3,541	—	2015	2016 to 2017	10.18	4.04	47.30	32.70	100.0%	32.70
III-345	Portion of Evergrande Royal View Garden Changchun	Zetao (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	12 Jun 2054 to 12 Jun 2084	Commercial	1,790	—	2014	2017	4.77	.48	15.60	12.60	100.0%	12.60
III-346	Portion of Evergrande Scenic Garden Lanzhou	Lanzhou Shejia Property Company Limited	Lanzhou	Residential, Commercial	29 Dec 2080 to 29 Dec 2080	Commercial	19,116	—	2016	2017	65.80	6.94	246.20	193.80	100.0%	193.80
III-347	Portion of Evergrande Oasis Lanzhou	Hengda Real Estate Group Lanzhou Property Company Limited	Lanzhou	Residential, Commercial	13 Feb 2051 to 13 Feb 2081	Carpark	—	3,419	2016	2017	338.20	264.56	499.20	127.10	100.0%	127.10
III-348	Portion of Evergrande Metropolis Yinchuan	Hengda (Yinchuan) Real Estate Group Company Limited	Yinchuan	Residential	07 Apr 2081 to 01 Sep 2081	Carpark	—	1,164	2016	2017	92.91	13.94	141.50	99.90	100.0%	99.90
III-349	Portion of Evergrande City Bobou	Bobou Hengda Property Company Limited	Bobou	Residential, Commercial	14 Sep 2051 to 14 Sep 2081	Commercial	5,202	—	2014	2016	12.58	7.55	53.40	31.60	100.0%	31.60

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III-350	Portion of Evergrande Oasis Feidong	Yueheng (Hebei) Property Company Limited	Hebei	Residential, Commercial	20 Aug 2055 to 20 Aug 2085	Commercial	7,930	—	2016	2017	21.98	1.10	85.00	64.30	65.0%	41.80
III-351	Portion of Evergrande Plaza Hebei	Yueheng (Hebei) Property Company Limited	Hebei	Residential, Commercial	10 Sep 2053 to 10 Sep 2083	Commercial	29,659	—	2014	2016	79.69	15.94	516.30	401.40	79.7%	319.88
III-352	Portion of Evergrande Royal View Garden Hebei	Yueheng (Hebei) Property Company Limited	Hebei	Residential, Commercial	24 Aug 2051 to 24 Aug 2081	Carpark	—	1,833	2014	2017	171.38	8.57	260.30	219.00	100.0%	219.00
III-353	Portion of Evergrande Oasis Anqing	Anqing Hengyuan Property Company Limited	Anqing	Residential, Commercial	30 May 2053 to 30 Nov 2083	Commercial, Carpark	16,887	657	2016	2017	87.94	61.56	230.30	99.20	100.0%	99.20
III-354	Portion of Evergrande Metropolis Hainan	Hainan Yueheng Property Company Limited	Hainan	Residential, Commercial	08 Oct 2050 to 08 Oct 2080	Commercial	23,672	—	2014	2017	49.96	5.00	258.10	192.60	100.0%	192.60
III-355	Portion of Evergrande Oasis Tongling	Tongling Hengda Property Company Limited	Tongling	Residential, Commercial	20 Dec 2050 to 20 Dec 2080	Commercial	3,780	—	2016	2017	102.3	.51	48.80	37.00	100.0%	37.00
III-356	Portion of Evergrande Oasis Fuyang	Fuyang Yueheng Property Company Limited	Fuyang	Residential, Commercial	12 Jan 2056 to 12 Jan 2086	Commercial	6,499	—	2015	2016 to 2017	17.09	4.45	63.90	46.00	70.0%	32.20
III-357	Portion of Evergrande Emerald Court Weifang	Shandong Fuyun Real Estate Development Company Limited	Weifang	Residential, Commercial	15 Feb 2052 to 19 Mar 2083	Commercial	7,531	—	2016	2017	22.55	1.13	63.80	50.00	100.0%	50.00
III-358	Portion of Evergrande Royal View Garden Jinan	Jinan Hengda Fecent Huarong Property Company Limited	Jinan	Residential, Office	19 Oct 2052 to 19 Oct 2082	Office	30,881	—	2014	2017	98.82	4.94	426.20	353.10	100.0%	353.10
III-359	Portion of Evergrande Metropolis Jinan	Jinan Beihu Hengda Minglu Property Company Limited	Jinan	Residential, Office	19 Jun 2054 to 30 Jul 2084	Carpark	—	2,980	2016	2017	210.64	10.53	333.80	272.70	60.0%	163.62
III-360	Portion of Evergrande Metropolis Weifang	Weifang Jinhai Property Company Limited	Weifang	Residential, Commercial	03 Mar 2052 to 03 Mar 2082	Commercial	14,840	—	2015	2016	42.75	8.55	88.20	59.40	100.0%	59.40
III-361	Portion of Evergrande Royal Scenic Peninsula Weihai	Weihai Nanguo Tianang Real Estate Development Company Limited	Weihai	Residential, Commercial, Accommodation and Catering, Public Facility, Greenery	01 Jan 2046 to 20 Dec 2084	Commercial, Carpark	3,129	2,441	2014	2017	167.69	8.38	390.00	320.90	100.0%	320.90
III-362	Portion of Evergrande Metropolis Weihai	Weihai Jijiang Real Estate Development Company Limited	Weihai	Residential, Commercial	06 Jun 2053 to 06 Jun 2083	Commercial, Carpark	3,337	536	2016	2017	47.75	9.77	109.30	74.60	100.0%	74.60
III-363	Portion of Evergrande Metropolis Nanning	Nanning Shengshi Hengda Real Estate Development Company Limited	Nanning	Residential, Commercial	29 Jun 2055 to 29 Jun 2085	Commercial	5,675	—	2015	2017	14.95	.75	85.60	71.20	100.0%	71.20

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III-364	Portion of Evergrande City Nanjing	Naming Jishi Hengda Property Company Limited	Nanjing	Residential, Commercial	19 May 2055 to 19 May 2085	Commercial	10,993	—	2015	2017	44.34	4.43	126.30	101.30	100.0%	101.30
III-365	Portion of Evergrande Oasis Nanjing	Naming Yinxiang Real Estate Development Company Limited	Nanjing	Residential, Commercial	14 Oct 2047 to 14 Oct 2077	Commercial, Carpark	20,742	2,700	2014	2017	259.06	66.04	719.40	539.30	100.0%	539.30
III-366	Portion of Evergrande Royal Scenic Bay Fangchenggang	Hengda (Fangchenggang) Real Estate Group Company Limited	Fangchenggang	Residential	01 Aug 2082	Commercial	5,592	—	2015	2017	13.98	2.62	60.40	42.90	100.0%	42.90
III-367	Portion of Evergrande Palace Luzhou	Luzhou Zhofu Property Company Limited	Luzhou	Residential, Commercial	22 Jan 2054 to 25 Sep 2085	Commercial	6,906	—	2016	2017	18.66	1.22	110.90	87.70	51.0%	44.73
III-368	Portion of Evergrande Emerald Court Luzhou	Luzhou Hengda Jishi Property Company Limited	Luzhou	Residential, Commercial	15 Jan 2054 to 15 Jan 2084	Commercial	1,080	—	2015	2016	3.14	.63	15.50	11.30	100.0%	11.30
III-369	Portion of Evergrande Plaza Guilin	Guilin Gujia Real Estate Company Limited	Guilin	Composite	28 Sep 2048 to 29 Nov 2049	Commercial, Office, Carpark	110,898	825	2014	2017	413.79	20.78	1,195.50	987.60	100.0%	987.60
III-370	Portion of Evergrande Oasis Quzhou	Quzhou Qianlan Hengda Property Investment Company Limited	Quzhou	Residential, Commercial	09 Feb 2050 to 09 Feb 2080	Commercial, Carpark	4,139	1,288	2015	2017	100.95	5.05	185.30	146.70	100.0%	146.70
III-371	Portion of Evergrande Metropolis Kunming	Kunming Heng Chong Property Company Limited	Kunming	Residential, Commercial	09 Jan 2055 to 03 Jun 2085	Commercial	5,657	—	2016	2017	14.16	7.08	54.00	35.90	100.0%	35.90
III-372	Portion of Evergrande Splendor Danzhou	Danzhou Hengda Binhai Investment Company Limited	Danzhou	Residential, Commercial	30 Dec 2050 to 08 Sep 2085	Carpark	—	1,628	2015	2017	61.31	3.07	258.40	206.90	100.0%	206.90
III-373	Portion of Changjiang Qizwan Haiwan Mingzhu	Changjiang Guarany Real Estate Development Company Limited	Changjiang	Office, Accommodation and Catering	22 Jul 2053 to 15 Aug 2053	Commercial	2,108	—	2014	2016	5.26	1.58	20.70	13.70	100.0%	13.70
III-374	Portion of Evergrande City Danyang	Danyang Mingyuan Real Estate Development Company Limited	Danyang	Residential, Commercial	12 Nov 2052 to 12 Nov 2082	Carpark	—	2,029	2016	2017	237.91	11.90	304.40	246.50	100.0%	246.50
III-375	Portion of Evergrande Emerald Court Nanjing	Nanjing Meisu Real Estate Company Limited	Nanjing	Residential, Education	16 Apr 2054 to 16 Apr 2084	Commercial	3,886	—	2014	2017	12.18	1.22	83.80	69.00	100.0%	69.00
III-376	Portion of Evergrande Arrium Nanjing Jiarong	Jiarong Tiangong Property Company Limited	Nanjing	Residential, Commercial	05 Mar 2050 to 06 Feb 2083	Commercial, Office	104,102	—	2015	2017	432.13	35.29	1,380.40	1,121.80	100.0%	1,121.80



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III-377	Portion of Evergrande Metropolis Nanchang	Nanchang Zhongdiantou Gao Property Company Limited	Nanchang	Residential, Office	29 Dec 2050 to 29 Dec 2080	Commercial, Office, Carpark	64,974	1,419	2014	2017	351.92	28.33	638.70	513.50	100.0%	513.50
III-378	Portion of Evergrande Metropolis Jingdezhen	Hengda (Jingdezhen) Real Estate Group Company Limited	Jingdezhen	Residential, Commercial	27 Jun 2050 to 02 Mar 2081	Carpark	—	182	2014	2017	17.13	86	18.20	14.60	100.0%	14.60
III-379	Portion of Evergrande Oasis Zhejiang	Hengda Real Estate Yingtan Company Limited	Yingtan	Residential, Commercial, Office	28 Jun 2051 to 28 Jun 2081	Commercial, Carpark	3,693	2,169	2015	2016 to 2017	161.23	17.01	271.50	200.10	100.0%	200.10
III-380	Portion of Evergrande City Xinyu	Xinyu Xingwang Real Estate Development Company Limited	Xinyu	Residential, Commercial	28 Feb 2050 to 28 Feb 2080	Commercial	1,191	—	2014	2017	2.88	29	12.70	9.90	100.0%	9.90
III-381	Portion of Evergrande City Nanchang	Jiangxi Hongji Investment Company Limited	Nanchang	Residential, Office	01 Jun 2051 to 01 Jun 2081	Carpark	—	1,800	2015	2016	114.68	22.94	221.40	166.10	86.0%	142.85
III-382	Portion of Evergrande Metropolis Ganzhou	Jiangxi Xinyu Property Development Company Limited	Ganzhou	Residential, Commercial	22 May 2048 to 22 May 2078	Commercial	16,747	—	2015	2017	73.15	7.32	155.40	117.30	51.0%	59.82
III-383	Portion of Evergrande Cultural Tourist City Haikou	Hanan Dongfangmingzhu Real Estate Company Limited	Haikou	Commercial	09 Nov 2063	Commercial	5,900	—	2014	2017	21.26	1.06	112.10	89.00	100.0%	89.00
III-384	Portion of Evergrande Royal Scenic Bay Hainan	Hainan Minghao Property Company Limited	Chengmai	Residential	30 Dec 2068	Carpark	—	3,327	2016	2017	318.59	31.86	486.70	379.60	100.0%	379.60
III-385	Portion of Evergrande Emerald Court Xiangtan	Hunan Zongheng Property Company Limited	Xiangtan	Residential, Commercial	31 Dec 2054 to 31 Dec 2085	Commercial	3,555	—	2015	2016 to 2017	9.78	2.76	32.40	21.10	60.0%	12.66
III-386	Portion of Evergrande Oasis Yiyang	Yiyang Hengrui Property Company Limited	Yiyang	Residential, Commercial	31 Mar 2053 to 31 Mar 2083	Commercial	9,658	—	2016	2017	43.46	4.35	72.00	50.70	100.0%	50.70
III-387	Portion of Evergrande Atrium Changsha	Zhangsha Baroni Real Estate Development Company Limited	Changsha	Residential, Commercial	24 Mar 2045 to 24 Mar 2075	Commercial	5,279	—	2016	2017	25.12	1.26	109.40	90.70	99.3%	90.08
III-388	Portion of Evergrande Royal View Garden Xiamen	Xiamen Hengda Property Company Limited	Xiamen	Residential, Commercial	04 Jun 2055 to 04 Jun 2085	Commercial	2,200	—	2015	2016	6.82	2.05	62.90	48.70	51.0%	24.84
III-389	Portion of Evergrande Emerald Court Quanzhou	Quanzhou Ansheng Property Company Limited	Quanzhou	Residential, Commercial	19 Jun 2054 to 19 Jun 2084	Carpark	—	296	2015	2017	30.12	3.01	43.20	34.50	100.0%	34.50
III-390	Portion of Evergrande Metropolis Shishi	Shishi Jinbi Property Company Limited	Quanzhou	Residential, Commercial	16 Feb 2054 to 16 Feb 2084	Carpark	—	969	2016	2017	94.57	9.46	148.30	119.50	100.0%	119.50

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Construction Commencement Date	Estimated Completion Date	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value <sup>(2)</sup> as if Completed at Valuation Date (RMB million)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
III-391	Portion of Evergrande Scenic Garden Chaoshou	Chaoshou Hengxin Real Estate Development Company Limited	Chaoshou	Residential, Commercial, Accommodation and Catering	10 Jan 2025 to 11 Jan 2085	Commercial	3,381	—	2015	2017	9.67	1.45	65.70	46.60	100.0%	46.60
III-392	Portion of Evergrande Emerald Court Gaiyang	Guizhou Hengda Changji Real Estate Development Company Limited	Gaiyang	Residential, Commercial	19 Jul 2023 to 19 Jul 2083	Commercial	3,890	—	2015	2017	9.28	6.82	48.10	28.20	100.0%	28.20
III-393	Portion of Evergrande City Zunyi	Zunyi Xingqiang Real Estate Development Company Limited	Zunyi	Residential	01 Jan 2080	Carpark	—	2,717	2015	2017	186.54	9.33	298.90	244.40	100.0%	244.40
III-394	Portion of Evergrande Royal View Garden Dalian	Dalian Hengqiang Real Estate Company Limited	Dalian	Residential, Commercial	21 Apr 2024 to 21 Apr 2084	Commercial, Office	9,483	—	2015	2017	34.04	3.55	127.40	102.50	100.0%	102.50
III-395	Portion of Evergrande Oasis Shenyang	Hengda Changji (Shenyang) Property Company Limited	Shenyang	Residential	31 Oct 2060 to 31 Oct 2064	Commercial	26,668	—	2015	2016 to 2017	67.90	11.61	305.20	237.00	100.0%	237.00
III-396	Portion of Evergrande Plaza Fushun	Fushun Jushan Property Company Limited	Fushun	Commercial	13 Jan 2021 to 13 Feb 2015	Office	162,082	—	2014	2016 to 2017	550.10	73.50	872.00	611.90	100.0%	611.90
III-397	Portion of Evergrande Oasis Benxi	Benxi Jiayi Property Company Limited	Benxi	Residential, Commercial	28 Sep 2021 to 28 Sep 2081	Commercial	11,541	—	2014	2017	42.83	2.14	105.60	82.60	100.0%	82.60
III-398	Portion of Evergrande Emerald Court Shenyang	Shenyang Jiahui Property Company Limited	Shenyang	Residential, Commercial	29 May 2023 to 19 Jun 2083	Commercial	17,927	—	2015	2017	67.39	3.65	177.20	145.40	100.0%	145.40
III-399	Portion of Evergrande Palace Panjin	Panjin Jiading Property Company Limited	Panjin	Residential, Commercial	28 Jan 2021 to 29 Mar 2081	Commercial	23,576	—	2015	2016	72.06	14.41	184.00	121.60	100.0%	121.60
III-400	Portion of Evergrande Oasis Yingkou	Yingkou Jialong Real Estate Company Limited	Yingkou	Residential, Commercial	29 Jul 2024 to 29 Jul 2084	Commercial, Carpark	29,352	2,922	2014	2017	231.80	15.29	680.50	548.30	100.0%	548.30
III-401	Portion of Evergrande Zhongyu Plaza Chongqing	Chongqing Zhongyu Property Development Company Limited	Chongqing	Commercial	25 May 2063	Commercial	5,117	—	2015	2017	33.84	8.81	100.30	73.50	100.0%	73.50
III-402	Portion of Evergrande Metropolis Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Education	16 Oct 2047 to 17 Oct 2057	Office	26,344	—	2014	2017	117.89	5.89	281.20	230.40	100.0%	230.40
III-403	Portion of Evergrande Metropolis Zigong	Zigong Xinmao Property Company Limited	Zigong	Residential, Commercial	28 Nov 2022 to 18 Jun 2083	Carpark	—	1,523	2014	2017	147.97	7.40	155.30	118.60	100.0%	118.60
III-404	Portion of Evergrande Connotation Chongqing	Chongqing Jianzhi Real Estate Company Limited	Chongqing	Residential, Commercial, Education	02 Feb 2048 to 02 Feb 2058	Carpark	—	631	2015	2017	106.70	16.01	94.70	63.60	47.3%	30.07

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Construction Commencement Date	Estimated Completion Date	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value <sup>(2)</sup> as if Completed at Valuation Date (RMB million)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
III-405	Portion of Evergrande Emerald Court Chongqing	Chongqing Heqida Xinquan Property Company Limited	Chongqing	Residential, Commercial	30 Aug 2053 to 30 Aug 2063	Commercial	8,229	—	2016	2017	22.53	9.01	113.10	81.60	100.0%	81.60
III-406	Portion of Evergrande Royal Scenic Bay Chongqing	Chongqing Heqida Xinquan Property Company Limited	Chongqing	Residential, Commercial	24 Dec 2053 to 24 Dec 2063	Commercial	4,667	—	2014	2017	14.25	.71	63.30	52.50	100.0%	52.50
III-407	Portion of Evergrande Century City Chongqing	Chongqing Yongli Property Company Limited	Chongqing	Residential, Commercial	30 Dec 2054 to 30 Dec 2064	Commercial	689	—	2015	2017	1.96	.20	9.30	7.60	51.0%	3.88
III-408	Portion of Evergrande Royal View Garden Xi'an	Xi'an Jiuzhi Property Company Limited	Xian	Residential, Commercial	15 Oct 2053 to 22 Feb 2084	Commercial	9,045	—	2014	2017	29.88	2.99	156.10	127.70	100.0%	127.70
III-409	Portion of Evergrande Bay Xian	Xi'an Heqiang Property Company Limited	Xian	Residential, Commercial	14 Apr 2055 to 14 Dec 2085	Commercial	11,790	—	2016	2017	37.73	1.89	136.00	112.40	100.0%	112.40
III-410	Portion of Evergrande Scenic View Garden Xi'an	Xi'an Jinnu Property Company Limited	Xian	Residential, Commercial, Education	14 Jan 2052 to 14 Jan 2082	Commercial, Carpark	13,097	2,081	2014	2017	179.64	8.98	476.00	400.70	100.0%	400.70
III-411	Portion of Evergrande City Yangling	Shanxin Yaoye Shihai Real Estate Development Company Limited	Yangling	Residential	30 Jul 2081	Carpark	—	2,174	2016	2017	142.08	14.21	282.60	209.50	100.0%	209.50
III-412	Portion of Evergrande Sky Rainbow Town Wuhan	Wuhan Sanjiang Hangtian Jiyuan Real Estate Development Company Limited	Wuhan	Residential, Commercial	26 Dec 2046 to 26 Dec 2076	Carpark	—	424	2016	2017	44.58	2.23	61.50	51.50	100.0%	51.50
III-413	Portion of Evergrande Sky Capital Wuhan	Wuhan Sanjiang Hangtian Investment Development Company Limited	Wuhan	Residential, Commercial	09 Aug 2050 to 09 Aug 2080	Commercial	1,833	—	2015	2017	5.77	.87	20.00	15.10	67.0%	10.12
III-414	Portion of Evergrande Royal Palace Wuhan	Wuhan Heqida Dushi Real Estate Development Company Limited	Wuhan	Residential, Greenery	19 Oct 2065 to 19 Oct 2085	Commercial	2,127	—	2015	2017	7.45	1.49	48.50	37.20	60.0%	22.32
III-415	Portion of Evergrande Sky Royal Garden Wuhan	Wuhan Heqida Jinhai Real Estate Development Company Limited	Wuhan	Residential, Commercial	11 Oct 2053 to 11 Oct 2083	Office, Carpark	28,518	720	2015	2017	162.87	16.29	536.00	456.90	67.0%	292.72

Property No.	Property Name	Holding Entity	Cty	Land Use	Land Use Rights Expiry Date	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Construction Commencement Date	Estimated Completion Date	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value <sup>(2)</sup> as if Completed at Valuation Date (RMB million)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
III-416	Portion of Evergrande City Harbin	Harbin Hengda Xingye Real Estate Development Company Limited	Harbin	Residential, Commercial	16 May 2051 to 15 May 2082	Commercial	8,445	—	2016	2017	21.11	1.06	75.70	62.60	100.0%	62.60
III-417	Portion of Evergrande Oasis Mudanjiang	Mudanjiang Hengda Yongtai Real Estate Development Company Limited	Mudanjiang	Residential, Commercial	18 Jul 2052 to 08 Oct 2082	Commercial	5,596	—	2014	2017	18.06	13.54	52.80	28.00	100.0%	28.00

**Notes:**

- All areas are stated in approximations.
- All values are stated in approximations.

## Group IV — Properties held by the Group Under Development in the PRC

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Total Planned Area <sup>(1)</sup> (sq.m.)	Pre-sale GFA <sup>(1)</sup> (sq.m.)	Pre-sale consideration (RMB million)	Construction Commencement Date	Estimated Completion Date	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value <sup>(2)</sup> as if Completed at Valuation Date (RMB million)	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
IV-1	Portion of Evergrande Emerald Court Xinyang	Xinyang Junjing Real Estate Company Limited	Xinyang	Residential, Commercial	13 Feb 2055 to 13 Feb 2085	Residential, Commercial, Composite, Carpark	87,431	93,503	544.89	2015	2017	465.78	442.49	832.70	618.30	55.0%	340.07
IV-2	Evergrande Royal Scenic Bay Nanyang	Nanyang Yi Hevin Real Estate Development Company Limited	Nanyang	Residential, Commercial	24 Jan 2047 to 24 Jan 2077	Residential, Commercial, Composite, Other, Carpark	117,592	347,508	—	2016	2021	1,045.02	169.17	2,150.30	527.00	55.0%	299.85
IV-3	Evergrande Royal View Garden Nanyang	Nanyang Hongda Property Company Limited	Nanyang	Residential, Commercial	18 Jan 2056 to 14 Apr 2086	Residential, Commercial, Composite, Other, Carpark	166,135	545,826	1,244.30	2016	2019	2,020.72	300.29	3,458.90	765.90	100.0%	765.90
IV-4	Evergrande Metropolis Zhoushou	Zhoushou Huaya Industry Company Limited	Zhoushou	Residential, Commercial	10 Apr 2084 to 10 Apr 2084	Residential, Commercial, Composite, Other, Carpark	132,779	513,365	—	2016	2019	1,438.06	39.82	2,194.00	238.40	70.0%	166.88
IV-5	Portion of Evergrande Metropolis Shangqiu	Shangqiu Shilong Real Estate Development Company Limited	Shangqiu	Residential, Commercial	07 Jun 2054 to 07 Jun 2084	Residential, Commercial, Composite, Other, Carpark	368,407	82,872	500.08	2015	2019	2,212.39	850.43	3,993.10	1,501.70	100.0%	1,501.70
IV-6	Evergrande Emerald Court Shangqiu	Shangqiu Heigwan Property Company Limited	Shangqiu	Residential, Commercial	31 Aug 2056 to 31 Aug 2086	Residential, Commercial, Composite, Carpark	63,881	197,427	—	2016	2018	593.71	0.35	1,109.40	157.60	60.0%	94.56
IV-7	Portion of Evergrande Oasis Anyang	Anyang Tongrida Real Estate Development Company Limited	Anyang	Residential, Commercial	19 Nov 2050 to 30 Dec 2083	Residential, Commercial, Composite, Other, Carpark	246,990	77,013	519.37	2011	2025	2,531.10	602.84	4,824.20	1,088.90	100.0%	1,088.90
IV-8	Evergrande Royal Scenic Peninsula Pingdingshan	Pingdingshan Yijing Bando Property Company Limited	Pingdingshan	Residential, Commercial	24 Dec 2055 to 24 Dec 2085	Residential, Commercial, Composite, Carpark	79,702	186,862	—	2016	2019	570.54	33.93	1,236.40	345.90	64.0%	221.38
IV-9	Portion of Evergrande Metropolis Pingdingshan	Pingdingshan Heqiong Property Company Limited	Pingdingshan	Residential, Commercial	13 Aug 2053 to 13 Aug 2083	Residential, Commercial, Composite, Other, Carpark	100,546	19,680	112.98	2014	2018	425.75	294.20	887.80	521.30	57.0%	297.14
IV-10	Portion of Evergrande Future City Zhengzhou	Kaifeng Guoji Cheng Yihao Industrial Development Company Limited	Zhengzhou	Residential	02 Mar 2081 to 02 Mar 2081	Residential, Commercial, Composite, Other, Carpark	735,760	5,979	29.23	2014	2019	4,204.44	572.86	7,320.40	1,566.00	51.0%	798.66
IV-11	Portion of Evergrande Future City Zhengzhou	Kaifeng Guoji Cheng Wuhao Industrial Development Company Limited	Zhengzhou	Commercial	02 Mar 2051 to 02 Mar 2051	Residential, Commercial, Office, Carpark	190,611	631,019	—	2014	2018	2,042.92	21.57	3,545.40	369.40	51.4%	189.87

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Right Expiry Date	Type of Property	Site Total Planned Area <sup>(1)</sup> (sq.m.)	Presale GFA <sup>(1)</sup> (sq.m.)	Presale consideration (RMB million)	Construction Commencement Date	Estimated Completion Date	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value <sup>(2)</sup> as if Completed at Valuation Date (RMB million)	Market Value <sup>(3)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
IV-12	Portion of Evergrande Royal View Garden Kaiheng	Kaiheng Jiancheng Real Estate Development Company Limited	Kaiheng	Residential, Commercial	25 May 2053 to 25 Mar 2083	Residential, Commercial, Other, Carpark	108,571	351,542	—	2016	2019	973.39	10.90	1,832.80	216.60	53.0%	114.80
IV-13	Portion of Evergrande Royal View Garden Kaiheng	Kaiheng Jiancheng Real Estate Development Company Limited	Kaiheng	Residential, Commercial	25 May 2053 to 25 Mar 2083	Residential, Commercial, Other, Carpark	72,377	181,180	—	2016	2018	604.79	43.08	1,080.90	243.00	53.0%	128.79
IV-14	Portion of Evergrande Oasis Luoyang	Hengda (Luoyang) Real Estate Group Company Limited	Luoyang	Residential, Commercial	06 Jan 2048 to 06 Jan 2078	Residential, Commercial, Composite, Hotel, Other, Carpark	892,080	1,701,999	325.18	2010	2025	5,203.74	572.09	9,995.50	1,551.60	100.0%	1,551.60
IV-15	Portion of Evergrande Atrium Xinxiang	Xinxiang Mingdu Property Company Limited	Xinxiang	Residential, Commercial	16 Jan 2051 to 16 Jan 2081	Residential, Commercial, Composite, Carpark	79,002	12,476	—	2013	2016	39.80	37.81	84.50	66.70	100.0%	66.70
IV-16	Portion of Evergrande Royal Scenic Bay Xinxiang	Xinxiang Sanlian Property Company Limited	Xinxiang	Residential, Commercial	14 May 2053 to 14 May 2083	Residential, Commercial, Composite, Carpark	233,060	151,908	331.48	2015	2018	377.04	338.19	718.30	506.00	100.0%	506.00
IV-17	Portion of Evergrande Royal Scenic Bay Xinxiang	Xinxiang Yijing Property Company Limited	Xinxiang	Residential, Commercial	29 Jun 2055 to 29 Jun 2085	Residential, Commercial, Carpark	118,164	350,747	323.29	2015	2018	997.89	97.23	2,159.30	709.00	100.0%	709.00
IV-18	Portion of Evergrande Splendor Zhengzhou	Xinxiang Yijing Property Company Limited	Zhengzhou	Residential, Commercial, Accommodation and Catering	19 Jul 2052 to 29 Jun 2086	Residential, Commercial, Composite, Hotel, Other, Carpark	938,228	679,995	1,078.91	2014	2018	2,389.60	633.91	4,129.10	1,268.60	100.0%	1,268.60
IV-19	Portion of Evergrande Metropolis Zhengzhou	Henan Xingke Property Company Limited	Zhengzhou	Residential, Commercial	08 Dec 2049 to 08 Dec 2079	Residential, Commercial, Composite, Office, Carpark	126,730	763,447	68.54	2010	2019	2,176.18	303.25	14,269.40	7,972.60	100.0%	7,972.60
IV-20	Portion of Evergrande Metropolis Xinyang	Henan Dayou Real Estate Development Company Limited	Xinyang	Residential, Commercial	31 Aug 2046 to 31 Aug 2076	Residential, Commercial, Composite, Other, Carpark	322,530	153,074	135.87	2013	2016	354.44	336.72	613.60	480.70	100.0%	480.70
IV-21	Evergrande Mansion Zhengzhou	Henan Hejiong Property Company Limited	Zhengzhou	Residential	03 May 2086 to 03 May 2086	Residential, Commercial, Other, Carpark	72,590	191,919	1,705.13	2016	2018	615.57	116.23	5,285.20	3,206.30	100.0%	3,206.30
IV-22	Portion of Evergrande Metropolis Luohe	Luohe Yusheng Real Estate Development Company Limited	Luohe	Residential, Commercial	18 Jun 2053 to 18 Jun 2083	Residential, Commercial, Composite, Other, Carpark	170,124	534,427	73.18	2014	2019	1,413.97	504.17	2,723.90	1,019.60	100.0%	1,019.60
IV-23	Portion of Evergrande Scenic View Garden Luohe	Luohe Yusheng Real Estate Development Company Limited	Luohe	Residential, Commercial	18 Jun 2053 to 18 Jun 2083	Residential, Commercial, Carpark	50,779	183,227	116.11	2015	2018	470.92	191.07	917.50	400.20	100.0%	400.20

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IV-24	Evergrande Mansion Puyang	Puyang Yijing Property Company Limited	Puyang	Residential, Commercial	18 Aug 2056 to 18 Aug 2086	Residential, Commercial, Composite, Other, Carpark	138,477	341,824	—	2016	2018	1,044.81	47.05	1,981.20	306.10	100.0%	306.10
IV-25	Portion of Evergrande Palace Wugang	Wugang Hengda Property Company Limited	Wugang	Residential, Other	10 Dec 2050 to 15 Oct 2052	Commercial, Composite	41,061	6,219	923	2010	2017	25.47	24.19	30.00	23.10	100.0%	23.10
IV-26	Evergrande Emerald Court Xuchang	Xuchang Pingshan Property Company Limited	Xuchang	Residential	30 Aug 2084 to 30 Aug 2084	Residential, Commercial, Composite, Other, Carpark	62,556	237,687	799.05	2016	2019	648.48	95.16	1,296.10	376.70	60.0%	226.02
IV-27	Portion of Evergrande Oasis Xuchang	Xuchang Dijing Property Company Limited	Xuchang	Residential, Office	29 Mar 2052 to 29 Mar 2083	Residential, Commercial, Composite, Other, Carpark	185,052	357,080	17,800	2012	2018	986.06	306.44	2,005.50	809.80	100.0%	809.80
IV-28	Evergrande Airmu Zhengzhou	Zhenzhou Zhongjie Property Company Limited	Zhengzhou	Residential	Sept 2084	Residential, Commercial, Composite, Other, Carpark	43,312	169,991	1,167.51	2016	2018	433.58	114.06	1,405.30	725.80	100.0%	725.80
IV-29	Portion of Evergrande Emerald Court Zhengzhou	Zhengzhou Hengang Property Company Limited	Zhengzhou	Residential	02 May 2085 to 02 May 2085	Residential, Commercial, Composite, Other, Carpark	88,000	195,778	382.22	2015	2018	394.29	289.67	1,228.20	803.10	100.0%	803.10
IV-30	Portion of Evergrande Oasis Zhengzhou	Zhengzhou Yuhang Property Company Limited	Zhengzhou	Residential, Office	22 May 2053 to 22 May 2083	Residential, Commercial, Composite, Other, Carpark	198,422	203,520	45,064	2013	2017	280.15	162.07	1,133.20	759.90	100.0%	759.90
IV-31	Portion of Evergrande Scenic Garden Zhengzhou	Zhengzhou Henglin Property Company Limited	Zhengzhou	Residential	03 Mar 2079 to 26 Jul 2085	Residential, Commercial, Composite, Other, Carpark	701,394	300,027	345.09	2014	2020	934.71	463.87	2,283.50	1,086.70	50.2%	545.63
IV-32	Evergrande City Zhengzhou	Zhengzhou Juzhi Real Estate Development Company Limited	Zhengzhou	Residential	20 Sep 2086 to 20 Sep 2086	Residential, Commercial, Composite, Carpark	39,803	191,778	90,665	2016	2018	538.22	110.66	2,205.00	1,151.90	51.0%	587.47
IV-33	Portion of Evergrande Metropolis Zhumadian	Zhumadian Kaiqiao Yucheng Real Estate Development Company Limited	Zhumadian	Residential, Commercial	Jun 2055 to Jun 2085	Residential, Commercial, Composite, Carpark	88,188	304,525	5,1633	2015	2020	810.13	439.46	1,487.80	418.70	100.0%	418.70 <sup>(1)</sup>
IV-34	Evergrande Emerald Court Foshan	Foshan Nantai Otunai Property Company Limited	Foshan	Residential, Commercial	17 May 2052 to 17 May 2082	Residential, Commercial, Other, Carpark	51,271	126,666	2,548	2013	2018	365.86	15.81	876.00	414.10	90.0%	372.69
IV-35	Portion of Evergrande Cultural and Tourist City Zhaoying	Zhaoying Gaoerfu Development Company Limited	Zhaoying	Office	27 Mar 2033 to 30 Aug 2035	Residential, Other	1,441,848	6,229	5,343	—	2018	23.06	21.90	38.50	25.80	88.0%	22.70

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Right Expiry Date	Type of Property	Site Total Planned Area <sup>(1)</sup> (sq.m.)	Presale GFA <sup>(1)</sup> (sq.m.)	Presale consideration (RMB million)	Construction Commencement Date	Estimated Completion Date	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value <sup>(2)</sup> as if Completed at Valuation Date (RMB million)	Market Value <sup>(3)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
IV-36	Dongguan Huawei Project	Dongguan Huawei Real Estate Development Company Limited	Dongguan	Residential	13 May 2063 to 15 May 2063	Residential, Commercial, Other, Carpark	133,333	113,433	153.37	2016	2019	284.53	43.70	914.10	412.80	100.0%	412.80
IV-37	Portion of Evergrande Palace Dongguan	Dongguan Changheng Real Estate Development Company Limited	Dongguan	Residential	16 Apr 2078 to 16 Apr 2078	Residential, Commercial	43,588	39,745	615.44	2013	2017	109.67	104.18	615.40	470.60	100.0%	470.60
IV-38	Evergrande Royal Scenic Peninsula Dongguan	Dongguan Qingqiyinyi Real Estate Development Company Limited	Dongguan	Residential	30 Apr 2080 to 30 Sep 2080	Residential, Commercial, Composite, Other, Carpark	149,793	388,629	1,648.21	2016	2018	1,120.97	292.92	4,347.10	2,400.00	100.0%	2,400.00
IV-39	Portion of Evergrande Royal View Garden Dongguan	Dongguan Shierjian Real Estate Company Limited	Dongguan	Residential	21 Sep 2081 to 21 Sep 2081	Residential, Commercial, Carpark	45,401	14,398	—	2013	2017	35.14	33.38	146.00	114.70	99.5%	114.07
IV-40	Portion of Evergrande Atrium Dongguan (Phase III)	Dongguan Shierjian Real Estate Company Limited	Dongguan	Residential	19 May 2074	Residential, Composite, Other	146,889	32,234	76.84	2007	2017	90.10	25.77	116.80	28.70	99.5%	28.54
IV-41	Portion of Evergrande Atrium Dongguan	Dongguan Hongjing Real Estate Company Limited	Dongguan	Residential	19 May 2074 to 19 May 2074	Residential, Commercial, Other, Carpark	114,126	22,611	0.36	2008	2017	48.45	46.02	108.80	84.40	90.0%	75.96
IV-42	Portion of Evergrande Royal Scenic Dongguan	Hongjin (Dongguan) Property Company Limited	Dongguan	Residential, Commercial	18 Mar 2053 to 18 Mar 2083	Residential, Commercial, Composite, Other, Carpark	80,194	50,026	66.56	2014	2017	111.36	105.80	321.70	243.40	100.0%	243.40
IV-43	Portion of Evergrande Metropolis Zhongshan	Zhongshan Ziangyun Hoogzhan Real Estate Company Limited	Zhongshan	Residential	21 Oct 2083 to 21 Oct 2083	Residential, Commercial	63,523	41,288	76.48	2014	2017	128.11	102.36	473.80	349.90	100.0%	349.90
IV-44	Evergrande Azure Lake Grand City Foshan	Foshan Nanhai Jinkai Real Estate Development Limited	Foshan	Residential, Commercial, Office, Accommodation and Catering	12 May 2056 to 12 May 2086	Residential, Commercial, Composite, Other, Carpark	135,831	500,996	28,668	2016	2019	1,545.54	42.73	3,985.40	1,052.60	100.0%	1,052.60
IV-45	Portion of Evergrande Cruise City Foshan	Foshan Nanhai Jincheng Real Estate Development Limited	Foshan	Residential	31 Jul 2062 to 11 Aug 2064	Residential, Commercial, Composite, Other, Carpark	171,869	385,081	1,817.70	2010	2018	1,088.78	1,034.34	5,462.00	3,968.10	100.0%	3,968.10
IV-46	Evergrande City Foshan	Foshan Nanhai Onlai Property Company Limited	Foshan	Residential, Commercial	23 Dec 2082 to 23 Dec 2082	Residential, Commercial, Other, Carpark	74,271	276,801	906.67	2014	2018	904.50	394.17	2,155.90	1,093.90	90.0%	984.51
IV-47	Portion of Evergrande Royal Scenic Bay Foshan	Foshan Nanhai Yingyu Real Estate Development Company Limited	Foshan	Residential, Commercial	30 Dec 2050 to 30 Dec 2080	Residential	60,491	5,021	66.15	2012	2017	17.41	8.44	119.20	88.20	100.0%	88.20
IV-48	Portion of Evergrande Royal Scenic Foshan	Foshan Ziangyun Honglong Real Estate Company Limited	Foshan	Residential, Office	22 Aug 2053 to 22 Aug 2083	Residential, Other, Carpark	90,079	107,071	41,448	2014	2018	286.97	261.96	683.30	478.80	100.0%	478.80



Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Total Planned Area <sup>(1)</sup> (sq.m.)	Pre-sale GFA <sup>(1)</sup> (sq.m.)	Pre-sale consideration (RMB million)	Construction Commencement Date	Estimated Completion Date	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value <sup>(2)</sup> as if Completed at Valuation Date (RMB million)	Market Value <sup>(3)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(3)</sup> Attributable to the Group As at Valuation Date (RMB million)
IV-49	Evergrande Royal View Garden Shunde	Foshan Shunde District Shinya Fanzhou Real Estate Company Limited	Foshan	Residential, Commercial	19 Feb 2053 to 11 Jan 2075	Residential, Commercial, Composite, Carpark	39,405	113,673	241.27	2014	2018	307.00	59.57	1,244.10	676.70	100.0%	676.70
IV-50	Portion of Evergrande Royal Palace Guangzhou	Guangzhou Xincheng Property Company Limited	Guangzhou	Residential	17 Dec 2083 to 17 Dec 2083	Residential, Commercial, Other, Carpark	44,275	146,641	—	2014	2017	547.58	520.21	2,159.60	1,643.50	100.0%	1,643.50
IV-51	Portion of Evergrande Scenic Garden Guangzhou Zengcheng	Guangzhou Hengda (Zengcheng) Real Estate Development Company Limited	Guangzhou	Residential	08 Jun 2066	Residential, Other	286,467	4,820	—	2014	2018	13.72	13.03	34.90	25.60	100.0%	25.60
IV-52	Portion of Evergrande City Yunfu	Hengda (Yunfu) Real Estate Group Company Limited	Yunfu	Residential, Commercial	28 Dec 2052 to 28 Dec 2082	Residential, Commercial, Composite, Other, Carpark	369,888	394,735	159.09	2011	2022	1,045.02	188.45	1,717.50	263.10	100.0%	263.10
IV-53	Portion of Evergrande Evergrande Qiondu	Hengda (Eiping) Real Estate Group Company Limited	Eiping	Residential, Commercial, Accommodation and Catering	13 Mar 2052 to 13 Mar 2082	Residential, Commercial, Hotel, Other, Carpark	2,056,500	605,817	246.25	2012	2022	1,789.65	856.83	2,525.60	656.60	100.0%	656.60
IV-54	Pearl River New Town Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Commercial, Other	22 Aug 2052 to 22 Aug 2052	Residential, Commercial, Other, Carpark	8,101	57,235	502.81	2015	2018	387.56	263.93	2,756.30	1,909.60	100.0%	1,909.60
IV-55	Portion of The Third Jinbi Garden Guangzhou	Hengda Real Estate Group Company Limited	Guangzhou	Commercial, Public Facility	03 Mar 2043 to 03 Mar 2053	Residential, Commercial, Other, Carpark	173,962	66,958	—	2013	2018	239.60	227.62	2,287.80	1,672.60	100.0%	1,672.60
IV-56	Portion of Evergrande Metropolis Heyuan	Hengda (Heyuan) Real Estate Group Company Limited	Heyuan	Residential, Commercial	01 Jul 2053 to 01 Jul 2083	Residential, Commercial, Composite, Other, Carpark	250,777	438,492	614.19	2013	2018	1,055.52	779.86	2,142.70	1,298.30	100.0%	1,298.30
IV-57	Portion of Evergrande Oasis Zhanjiang	Hengda Real Estate Group Zhanjiang Yijing Property Company Limited	Zhanjiang	Residential, Commercial	16 Jul 2053 to 16 Jul 2083	Residential, Commercial, Composite, Other, Carpark	127,834	157,496	128.68	2014	2018	395.04	145.60	842.50	374.70	100.0%	374.70
IV-58	Portion of Evergrande Metropolis Yangjiang	Hengda (Yangjiang) Real Estate Group Company Limited	Yangjiang	Residential, Commercial	04 Feb 2055 to 04 Feb 2085	Residential, Commercial, Composite, Other, Carpark	138,669	170,107	341.82	2015	2018	509.49	352.35	1,180.60	710.30	100.0%	710.30
IV-59	Portion of Evergrande City Shaoguan	Hengda (Shaoguan) Real Estate Group Company Limited	Shaoguan	Residential, Commercial	16 Jul 2054 to 15 Sep 2086	Residential, Commercial, Composite, Hotel, Other, Carpark	301,167	974,574	544.87	2012	2018	2,959.22	629.25	5,527.70	1,692.90	100.0%	1,692.90

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IV-60	Portion of Evergrande Oasis Zhongshan	Hengda (Zhongshan) Real Estate Group Company Limited	Zhongshan	Residential	19 Dec 2063 to 19 Dec 2066	Residential, Commercial, Composite, Other, Carpark	107,652	137,792	—	2012	2018	387.38	368.01	1,571.40	1,128.00	100.0%	1,128.00
IV-61	Portion of Evergrande Splendor Qingyun	Hengda Shengyu (Qingyun) Property Company Limited	Qingyun	Residential, Office	08 Jan 2057 to 24 Feb 2081	Residential, Other, Carpark	2,703,665	2,742,273	55.45	2007	2022	7,374.63	977.42	13,666.80	2,065.60	100.0%	2,065.60
IV-62	Portion of Evergrande Silverlake City Qingyuan	Qingyuan Yinhucheng Investment Company Limited	Qingyuan	Residential	17 Sep 2080 to 18 Oct 2080	Residential, Composite, Other, Carpark	955,580	1,728,496	492.88	2011	2018	4,363.26	533.91	10,333.30	3,670.60	100.0%	3,670.60
IV-63	Evergrande Royal View Garden Zhanjiang	Zhanjiang Longcho Real Estate Development Company Limited	Zhanjiang	Residential, Commercial, Public Facility	19 Apr 2055 to 19 Apr 2085	Residential, Commercial, Composite, Other, Carpark	84,881	414,474	529.22	2016	2019	1,087.39	114.15	2,918.90	1,104.40	60.0%	662.64
IV-64	Portion of Evergrande Coastal Hawaii Yangjiang	Yangjiang Yifeng Property Development Company Limited	Yangjiang	Residential, Accommodation and Catering, Public Facility	12 Jan 2044 to 17 Aug 2083	Residential, Commercial, Hotel, Other, Carpark	1,229,943	780,538	320.05	2013	2022	2,574.63	987.85	5,173.00	1,567.80	100.0%	1,567.80
IV-65	Evergrande Bay Taiyuan	Taiyuan Hengde Real Estate Development Company Limited	Taiyuan	Residential, Commercial	24 Feb 2053 to 24 Feb 2083	Residential, Commercial, Carpark	54,986	490,436	42.64	2016	2019	1,426.61	368.13	5,167.30	2,713.30	51.0%	1,383.78
IV-66	Portion of Evergrande Palace Linfen	Linfen Zijing Real Estate Development Company Limited	Linfen	Residential	21 Aug 2078 to 28 Mar 2080	Residential, Commercial, Composite, Other, Carpark	134,264	118,668	204.42	2012	2018	289.25	274.79	503.70	333.70	95.0%	336.02
IV-67	Evergrande Oasis Urumqi	Wulumuqi Shengshi Junxing Real Estate Development Company Limited	Urumqi	Residential, Commercial	14 May 2056 to 14 May 2066	Residential, Commercial, Composite, Other, Carpark	57,489	193,225	484.24	2016	2020	608.21	116.93	1,409.40	485.20	100.0%	485.20
IV-68	Portion of Evergrande Splendor Wujiaqu	Wujiaqu Zhuoyue Real Estate Development Company Limited	Wujiaqu	Residential, Commercial	12 May 2051 to 29 Nov 2082	Residential, Commercial, Other, Carpark	2,117,748	1,680,022	77.87	2011	2027	5,978.75	1,846.30	7,957.50	2,371.50	100.0%	2,371.50
IV-69	Portion of Evergrande Arum Yining	Yining Hengda Yayuan Real Estate Development Company Limited	Yining	Residential, Commercial	27 Apr 2052 to 27 Apr 2082	Residential, Commercial, Composite, Other, Carpark	123,575	68,084	47.67	2012	2018	182.43	131.58	252.80	135.50	100.0%	135.50
IV-70	Portion of Evergrande Oasis Yining	Yining Jinh Real Estate Development Company Limited	Yining	Residential, Commercial	27 Apr 2052 to 27 Apr 2082	Residential, Commercial, Composite, Carpark	160,203	257,238	12.73	2012	2020	835.09	214.69	1,247.50	248.70	100.0%	248.70
IV-71	Portion of Evergrande Royal Scenic Lvljiang	Lvljiang Junhui Real Estate Development Company Limited	Lvljiang	Residential, Commercial	09 Jun 2051 to 09 Jun 2081	Residential, Commercial, Other, Carpark	34,577	78,586	122.38	2011	2018	197.95	188.06	495.30	351.90	100.0%	351.90

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IV-72	Portion of Evergrande Oasis Dazong	Dazong Junjing Real Estate Development Company Limited	Dazong	Residential, Commercial	04 Jan 2052 to 04 Jan 2082	Residential, Commercial, Composite, Other, Carpark	194,483	22,384	143.42	2012	2017	346.26	328.95	606.20	449.70	100.0%	449.70
IV-73	Portion of Evergrande Arium Taiyuan	Taiyuan Wanhang Real Estate Development Company Limited	Taiyuan	Residential, Commercial	29 Jul 2055 to 29 Jul 2085	Residential, Commercial, Other, Carpark	62,842	228,697	1,751.08	2015	2018	722.59	686.46	2,213.70	1,594.70	100.0%	1,594.70
IV-74	Portion of Evergrande Palace Taiyuan	Taiyuan Junjing Real Estate Development Company Limited	Taiyuan	Residential, Office	06 Jul 2050 to 06 Jul 2060	Residential, Commercial, Composite, Other, Carpark	197,054	80,546	130.53	2012	2016	284.77	230.55	690.90	506.80	66.0%	334.49
IV-75	Portion of Evergrande Metropolis Taiyuan	Taiyuan Mingdu Real Estate Development Company Limited	Taiyuan	Residential, Office, Education	18 May 2049 to 18 May 2059	Residential, Commercial, Composite, Other, Carpark	121,328	26,181	61.03	2010	2016	76.68	72.84	120.90	94.40	100.0%	94.40
IV-76	Portion of Evergrande Royal Seaside Bay Taiyuan	Taiyuan Junheng Real Estate Development Company Limited	Taiyuan	Residential, Commercial, Education	17 Feb 2054 to 17 Feb 2084	Residential, Commercial, Composite, Other, Carpark	249,271	1,087,109	982.72	2015	2021	3,253.20	1,356.27	8,004.20	1,917.10	100.0%	1,917.10 <sup>(4)</sup>
IV-77	Portion of Evergrande Seaside Garden Taiyuan	Taiyuan Deyi Real Estate Development Company Limited	Taiyuan	Residential, Office, Education	18 May 2051 to 18 May 2061	Residential, Commercial, Composite, Other, Carpark	341,865	433,534	373.71	2013	2021	1,221.31	797.71	3,201.50	1,646.00	99.1%	1,631.60
IV-78	Portion of Evergrande Emerald Court Taiyuan	Taiyuan Shengshi Junlai Real Estate Development Company Limited	Taiyuan	Residential, Commercial	24 Mar 2055 to 24 Mar 2085	Residential, Commercial, Carpark	36,505	135,407	202.66	2015	2017	446.46	138.30	1,444.10	812.40	70.0%	588.68
IV-79	Portion of Evergrande Left Bank Riverfront Taiyuan	Taiyuan Jinhsheng Real Estate Development Company Limited	Taiyuan	Residential, Commercial	22 Apr 2055 to 22 Apr 2085	Residential, Commercial, Composite, Other, Carpark	115,006	396,030	1,451.23	2015	2019	1,304.94	650.95	4,106.70	2,238.70	100.0%	2,238.70
IV-80	Evergrande Future City Taiyuan	Shanxi Jiasheng Real Estate Development Company Limited	Taiyuan	Office	04 Feb 2053 to 04 Feb 2053	Residential, Commercial, Carpark	61,289	235,209	1,507.25	2016	2019	796.67	155.83	2,692.30	1,280.50	100.0%	1,280.50
IV-81	Portion of Evergrande Oasis Taiyuan	Hengda (Taiyuan) Real Estate Group Company Limited	Taiyuan	Residential, Commercial, Office, Education, Public Facility	14 Nov 2047 to 14 Nov 2057	Residential, Commercial, Composite, Other, Carpark	691,679	133,998	111.31	2010	2016	456.22	433.41	1,000.50	790.20	100.0%	790.20
IV-82	Portion of Evergrande Oasis Yuncheng	Yuncheng Jinheng Real Estate Development Company Limited	Yuncheng	Residential	30 Sep 2080 to 30 Sep 2080	Residential, Commercial, Composite	67,975	6,488	2.03	2011	2017	25.99	6.85	35.60	9.80	100.0%	9.80
IV-83	Portion of Evergrande Oasis Yuncheng	Yuncheng Xinwanru Real Estate Development Company Limited	Yuncheng	Residential	13 May 2078 to 13 May 2078	Residential, Commercial, Carpark	106,763	127,632	127.29	2011	2018	286.60	64.98	506.60	156.40	100.0%	156.40

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IV-84	Portion of Evergrande Metropolis Yuncheng Royal View Garden	Yuncheng Jingji Development Zone Yiyayi Real Estate Development Company Limited	Yuncheng	Residential, Commercial	09 Mar 2049 to 09 Mar 2079	Residential, Commercial, Composite	107,824	—	—	2012	2019	285.92	27.97	535.80	128.30	71.0%	91.09
IV-85	Portion of Evergrande Royal View Garden Yangquan	Yangquan Shi Liyuan Real Estate Development Company Limited	Yangquan	Residential	09 Dec 2078 to 09 Dec 2078	Residential, Commercial, Composite, Carpark	179,656	255,386	52.03	2014	2018	816.82	493.75	1,450.50	747.60	64.0%	478.46
IV-86	Portion of Evergrande City Ziyang	Ziyang Wancheng Property Company Limited	Ziyang	Residential, Commercial	12 Dec 2050 to 12 Dec 2080	Residential, Commercial, Composite, Other, Carpark	127,568	107,413	85.48	2011	2017	246.25	221.07	434.80	316.80	100.0%	316.80
IV-87	Portion of Evergrande West Jincheng Chengdu	Evergo Real Estate (Sichuan) Company Limited	Chengdu	Residential, Commercial	02 Nov 2046 to 02 Nov 2076	Residential	73,914	1,752	—	2008	2017	5.08	2.48	17.50	11.70	100.0%	11.70
IV-88	Portion of Evergrande Metropolis Chengdu	Chengdu Aiheng Property Company Limited	Chengdu	Residential, Commercial	22 Jun 2048 to 08 Oct 2085	Residential, Commercial, Composite, Carpark	54,280	71,665	41.63	2010	2017	170.45	161.93	294.40	219.30	100.0%	219.30
IV-89	Portion of Evergrande Royal Peninsula Chengdu	Chengdu Xinyi Real Estate Development Company Limited	Chengdu	Residential, Commercial	26 Jan 2046 to 26 Jun 2076	Residential, Commercial, Composite, Hotel, Other, Carpark	950,072	2,654,216	902.68	2010	2021	6,832.09	778.69	17,649.00	5,413.00	60.0%	3,247.80
IV-90	Evergrande Shangjinyuan Chengdu	Sichuan Xinbaodi Real Estate Development Company Limited	Chengdu	Residential, Commercial	09 Mar 2051 to 09 Mar 2081	Residential, Commercial, Composite, Office, Other, Carpark	193,148	321,894	—	2016	2018	861.85	138.56	2,084.80	797.40	65.0%	518.31
IV-91	Portion of Evergrande New City Chengdu	Reji Hengye (Sichuan) Investment Company Limited	Chengdu	Residential, Commercial	20 Mar 2053 to 20 Mar 2083	Residential, Commercial, Composite, Other, Carpark	118,936	249,795	193.64	2014	2018	611.70	367.88	1,481.10	879.40	100.0%	879.40
IV-92	Evergrande Metropolis Chengdu	Sichuan Weian Health Products Company Limited	Chengdu	Residential, Commercial	14 Jun 2056 to 14 Jun 2086	Residential, Commercial, Carpark	65,195	325,843	530.11	2016	2019	813.31	77.27	2,012.10	681.80	100.0%	681.80
IV-93	Portion of Evergrande Metropolis Ziyang	Sichuan Ruoyu Real Estate Development Company Limited	Ziyang	Residential, Commercial, Accommodation and Catering	23 Nov 2054 to 23 Nov 2084	Residential, Commercial, Composite, Carpark	64,510	233,447	139.42	2015	2018	581.30	326.59	1,125.50	576.20	100.0%	576.20
IV-94	Portion of Evergrande Oasis Nanchong	Hengda (Nanchong) Real Estate Group Company Limited	Nanchong	Residential, Commercial, Education/Public Facility	21 Oct 2050 to 21 Oct 2080	Residential, Commercial, Composite, Other, Carpark	102,963	19,558	35.70	2010	2017	46.61	44.28	83.40	64.00	100.0%	64.00
IV-95	Portion of Evergrande Splendor Pengshan	Hengda Xunfeng (Pengshan) Property Company Limited	Meishan	Residential, Commercial	18 Jun 2047 to 22 Mar 2085	Residential, Commercial, Other, Carpark	2,234,039	2,284,425	5,367	2007	2019	6,462.46	581.08	11,850.60	2,376.70	100.0%	2,376.70

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IV-96	Portion of Evergrande Royal Scenic Peninsula Chengdu	Chengdu Tianqi Shuicheng Real Estate Development Company Limited	Chengdu	Residential, Commercial	22 Mar 2048 to 08 Mar 2078	Residential, Commercial, Composite, Other, Carpark	926,437	1,935,496	2,001	12.85	2010	5,204.92	423.71	9,798.20	1,151.40	100.0%	1,151.40
IV-97	Portion of Evergrande Emerald Court Chengdu	Chengdu Hengda Xinxingcheng Property Company Limited	Chengdu	Residential, Commercial	12 Jun 2054 to 12 Jun 2084	Residential, Commercial, Carpark	45,924	76,728	39,387	347.78	2015	184.99	175.74	638.30	500.10	100.0%	500.10
IV-98	Portion of Evergrande City Chengdu	Chengdu Weijiang District Xinqiang Property Liability Company Limited	Chengdu	Residential, Commercial	31 Oct 2076 to 31 Oct 2076	Residential, Other, Carpark	169,501	6,774	—	—	2007	15.34	14.58	26.50	21.00	64.0%	13.44
IV-99	Portion of Evergrande Emerald Court Qionglai	Chengdu Qionglai Yiheng Property Company Limited	Chengdu	Commercial	07 Jun 2050 to 07 Jun 2050	Commercial, Hotel, Carpark	33,354	66,902	—	—	2011	298.04	16.60	310.30	69.30	100.0%	69.30
IV-100	Portion of Evergrande Atrium Chengdu	Chengdu Guangjinyuan Investment Company Limited	Chengdu	Residential, Commercial	19 Oct 2050 to 19 Oct 2080	Residential, Composite	43,540	44,377	25,719	118.23	2011	125.63	119.35	216.40	131.40	100.0%	131.40
IV-101	Portion of Evergrande Central Square Chengdu	Chengdu Hengda Xindongcheng Property Company Limited	Chengdu	Residential, Commercial, Public Facility	26 Feb 2055 to 26 Feb 2085	Residential, Commercial, Hotel, Carpark	62,100	215,187	2,669	36.82	2015	780.06	518.50	2,178.50	1,209.80	100.0%	1,209.80
IV-102	Portion of Evergrande Caoyang Plaza Chengdu	Chengdu Hengda Xinhesheng Property Company Limited	Chengdu	Residential, Commercial	31 Jul 2054 to 31 Jul 2084	Residential, Commercial, Office, Other, Carpark	111,921	660,794	20,701	284.74	2015	1,553.46	772.89	4,329.90	2,408.70	100.0%	2,408.70
IV-103	Portion of Evergrande Oasis Chengdu	Chengdu Hengda Yinhe Xingcheng Property Company Limited	Chengdu	Residential, Commercial, Office	18 Dec 2046 to 20 Aug 2077	Residential, Commercial, Other	142,145	522,357	—	—	2007	1,403.47	26.76	3,425.40	570.00	100.0%	570.00
IV-104	Portion of Evergrande Royal View Garden Chengdu	Chengdu Chenming Property Company Limited	Chengdu	Residential, Commercial	19 Dec 2050 to 19 Dec 2080	Residential, Commercial, Composite, Carpark	62,639	48,317	8,223	80.91	2012	146.29	47.47	316.70	147.30	100.0%	147.30
IV-105	Evergrande Wangjianghuailu Chengdu	Chengdu Shengshi Rucheng Property Company Limited	Chengdu	Residential, Commercial	01 May 2054 to 01 May 2084	Residential, Commercial, Composite, Carpark	34,492	184,847	—	—	2016	497.33	71.12	2,085.50	940.20	100.0%	940.20
IV-106	Evergrande Scenic View Garden Chengdu (JinZin)	Chengdu Jinzuo Real Estate Development Company Limited	Chengdu	Residential, Commercial	03 Sep 2040 to 03 Sep 2080	Residential, Commercial, Carpark	96,366	390,997	—	—	2017	992.99	350.25	1,725.40	605.40	100.0%	605.40
IV-107	Portion of Evergrande City Panzhihua	Panzhihua Hengda Real Estate Development Company Limited	Panzhihua	Residential	15 Aug 2083 to 18 Sep 2084	Residential, Composite, Other, Carpark	51,163	513,459	514	2.70	2016	1,562.13	247.64	2,240.20	51.40	100.0%	51.40 <sup>(5)</sup>
IV-108	Evergrande Minjiang New City Chengdu	Xinjin Hengda Xincheng Property Company Limited	Chengdu	Residential, Commercial	10 Aug 2056 to 10 Aug 2086	Residential, Commercial, Composite, Carpark	31,232	979,229	—	—	2016	2,461.45	74.56	4,238.40	112.90	100.0%	112.90 <sup>(6)</sup>
IV-109	Linzi Yuncang Project	Linzi Hengda Tourism Development Company Limited	Nyingchi	Commercial	21 Oct 2053 to 21 Oct 2053	Commercial, Hotel, Other, Carpark	131,001	71,505	—	—	2014	376.90	358.06	352.70	253.30	100.0%	253.30

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Right Expiry Date	Type of Property	Site Total Planned Area <sup>(1)</sup> (sq.m.)	Presale GFA <sup>(1)</sup> (sq.m.)	Presale consideration (RMB million)	Construction Commencement Date	Estimated Completion Date	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value <sup>(2)</sup> as if Completed at Valuation Date (RMB million)	Market Value <sup>(3)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(3)</sup> Attributable to the Group As at Valuation Date (RMB million)	
IV-110	Portion of Evergrande Royal Scenic Bay Luzhou	Luzhou Nanchang Property Company Limited	Luzhou	Residential, Office	29 Apr 2015 to 29 Apr 2035	Residential, Carpark	81,573	127,566	19,464	133.29	2015	2018	338.65	321.72	691.60	509.20	52.4%	266.72
IV-111	Portion of Evergrande Plaza Chengdu	Ameigo (Chengdu) Property Company Limited	Chengdu	Residential, Commercial	06 Mar 2047 to 06 Mar 2077	Residential, Commercial, Other	37,557	102,111	—	—	2010	2016	262.61	249.48	829.20	660.80	100.0%	660.80
IV-112	Portion of Evergrande Metropolis Court Chengdu	Ameigo (Chengdu) Real Estate Company Limited	Chengdu	Residential, Commercial	09 Nov 2046 to 09 Nov 2076	Residential	18,061	20,505	8,828	191.23	2009	2018	58.43	55.51	462.10	337.40	100.0%	337.40
IV-113	Evergrande Yulanwan Shanghai	Shanghai Fenshan Property Company Limited	Shanghai	Residential	12 Nov 2075 to 22 Nov 2075	Residential, Commercial, Other, Carpark	40,273	239,563	—	—	2017	2019	1,539.29	90.85	6,677.80	3,173.80	100.0%	3,173.80
IV-114	Evergrande Royal Serenew Garden Shanghai	Shanghai Fengtao Property Company Limited	Shanghai	Residential	12 Nov 2075	Residential, Commercial, Carpark	350,533	205,101	24,687	850.55	2016	2018	1,394.94	444.40	5,968.90	3,477.80	100.0%	3,477.80
IV-115	Portion of Evergrande Metropolis Shanghai	Shanghai Yituan Property Company Limited	Shanghai	Residential	24 Feb 2084 to 24 Feb 2084	Residential, Commercial, Other, Carpark	30,893	36,095	4,780	76.70	2014	2017	113.41	107.74	492.40	352.60	100.0%	352.60
IV-116	Portion of Evergrande Royal View Garden Shanghai	Shanghai Songyu Property Company Limited	Shanghai	Residential	17 Jan 2084 to 17 Jan 2084	Residential, Commercial, Other, Carpark	69,956	61,288	7,915	261.78	2014	2017	220.67	209.63	1,138.40	870.20	100.0%	870.20
IV-117	Evergrande Palace Shanghai	Shanghai Suihua Property Company Limited	Shanghai	Residential, Commercial	27 Dec 2043 to 27 Dec 2063	Residential, Hotel, Other, Carpark	31,307	136,769	—	—	2014	2021	1,345.80	779.28	6,004.70	3,294.60	100.0%	3,294.60
IV-118	Portion of Evergrande Sheshan Capital Shanghai	Shanghai Rongshan Property Company Limited	Shanghai	Residential	17 Jan 2084 to 17 Jan 2084	Residential, Other, Carpark	40,129	32,200	3,166	108.48	2014	2017	113.10	107.44	477.30	363.80	100.0%	363.80
IV-119	Portion of Evergrande Royal Scenic Bay Shanghai	Shanghai Jirui Property Company Limited	Shanghai	Residential	24 May 2084 to 24 May 2084	Residential, Other, Carpark	50,964	98,575	20,063	739.87	2015	2017	337.60	320.72	1,582.90	1,208.40	100.0%	1,208.40
IV-120	Portion of Evergrande Oasis Jiaxing	Jiaxing Hengda Property Company Limited	Jiaxing	Residential, Commercial	01 Feb 2052 to 01 Feb 2082	Residential, Commercial, Carpark	115,355	27,582	2,161	16.34	2011	2017	82.31	78.19	165.40	127.60	100.0%	127.60
IV-121	Portion of Evergrande City Lights Ningbo	Chengbo (Ningbo) Property Company Limited	Ningbo	Residential, Office, Public Facility	23 Dec 2050 to 23 Dec 2080	Residential, Commercial, Hotel, Office, Carpark	126,985	793,802	21,708	302.57	2013	2023	2,383.48	1,161.13	7,953.10	3,562.70	80.1%	2,693.86
IV-122	Portion of Evergrande Yuhaiwan Ningbo	Ningbo Sanji Jiada Property Company Limited	Ningbo	Residential, Commercial, Accommodation and Catering	29 Jul 2050 to 18 Jan 2085	Residential, Commercial, Carpark	118,808	231,531	—	—	2014	2019	745.08	14.10	1,468.30	447.30	70.1%	313.35
IV-123	Portion of Evergrande Yuhaiwan Ningbo	Ningbo Sanji Lancheng Property Company Limited	Ningbo	Residential, Commercial, Accommodation and Catering	29 Jul 2050 to 18 Jan 2085	Residential, Commercial, Carpark	104,204	176,403	—	—	2014	2019	560.11	0.81	1,222.80	330.90	90.0%	297.81

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IV-124	Portion of Evergrande Yuhaiwan Ningbo	Ningbo Sanji Yongheng Property Company Limited	Ningbo	Residential, Commercial, Accommodation and Catering	29 Jul 2050 to 18 Jan 2085	Residential, Commercial, Other, Carpark	83,789	15,742	86.84	2014	2019	758.35	454.27	1,504.30	766.40	70.1%	557.38
IV-125	Portion of Evergrande Yuhaiwan Ningbo	Ningbo Sanji Xianghe Property Company Limited	Ningbo	Residential, Commercial, Accommodation and Catering	29 Jul 2050 to 18 Jan 2085	Residential, Commercial, Carpark	55,403	—	—	2014	2019	441.09	61.48	842.00	231.30	69.9%	161.71
IV-126	Portion of Evergrande Seaside Garden Ningbo	Ningbo Yacheng Property Company Limited	Ningbo	Residential, Commercial	15 Oct 2052 to 02 Apr 2084	Residential, Commercial, Composite, Hotel, Carpark	312,328	34,717	278.04	2013	2020	1,573.40	665.41	3,526.10	1,494.30	100.0%	1,494.30
IV-127	Portion of Evergrande Metropolis Pinghu	Pinghu Hengda Mingdu Property Company Limited	Jiaxing	Residential, Commercial	14 Feb 2053 to 14 Feb 2083	Residential, Commercial, Composite, Carpark	92,191	7,183	65.85	2014	2016	274.79	246.30	459.50	344.60	100.0%	344.60
IV-128	Portion of Evergrande Greenview Villa Zhangjiagang	Zhangjiagang Shengjian Property Company Limited	Suzhou	Residential, Commercial	24 Sep 2055 to 07 Sep 2086	Residential, Commercial, Composite, Other, Carpark	130,993	14,408	114.15	2015	2018	1,125.68	230.73	2,003.10	609.80	90.0%	548.82
IV-129	Evergrande Royal View Garden Yancheng	Hengda Real Estate Group Yancheng Cheregan Property Company Limited	Yancheng	Residential, Commercial	02 Jun 2056 to 02 Jun 2086	Residential, Commercial, Composite, Other, Carpark	213,768	687,983	425.68	2016	2021	2,286.54	226.10	5,148.70	644.90	100.0%	644.90 <sup>(7)</sup>
IV-130	Portion of Evergrande Metropolis Yancheng	Hengda Real Estate Group Yancheng Property Company Limited	Yancheng	Residential, Commercial	30 May 2052 to 30 May 2082	Residential, Commercial, Composite, Other	181,456	107,598	205.68	2012	2018	371.99	353.39	763.30	539.10	100.0%	539.10
IV-131	Evergrande Yulanwan Wuxi	Wuxi Yunshua Property Company Limited	Wuxi	Residential, Commercial	29 Jun 2052 to 29 Jun 2082	Residential, Commercial, Composite, Other, Carpark	165,227	401,376	710.19	2013	2019	1,417.85	344.08	3,000.30	1,087.40	65.0%	706.81
IV-132	Portion of Evergrande City Wuxi	Wuxi Hengda Real Estate Development Company Limited	Wuxi	Residential, Commercial	05 Oct 2052 to 05 Mar 2083	Residential, Commercial, Composite, Carpark	92,452	85,056	22.52	2013	2017	208.25	197.84	342.40	254.60	100.0%	254.60
IV-133	Portion of Evergrande Oasis Wuxi	Wuxi Shengdong Real Estate Development Company Limited	Wuxi	Residential, Commercial, Education	10 Mar 2051 to 10 Mar 2081	Residential, Commercial, Composite, Other, Carpark	263,300	376,685	54.53	2011	2021	1,012.37	413.76	3,222.80	1,501.90	100.0%	1,501.90
IV-134	Portion of Evergrande Crystal International Plaza Hangzhou	Hangzhou Jingli Property Company Limited	Hangzhou	Residential, Commercial, Education	17 Nov 2054 to 17 Nov 2084	Residential, Commercial, Composite, Hotel, Other, Carpark	180,365	536,495	1,103.61	2015	2020	1,837.95	434.89	7,491.40	3,658.00	51.0%	1,865.58
IV-135	Portion of Evergrande Royal View Garden Hangzhou	Hangzhou Suhua Property Company Limited	Hangzhou	Residential	14 Feb 2084 to 14 Feb 2084	Residential, Commercial, Composite, Carpark	98,328	70,960	639.98	2014	2018	800.43	760.41	2,758.80	1,869.50	100.0%	1,869.50

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Right Expiry Date	Type of Property	Site Total Planned Area <sup>(1)</sup> (sq.m.)	Presale GFA <sup>(1)</sup> (sq.m.)	Presale consideration (RMB million)	Construction Commencement Date	Estimated Completion Date	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value <sup>(2)</sup> as if Completed at Valuation Date (RMB million)	Market Value <sup>(3)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(3)</sup> Attributable to the Group As at Valuation Date (RMB million)
IV-136	Portion of Evergrande Royal Scenic Jiangyin	Jiangyin Shengjian Property Company Limited	Wuxi	Residential, Commercial	22 Aug 2053 to 22 Aug 2083	Residential, Commercial, Composite, Carpark	120,927	23,607	109.90	2014	2017	578.17	210.53	1,383.00	706.40	51.0%	360.26
IV-137	Evergrande Royal View Garden Jiangyin	Jiangyin Yasheng Hengtai Property Company Limited	Wuxi	Residential, Commercial	23 Aug 2053 to 23 Aug 2083	Residential, Commercial, Carpark	124,085	78,704	789.50	2016	2018	1,628.73	279.84	3,628.40	1,367.70	100.0%	1,367.70
IV-138	Portion of Evergrande Royal Scenic Haiyan	Haiyan Shengjian Property Company Limited	Jiaxing	Residential	10 Sep 2052 to 28 Feb 2083	Residential, Composite, Carpark	98,560	—	—	2012	2016	343.06	219.82	500.70	282.20	100.0%	282.20
IV-139	Portion of Evergrande Royal Scenic Peiminsu Quzhou	Quzhou Hengda Shengjian Property Company Limited	Quzhou	Residential, Commercial	09 Sep 2053 to 09 Sep 2053	Residential, Composite, Hotel, Other, Carpark	181,050	10,575	35.88	2013	2018	559.64	86.28	569.40	331.80	100.0%	331.80
IV-140	Portion of Evergrande Oasis Wuhai	Wuhai Junjing Real Estate Development Company Limited	Wuhai	Residential	13 Jun 2052 to 13 Jun 2082	Residential	66,242	12,714	70.76	2012	2017	41.68	39.59	70.80	52.50	100.0%	52.50
IV-141	Portion of Evergrande Atrium Hohhot	Inner Mongolia Changshengtai Real Estate Company Limited	Hohhot	Residential, Commercial, Office	15 Mar 2051 to 15 Mar 2081	Residential, Commercial, Composite, Other	95,750	32,380	163.52	2013	2017	171.67	107.12	214.20	101.90	74.0%	75.41
IV-142	Portion of Evergrande Palace Baotou	Hengda (Baotou) Real Estate Group Company Limited	Baotou	Residential, Commercial	21 May 2048 to 27 Sep 2078	Residential, Commercial, Other, Carpark	438,917	14,904	131.10	2009	2016	1,734.74	407.46	3,930.90	1,851.60	100.0%	1,851.60
IV-143	Portion of Evergrande Metropolis Baotou	Hengda (Baotou) Real Estate Group Company Limited	Baotou	Residential, Commercial	27 Feb 2051 to 28 Feb 2081	Residential, Commercial, Composite, Other, Carpark	188,005	673,741	126.63	2010	2019	2,118.89	143.04	4,444.60	1,139.70	100.0%	1,139.70
IV-144	Portion of Evergrande Palace Hohhot	Hengda (Huhehaote) Real Estate Group Company Limited	Hohhot	Residential	15 Jul 2083 to 15 Jul 2083	Residential, Commercial, Composite, Other, Carpark	69,728	48,082	441.32	2014	2020	651.13	203.08	1,373.80	501.80	100.0%	501.80
IV-145	Portion of Evergrande Metropolis Hohhot	Hengda (Huhehaote) Real Estate Group Company Limited	Hohhot	Residential	24 Jul 2083 to 24 Jul 2083	Residential, Composite, Other	64,343	—	—	2013	2017	110.79	105.25	241.20	181.10	100.0%	181.10
IV-146	Portion of Beijing Lilai Garden Project	Beijing Lilai Real Estate Development Company Limited	Beijing	Residential, Commercial, Office, Underground Storage	31 Dec 2055 to 31 Dec 2065	Residential, Commercial, Composite, Other	217,012	2,109	139.02	2004	2019	178.75	2.23	797.60	471.00	100.0%	471.00
IV-147	Portion of Beijing Lilai Garden Project	Beijing Fuhua Real Estate Development Company Limited	Beijing	Residential, Commercial, Office, Underground Storage	31 Dec 2055 to 31 Dec 2065	Residential, Other	312,164	48,971	4,047.16	2004	2019	3,494.25	1,960.42	14,308.60	8,572.90	100.0%	8,572.90
IV-148	Evergrande Palace Beijing	Beijing Heng Xingsheng Real Estate Development Company Limited	Beijing	Residential, Commercial, Composite, Underground Storage	26 Dec 2053 to 26 Dec 2083	Residential, Commercial, Other, Carpark	80,469	156,783	4,698.96	2015	2017	1,523.79	1,046.23	11,288.70	8,290.40	100.0%	8,290.40



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IV-149	Evergrande Left Bank Riverfront Beijing	Hanglong Hing (Beijing) Property Company Limited	Beijing	Residential, Commercial, Underground Carpark, Composite	27 Apr 2054 to 27 Apr 2084	Commercial, Other, Carpark	66,677	130,449	2,282.85	2015	2019	835.56	294.29	4,040.60	2,318.80	100.0%	2,318.80
IV-150	Evergrande Metropolis Beijing	Hanglong (Beijing) Property Company Limited	Beijing	Residential, Commercial, Underground Carpark, Composite	27 Apr 2054 to 27 Apr 2084	Residential, Commercial, Other, Carpark	35,000	116,527	7,102.75	2015	2017	623.77	531.97	7,803.50	5,579.20	100.0%	5,579.20
IV-151	Portion of Evergrande City Beijing	Shake Hegada (Beijing) Property Company Limited	Beijing	Residential, Commercial, Underground Carpark, Composite, Storage	23 Jul 2053 to 23 Jul 2083	Commercial, Other, Carpark	182,569	505,684	6,405.94	2014	2017	1,844.34	1,732.12	8,207.60	6,449.60	100.0%	6,449.60
IV-152	Evergrande Cultural and Tourist City Beijing	Huanhui Hegada Real Estate Development Company Limited	Beijing	Residential, Commercial	04 Jul 2056 to 04 Jul 2086	Residential, Commercial, Composite, Hotel, Office, Other, Carpark	795,576	539,418	6,156.23	2016	2022	7,604.34	456.25	15,514.50	2,780.50	100.0%	2,780.50
IV-153	Portion of Evergrande Royal Scenic Bay Beijing	Hegada (Beijing) Real Estate Group Company Limited	Beijing	Residential, Commercial, Office, Underground Carpark, Composite, Underground Storage	29 Sep 2053 to 28 Sep 2083	Residential, Commercial, Office, Carpark	111,577	237,600	6,167.10	2014	2017	1,254.02	1,191.32	7,818.40	5,986.10	100.0%	5,986.10
IV-154	Evergrande Emerald Court Beijing	Beijing Zhonghao Property Company Limited	Beijing	Residential, Commercial, Office, Underground Carpark, Composite, Underground Storage	25 May 2054 to 25 May 2084	Residential, Commercial, Other, Carpark	46,011	120,457	4,392.68	2015	2018	1,493.03	828.15	7,219.80	4,395.20	100.0%	4,395.20
IV-155	Portion of Evergrande Palace Tangshan	Tangshan Zhaorui Investment Company Limited	Tangshan	Residential, Commercial	25 Mar 2053 to 22 Oct 2083	Residential, Commercial, Composite, Office, Other, Carpark	84,666	154,513	83.41	2014	2018	453.80	412.58	889.30	609.30	60.0%	365.58
IV-156	Tangshan Shiji Longjing	Tangshan Bozhi Real Estate Development Company Limited	Tangshan	Residential	31 Mar 2048 to 09 Feb 2084	Residential, Commercial, Hotel, Other, Carpark	419,230	1,502,946	1,147.22	2009	2019	4,692.29	134.85	7,633.70	2,567.60	51.0%	1,207.48
IV-157	Tangshan Shiji Xuejing	Tangshan Fijia Real Estate Development Company Limited	Tangshan	Residential, Commercial, Education	09 Feb 2054 to 09 Feb 2084	Residential, Commercial, Other, Carpark	160,356	108,013	477.99	2014	2019	1,387.49	5.49	1,924.90	502.50	51.0%	256.28
IV-158	Portion of Evergrande Oasis Tianjin	Tianjin Yulan Changzhan Property Company Limited	Tianjin	Residential, Commercial	23 Mar 2050 to 07 Jun 2080	Residential, Commercial, Hotel, Other, Carpark	489,330	—	—	2010	2020	1,580.07	1,305.02	4,381.00	2,663.00	100.0%	2,663.00

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IV-159	Portion of Evergrande Scenic Garden Tianjin	Tianjin Shanshui Cheng Investment Company Limited	Tianjin	Residential	09 May 2081 to 09 May 2081	Residential, Commercial, Other, Carpark	308,657	344,935	287.01	2011	2020	1,201.42	230.15	2,520.80	782.40	100.0%	782.40
IV-160	Portion of Evergrande Oasis Tianjin	Tianjin Jin Li Hu Investment Company Limited	Tianjin	Residential, Commercial	23 Mar 2050 to 07 Jun 2080	Residential, Composite, Other, Carpark	388,726	—	—	2010	2018	110.50	9.56	305.50	127.20	100.0%	127.20
IV-161	Evergrande Royal View Garden Tianjin	Tianjin Dijing Real Estate Development Limited	Tianjin	Residential, Commercial, Education	24 Apr 2054 to 24 Apr 2084	Residential, Commercial, Carpark	113,570	355,731	3,870.27	2016	2019	1,369.30	520.09	7,248.10	4,271.80	100.0%	4,271.80
IV-162	Portion of Evergrande Royal Scenic Peninsula Tianjin	Tianjin Yujing Bando Investment Company Limited	Tianjin	Residential	07 Jun 2081 to 10 Jun 2081	Residential, Composite, Other, Carpark	213,680	153,732	6.83	2011	2019	463.90	319.46	852.30	460.20	100.0%	460.20
IV-163	Tianjin BeiChen TianMu Project	Tianjin Yujingwan Investment Company Limited	Tianjin	Residential, Commercial, Education/Public Facility, Greenery	11 Jul 2056 to 11 Jun 2086	Residential, Other, Carpark	88,065	226,472	2,502.31	2016	2019	813.56	772.88	3,780.10	2,445.10	100.0%	2,445.10
IV-164	Portion of Evergrande Metropolis Tianjin	Tianjin Binjiao Investment Company Limited	Tianjin	Residential	28 Nov 2077 to 28 Nov 2077	Residential, Other, Carpark	289,514	61,626	16.61	2011	2019	176.98	168.13	511.10	349.40	100.0%	349.40
IV-165	Portion of Evergrande Emerald Court Langfang	Langfang Feicun Hailing Real Estate Development Company Limited	Langfang	Residential, Commercial	12 Oct 2053 to 12 Oct 2083	Residential, Commercial, Composite, Other, Carpark	133,333	139,519	11.02	2015	2019	340.28	228.23	720.30	392.80	100.0%	392.80
IV-166	Portion of Evergrande Metropolis Langfang	Heigda Langfang Real Estate Development Company Limited	Langfang	Residential, Commercial	07 Oct 2053 to 07 Oct 2083	Commercial, Other, Carpark	101,351	105,480	33.33	2014	2019	235.41	223.64	363.80	240.40	100.0%	240.40
IV-167	Portion of Evergrande City Qinhuangdao	Heigda Real Estate Group Qinhuangdao Heigda Cheng Real Estate Development Company Limited	Qinhuangdao	Residential, Commercial	26 Nov 2050 to 14 Aug 2085	Residential, Commercial, Office, Other, Carpark	183,033	446,688	82.26	2012	2030	15,542.93	470.27	29,257.60	6,414.60	100.0%	6,414.60
IV-168	Portion of Evergrande City Shijiazhuang	Heigda (Shijiazhuang) Real Estate Group Company Limited	Shijiazhuang	Residential, Commercial, Office	18 Aug 2049 to 18 Aug 2079	Commercial, Other, Carpark	245,414	57,380	—	2009	2017	191.76	122.23	445.80	286.00	100.0%	286.00
IV-169	Portion of Evergrande Arium Shijiazhuang	Hebei Gaojie Shi Real Estate Development Company Limited	Shijiazhuang	Residential	19 May 2081 to 19 May 2081	Residential, Other, Carpark	172,676	146,097	3.496	2011	2017	245.67	233.39	492.40	380.60	100.0%	380.60
IV-170	Portion of Evergrande Metropolis Shijiazhuang	Hebei Longhai Real Estate Development Company Limited	Shijiazhuang	Residential, Commercial	24 Nov 2051 to 24 Nov 2081	Residential, Commercial, Composite, Other	50,202	1,183,280	509	2012	2019	3,614.25	256.86	12,254.70	5,194.10	90.0%	4,674.69
IV-171	Portion of Evergrande Oasis Shijiazhuang	Shijiazhuang Shengyu Real Estate Development Company Limited	Shijiazhuang	Residential	19 Mar 2079 to 19 Mar 2079	Residential, Commercial, Other	176,426	1,488	33.25	2011	2017	53.72	51.04	139.60	108.70	100.0%	108.70

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IV-172	Shijiazhuang Jingyuan	Shijiazhuang Xingda Real Estate Development Company Limited	Shijiazhuang	Residential, Commercial	27 Jan 2055 to 27 Jan 2085	Residential, Commercial, Other, Carpark	25,423	113,456	757.25	2014	2017	330.53	277.27	793.90	580.00	100.0%	580.00
IV-173	Portion of Evergrande Splendor Luquan	Hengda (Luquan) Real Estate Group Company Limited	Shijiazhuang	Residential, Accommodation and Catering	01 Jun 2051 to 01 Jun 2081	Residential, Commercial, Other	533,333	67,301	—	2011	2017	353.92	181.95	440.70	170.90	100.0%	170.90
IV-174	Portion of Evergrande City Cangzhou	Hebei Longwei Real Estate Development Company Limited	Cangzhou	Residential, Commercial	03 Sep 2052 to 03 Sep 2082	Residential, Commercial, Other, Carpark	171,898	345,493	117.60	2012	2019	905.93	354.09	1,940.80	823.80	100.0%	823.80
IV-175	Evergrande Jingnan Peninsula Beijing	Lai Shihui Hua Real Estate Development Company Limited	Beijing	Residential	2082 to 2084	Residential, Other, Carpark	187,775	233,175	—	2016	2019	724.84	442.65	1,317.20	656.10	65.0%	426.47
IV-176	Shijiazhuang Ximazhuan	Shijiazhuang Wei Xuan Real Estate Development Company Limited	Shijiazhuang	Residential	11 Mar 2083 to 01 Sep 2085	Residential, Commercial, Other, Carpark	82,390	176,923	924.31	2016	2019	514.34	216.62	1,136.50	514.90	63.0%	334.39
IV-177	Portion of Evergrande Royal Scenic Peninsula Shijiazhuang	Shijiazhuang Devjia Real Estate Development Company Limited	Shijiazhuang	Residential, Commercial, Office	05 Sep 2052 to 16 Aug 2085	Residential, Commercial, Other, Carpark	202,915	1,266,807	644.36	2012	2018	1,877.56	1,629.55	2,268.10	1,423.20	70.0%	996.24
IV-178	Portion of Evergrande City Hengshui	Hengshui Shengyu Real Estate Development Company Limited	Hengshui	Residential, Commercial	15 May 2053 to 29 Sep 2084	Residential, Commercial, Other, Carpark	133,846	209,478	154.25	2013	2017	551.30	200.31	849.90	308.90	70.0%	216.23
IV-179	Evergrande Oasis Hengshui	Hengshui Longze Real Estate Development Company Limited	Hengshui	Residential, Commercial	17 May 2051 to 17 May 2081	Residential, Commercial, Office, Other, Carpark	171,239	618,717	1,395.66	2016	2019	1,786.64	217.56	3,698.80	1,074.90	60.0%	644.94
IV-180	Portion of Evergrande City Xingtai	Xingtai Shuangda Real Estate Development Company Limited	Xingtai	Residential, Commercial	16 Oct 2052 to 16 Oct 2082	Residential, Commercial, Other, Carpark	106,353	212,528	250.47	2014	2019	584.11	344.52	1,185.40	594.60	72.0%	428.11
IV-181	Xingtai Haoshun Project	Xingtai Henghao Real Estate Development Company Limited	Xingtai	Residential, Commercial	05 Jan 2056 to 05 Jan 2086	Residential, Commercial, Other, Carpark	115,902	1,236,340	816.03	2016	2019	3,471.84	281.08	6,477.20	1,368.40	58.0%	793.67
IV-182	Portion of Evergrande Metropolis Xingtai	Xingtai Xiangheng Real Estate Development Company Limited	Xingtai	Residential	20 Jul 2082 to 20 Jul 2082	Residential, Commercial, Office, Other, Carpark	88,671	188,041	—	2013	2019	521.94	187.10	755.90	208.30	100.0%	208.30
IV-183	Portion of Evergrande Royal View Garden Xingtai	Xingtai Chengjia Real Estate Development Company Limited	Xingtai	Residential, Commercial	16 Oct 2052 to 16 Oct 2082	Residential, Other, Carpark	27,376	34,117	6.60	2014	2017	76.02	60.24	123.80	79.80	72.0%	57.46
IV-184	Portion of Evergrande Metropolis Handan	Handan Daye Real Estate Development Company Limited	Handan	Residential, Office	14 Mar 2051 to 14 Mar 2081	Residential, Commercial, Office, Other, Carpark	167,998	605,047	1.40	2015	2020	1,481.90	626.73	2,132.90	605.00	70.0%	423.50

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IV-185	Portion of Evergrande Oasis Ulanhot	Wuhamate Hongda Shengye Real Estate Development Company Limited	Ulanhot	Residential	15 Jun 2081 to 15 Jun 2081	Residential, Commercial, Composite, Other, Carpark	131,176	616,093	8,740	21.10	2012	2020	1,746.25	146.88	2,712.60	303.20	303.20	
IV-186	Portion of Evergrande Palace Jilin	Jilin Hongda Yongsheng Real Estate Development Company Limited	Jilin	Residential, Commercial	11 Nov 2050 to 11 Nov 2080	Residential, Composite, Other	127,455	186,979	17,216	79.50	2011	2019	625.28	272.88	1,109.70	436.40	100.0%	436.40
IV-187	Portion of Evergrande Emerald Court Changchun	Jilin Wancheng Real Estate Development Company Limited	Changchun	Residential, Commercial	27 Jan 2051 to 27 Jan 2081	Residential, Carpark	18,841	6,196	—	—	2011	2017	17.98	3.87	45.40	22.80	100.0%	22.80
IV-188	Evergrande Moon Residence Changchun	Jilin Nuoda Real Estate Development Company Limited	Changchun	Residential, Commercial	11 Dec 2053 to 11 Dec 2083	Residential, Commercial, Carpark	51,067	67,402	19,719	182.51	2016	2017	318.93	101.29	701.30	325.30	80.0%	260.24
IV-189	Portion of Evergrande Royal Scenic Bay Songyuan	Songyuan Hengda Yusheng Real Estate Development Company Limited	Songyuan	Residential, Commercial	25 Oct 2052 to 28 Jan 2084	Residential, Commercial, Composite, Other, Carpark	222,933	347,440	6,373	41.47	2012	2020	1,078.53	267.80	1,722.70	386.00	100.0%	386.00
IV-190	Portion of Evergrande Autumn Changchun	Jingao (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	07 Dec 2051 to 07 Dec 2081	Residential, Composite, Other	125,076	109,249	90,563	572.02	2014	2018	367.24	327.26	697.70	470.70	100.0%	470.70
IV-191	Portion of Evergrande Metropolis Changchun	Xinji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	12 May 2051 to 12 May 2081	Residential, Commercial, Composite, Other, Carpark	149,910	433,357	22,127	180.34	2012	2018	1,359.89	163.70	2,801.20	893.00	100.0%	893.00
IV-192	Evergrande Royal Summit Zhangchun (Phase II)	Guangji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	11 Dec 2053 to 11 Dec 2083	Residential, Commercial, Composite, Other, Carpark	54,394	148,220	16,463	127.53	2016	2019	509.58	35.25	1,113.70	312.00	100.0%	312.00
IV-193	Evergrande First Palace Changchun	Hongji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	06 Apr 2056 to 06 Apr 2086	Residential, Commercial, Composite, Other, Carpark	188,431	530,265	7,187	71.88	2016	2020	1,639.52	68.77	3,786.40	945.00	100.0%	945.00
IV-194	Portion of Evergrande City Plaza Changchun	Yongji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	13 Mar 2055 to 13 Mar 2085	Residential, Commercial, Other, Carpark	124,968	313,401	37,274	287.21	2013	2020	983.88	213.63	2,892.20	1,188.70	100.0%	1,188.70
IV-195	Portion of Evergrande Royal Summit Zhangchun	Taiji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	11 Dec 2053 to 11 Dec 2083	Residential, Commercial, Carpark	59,514	29,434	8,531	85.59	2014	2017	66.59	63.26	134.30	94.00	100.0%	94.00
IV-196	Portion of Evergrande Scenic View Garden Changchun	Taiji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	13 Jan 2051 to 13 Jan 2081	Residential, Commercial, Composite, Other, Carpark	170,324	68,994	8,007	80.11	2011	2017	185.38	176.11	434.40	305.40	100.0%	305.40

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IV-197	Portion of Evergrande Royal View Garden Changchun	Zhao (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	12 Jun 2054 to 12 Jun 2084	Residential, Commercial, Composite, Other, Carpark	199,970	301,078	4,400	33.16	2014	2020	981.44	369.45	2,511.90	1,084.50	1,084.50	
IV-198	Evergrande Bay Changchun	Jiiao (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	12 Feb 2055 to 12 Feb 2085	Residential, Commercial, Composite, Other, Carpark	119,948	317,563	18,419	108.67	2015	2020	970.73	762.66	2,009.50	1,125.10	100.0%	1,125.10
IV-199	Portion of Evergrande City Changchun	Shengji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	02 Nov 2050 to 02 Nov 2080	Residential, Commercial, Composite, Other, Carpark	215,377	297,248	57,984	366.67	2011	2020	903.18	697.27	1,790.10	983.50	100.0%	983.50
IV-200	Portion of Evergrande Oasis Changchun	Longji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial	24 May 2060 to 24 May 2060	Residential, Commercial, Carpark	197,940	32,147	199.80	199.80	2010	2017	93.09	51.28	199.80	117.20	100.0%	117.20
IV-201	Portion of Evergrande Scenic Garden Lanzhou	Lanzhou Shenjun Property Company Limited	Lanzhou	Residential, Commercial	29 Dec 2080 to 29 Dec 2080	Residential, Commercial, Composite, Other, Carpark	357,460	302,997	15,499	236.96	2014	2020	854.48	553.45	2,007.00	1,039.20	100.0%	1,039.20
IV-202	Portion of Evergrande Royal Scenic Yinchuan	Ningxia Hainian Real Estate Development Company Limited	Yinchuan	Residential	29 Nov 2053 to 29 Nov 2083	Residential, Commercial, Composite, Other	93,309	49,409	1,317	9.08	2014	2020	140.06	133.05	240.60	151.10	100.0%	151.10
IV-203	Portion of Evergrande Metropolis Wuzhong	Ningxia Jinhai Property Company Limited	Wuzhong	Residential	14 Aug 2079 to 14 Aug 2079	Residential, Commercial	77,333	27,865	4,213	21.15	2011	2017	87.62	36.56	127.40	47.70	100.0%	47.70
IV-204	Beita Dong Road Yinchuan	Ningxia Jin Honghai Property Company Limited	Yinchuan	Residential, Commercial	16 Aug 2056 to 16 Aug 2086	Residential, Commercial, Other, Carpark	89,312	231,499	22,974	146.74	2016	2019	661.01	79.88	1,345.80	370.10	100.0%	370.10
IV-205	Portion of Evergrande Oasis Lanzhou	Hengda Real Estate Group Lanzhou Property Company Limited	Lanzhou	Residential, Commercial	13 Feb 2051 to 13 Feb 2081	Residential, Commercial, Composite, Other	317,016	1,227,671	—	—	2013	2023	3,879.41	560.81	9,251.50	2,283.00	100.0%	2,283.00
IV-206	Portion of Evergrande Oasis Shizuishan	Hengda (Shizuishan) Real Estate Group Company Limited	Shizuishan	Residential, Commercial	27 Sep 2050 to 27 Sep 2080	Residential, Commercial, Composite, Other, Carpark	172,502	512,776	1,950	18.01	2011	2018	1,583.01	372.19	2,261.00	479.90	100.0%	479.90
IV-207	Portion of Evergrande Metropolis Yinchuan	Hengda (Yinchuan) Real Estate Group Company Limited	Yinchuan	Residential	07 Apr 2081 to 01 Sep 2081	Residential, Commercial, Composite, Other, Carpark	218,580	41,083	2,061	11.84	2011	2018	113.53	107.86	153.70	106.70	100.0%	106.70
IV-208	Evergrande Emerald Court Lanzhou	Yuzhong Junxing Real Estate Development Company Limited	Lanzhou	Residential	01 Nov 2055 to 01 Nov 2085	Residential, Commercial, Composite, Other, Carpark	172,800	732,260	148,419	1,080.00	2016	2021	2,162.94	214.23	4,842.30	1,225.70	100.0%	1,225.70
IV-209	Portion of Evergrande Oasis Wawei	Wawei Hengda Real Estate Development Company Limited	Wawei	Residential	25 Jul 2082 to 25 Jul 2082	Residential, Commercial, Composite, Carpark	139,835	178,495	5,723	34.20	2012	2020	478.51	377.46	1,045.10	591.70	100.0%	591.70

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IV-210	Portion of Evergrande Metropolis Lanzhou	Gansu Yusberg Real Estate Development Company Limited	Lanzhou	Residential, Commercial	02 Jul 2046 to 02 Jul 2076	Residential, Commercial, Other, Carpark	86,683	18,590	149.98	2013	2016	80.18	76.17	221.30	175.80	100.0%	175.80
IV-211	Portion of Evergrande City Plaza Lanzhou	Gansu Shanda Real Estate Development Company Limited	Lanzhou	Residential	30 Aug 2054 to 30 Aug 2054	Residential, Commercial, Other, Carpark	32,939	8,673	149.29	2014	2020	190.05	180.54	676.90	442.10	70.0%	309.47
IV-212	Portion of Evergrande Metropolis Xining	Xining Hengda Real Estate Development Company Limited	Xining	Residential, Commercial	24 Mar 2051 to 24 Mar 2081	Residential, Commercial, Composite, Other, Carpark	138,355	50,333	307.18	2011	2018	478.18	345.42	889.20	521.10	100.0%	521.10
IV-213	Portion of Evergrande City Bozhou	Bozhou Hengda Property Company Limited	Bozhou	Residential, Commercial	14 Sep 2051 to 14 Sep 2081	Residential, Commercial, Composite, Other, Carpark	216,102	62,391	410.51	2011	2018	813.00	186.99	1,537.30	519.40	100.0%	519.40
IV-214	Portion of Evergrande Royal Scenic Bay Luan	Luan Yue Tong Property Company Limited	Luan	Residential, Commercial	28 Dec 2051 to 28 Dec 2081	Residential, Commercial, Composite, Hotel, Office, Other	604,005	98,373	689.87	2012	2021	2,946.63	507.48	5,885.40	1,371.10	100.0%	1,371.10
IV-215	Portion of Evergrande Palace Hefei	Qijia (Hefei) Property Company Limited	Hefei	Residential	Jun 2079 to Jan 2080	Residential, Commercial, Other	142,578	161	2.71	2009	2017	76.83	55.83	412.60	308.50	100.0%	308.50
IV-216	Portion of Evergrande Center Hefei	Yueqing (Hefei) Property Company Limited	Hefei	Residential, Commercial	15 Oct 2053 to 15 Oct 2083	Commercial, Office, Carpark	28,671	—	—	2014	2021	1,236.47	97.90	3,100.20	897.20	100.0%	897.20
IV-217	Portion of Evergrande Oasis Feidong	Yueheng (Hefei) Property Company Limited	Hefei	Residential, Commercial	20 Aug 2055 to 20 Aug 2085	Residential, Commercial, Composite, Carpark	90,220	32,236	254.83	2015	2019	251.17	165.79	577.50	334.30	65.0%	210.80
IV-218	Portion of Evergrande Center Hefei	Yuetai (Hefei) Business Operation Management Company Limited	Hefei	Residential, Commercial	15 Oct 2053 to 15 Oct 2083	Commercial, Hotel, Office, Carpark	28,671	—	—	2014	2021	1,483.24	153.07	2,863.40	596.50	100.0%	596.50
IV-219	Portion of Evergrande Center Hefei	Yuetai (Hefei) Property Company Limited	Hefei	Residential, Commercial	15 Oct 2053 to 15 Oct 2083	Commercial, Carpark	57,689	17,262	103.61	2014	2017	130.54	124.01	286.70	215.60	100.0%	215.60
IV-220	Portion of Evergrande Plaza Hefei	Yueqi (Hefei) Business Operation Management Company Limited	Hefei	Residential, Commercial	10 Sep 2053 to 10 Sep 2083	Commercial, Office, Carpark	37,045	—	—	2014	2018	988.82	68.26	4,792.70	2,517.40	93.7%	2,408.40
IV-221	Portion of Evergrande Plaza Hefei	Yueqi (Hefei) Property Company Limited	Hefei	Residential, Commercial	10 Sep 2053 to 10 Sep 2083	Commercial, Office, Carpark	21,013	—	—	2014	2018	315.12	60.50	1,797.00	1,078.20	61.0%	657.70
IV-222	Portion of Evergrande Plaza Hefei	Yuecheng (Hefei) Property Company Limited	Hefei	Residential, Commercial	10 Sep 2053 to 10 Sep 2083	Residential, Commercial, Composite, Office, Other, Carpark	183,451	13,586	578.29	2014	2018	1,151.89	858.92	4,467.60	3,009.20	79.7%	2,598.03
IV-223	Portion of Evergrande Royal View Garden Hefei	Yuetong (Hefei) Property Company Limited	Hefei	Residential, Commercial	24 Aug 2051 to 24 Aug 2081	Commercial, Hotel, Office, Other	280,676	—	—	2012	2019	586.77	67.87	922.60	156.90	100.0%	156.90

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IV-214	Portion of Evergrande Oasis Anqing	Anqing Hengyuan Property Company Limited	Anqing	Residential, Commercial	30 May 2053 to 30 Nov 2083	Residential, Commercial, Composite, Other, Carpark	212,755	165,667	43,282	303.68	2012	2018	499.93	311.66	942.20	506.40	100.0%	506.40
IV-215	Portion of Evergrande City Hefei	Anhui Sunlin Property Company Limited	Hefei	Residential	16 Aug 2074 to 16 Aug 2074	Other, Carpark	310,929	80,137	102,846	111.87	2010	2017	168.62	136.23	356.40	244.00	100.0%	244.00
IV-216	Heifei Zhinancheng Project Plot A, C	Anhui Zhonghui Guoyin Deyuan Property Company Limited	Hefei	Residential, Commercial	18 May 2055 to 18 May 2085	Residential, Commercial, Office, Other, Carpark	89,158	210,344	83,675	1,431.57	2016	2018	567.34	112.93	2,743.30	1,495.20	56.0%	837.31
IV-217	Portion of Evergrande Royal View Garden Chaohu	Anhui Lilong Property Company Limited	Chaohu	Residential, Public Facility	29 Sep 2050 to 29 Sep 2080	Residential, Commercial, Composite, Other, Carpark	77,946	143,957	29,156	225.85	2013	2018	369.28	121.47	791.00	338.50	100.0%	338.50
IV-218	Portion of Evergrande Metropolis Suzhou	Suzhou Heng Ding Property Company Limited	Suzhou	Residential, Commercial	July 2054 to July 2084	Residential, Commercial, Composite, Carpark	162,473	567,971	22,582	114.62	2015	2020	1,420.30	364.22	2,931.10	940.00	65.0%	611.00
IV-219	Portion of Evergrande Royal Scenic Bay Suzhou	Suzhou Hengda Property Company Limited	Suzhou	Residential, Commercial	Nov 2053 to Oct 2085	Residential, Commercial, Composite, Other, Carpark	178,090	320,497	34,650	225.32	2013	2019	786.84	341.99	1,737.40	783.60	100.0%	783.60
IV-220	Portion of Evergrande Anrium Huaihei	Huaihei Hengong Property Company Limited	Huaihei	Residential, Commercial	21 Oct 2051 to 21 Oct 2081	Residential, Commercial, Office, Carpark	106,136	245,682	132,761	428.04	2011	2019	556.22	528.41	951.60	631.70	100.0%	631.70
IV-221	Portion of Evergrande Metropolis Huaihei	Huaihei Yueong Property Company Limited	Huaihei	Residential, Commercial	08 Oct 2050 to 08 Oct 2080	Commercial, Other, Carpark	289,640	49,210	7,771	30.08	2010	2018	107.56	22.77	174.10	45.50	100.0%	45.50
IV-222	Portion of Evergrande Oasis Huainan	Huainan Hengda Jianheng Property Company Limited	Huainan	Residential	02 May 2081 to 03 May 2081	Residential, Commercial, Composite, Other, Carpark	261,516	110,482	1,476	8.10	2011	2018	274.56	254.33	606.40	423.10	60.0%	253.86
IV-223	Portion of Evergrande Metropolis Chuzhou	Chuzhou Hengda Property Company Limited	Chuzhou	Residential, Commercial	20 May 2083 to 20 May 2083	Residential, Commercial, Composite	68,861	6,040	869	7.41	2013	2016	24.30	23.08	32.90	26.10	100.0%	26.10
IV-224	Portion of Evergrande Oasis Chuzhou	Chuzhou Yueong Property Company Limited	Chuzhou	Residential, Commercial	14 Sep 2083 to 14 Sep 2083	Commercial, Composite, Other, Carpark	84,502	18,919	10,606	150.15	2013	2017	52.86	50.22	187.50	141.80	100.0%	141.80
IV-225	Portion of Evergrande Palace Wuhu	Wuhu Hengda Property Company Limited	Wuhu	Residential	19 May 2081 to 20 May 2081	Commercial, Other, Carpark	171,226	3,079	—	—	2011	2017	7.57	7.19	9.80	7.30	100.0%	7.30
IV-226	Portion of Evergrande Emerald Court Bangbu	Bangbu Hengyuan Property Company Limited	Bangbu	Residential	27 Dec 2054 to 27 Dec 2084	Residential, Commercial, Composite, Other, Carpark	151,411	218,410	56,675	435.38	2015	2019	534.47	319.08	1,254.50	665.10	100.0%	665.10

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IV-237	Portion of Evergrande Royal Scenic Bay Baogbu	Baogbu Hengtao Property Company Limited	Baogbu	Residential, Commercial	29 Jun 2052 to 29 Jun 2082	Residential, Commercial, Composite, Other, Carpark	126,821	8,062	49.15	2013	2016	227.51	201.24	334.60	245.30	100.0%	245.30
IV-238	Portion of Evergrande Oasis Tongling	Tongling Hengda Property Company Limited	Tongling	Residential, Commercial	20 Dec 2050 to 20 Dec 2080	Residential, Commercial, Composite, Other, Carpark	291,247	25,164	181.66	2011	2019	1,309.02	438.12	2,744.20	1,088.60	100.0%	1,088.60
IV-239	Portion of Evergrande Oasis Fuyang	Fuyang Yaoteng Property Company Limited	Fuyang	Residential, Commercial	12 Jun 2056 to 12 Jun 2086	Residential, Commercial, Composite, Office, Other, Carpark	183,152	231,889	1,789.77	2016	2019	1,066.11	373.31	2,746.10	1,248.20	70.0%	873.74
IV-240	Portion of Evergrande Royal Scenic Bay Maanshan	Maanshan Hengda Anliang Property Company Limited	Maanshan	Residential	11 Jun 2082	Residential, Commercial, Other, Carpark	144,145	77,607	153.19	2013	2016	177.13	168.27	331.40	260.30	60.0%	156.18
IV-241	Portion of Evergrande Palm Islands Dongying	Dongying Yujing Property Company Limited	Dongying	Residential, Catering	12 Sep 2052 to 12 Sep 2082	Residential, Hotel, Other, Carpark	373,637	10,338	77.36	2013	2018	1,435.41	798.96	1,634.30	579.50	100.0%	579.50
IV-242	Portion of Evergrande Huang He Sheng 'Iai Cheng Dongying	Dongying Hengda Huda Property Company Limited	Dongying	Residential, Commercial, Accommodation and Catering	25 Jun 2051 to 25 Jan 2081	Residential, Commercial, Composite, Hotel, Other, Carpark	589,133	72,187	514.89	2011	2020	2,216.41	720.92	3,483.50	830.30	100.0%	830.30
IV-243	Portion of Evergrande Palace Linyi	Linyi Huda Property Company Limited	Linyi	Residential, Office	22 Sep 2051 to 22 Sep 2081	Residential, Commercial, Composite, Office, Carpark	138,223	68,834	395.34	2011	2020	1,777.77	417.56	3,413.50	974.80	100.0%	974.80
IV-244	Portion of Evergrande Oasis Linyi	Linyi Zhengsheng Property Company Limited	Linyi	Residential, Commercial	30 Dec 2051 to 30 Dec 2081	Residential, Commercial, Other, Carpark	170,159	259	2.65	2012	2021	1,068.20	113.85	1,709.30	207.80	51.0%	105.98
IV-245	Portion of Evergrande Oasis Linyi	Linyi Lazhou Property Company Limited	Linyi	Residential, Commercial	30 Dec 2051 to 30 Dec 2081	Residential, Commercial, Composite, Carpark	137,981	10,611	106.74	2012	2020	1,379.10	108.38	2,360.40	373.50	100.0%	373.50
IV-246	Portion of Evergrande Emerald Court Weifang	Shandong Piyun Real Estate Development Company Limited	Weifang	Residential, Commercial	15 Feb 2052 to 19 Mar 2083	Residential, Commercial, Other, Carpark	87,534	4,234	22.20	2013	2017	286.68	272.35	460.30	352.00	100.0%	352.00
IV-247	Portion of Evergrande East Longao New Metropolis Jinan	Jinan Dongjin Fangshan Property Company Limited	Jinan	Residential	07 Jul 2085	Residential, Commercial, Composite, Carpark	50,066	58,016	612.09	2015	2018	431.40	290.04	1,220.30	761.30	100.0%	761.30
IV-248	Portion of Evergrande Longao Regency Jinan	Jinan Dongjin Longqing Property Company Limited	Jinan	Residential	30 Dec 2084	Residential, Commercial, Composite, Carpark	199,751	71,484	1,136.67	2015	2019	1,149.23	940.75	3,986.60	2,593.80	100.0%	2,593.80
IV-249	Portion of Evergrande City Jinan	Jinan Junhui Property Company Limited	Jinan	Residential, Office	13 Apr 2051 to 13 Jun 2084	Residential, Commercial, Other, Carpark	48,915	—	—	2011	2020	2,484.27	80.70	5,826.10	2,510.30	100.0%	2,510.30



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IV-250	Portion of Evergrande Emerald Court Jnan	Jnan Huan Property Company Limited	Jnan	Residential, Office	19 Oct 2052 to 19 Oct 2082	Residential, Commercial, Composite, Other, Carpark	143,066	16,851	170.23	2012	2021	1,616.25	130.03	3,342.50	761.00	100.0%	761.00
IV-251	Portion of Evergrande Metropolis Jnan	Jnan Mingda Property Company Limited	Jnan	Residential	28 Apr 2080 to 28 Apr 2080	Residential, Composite, Other, Carpark	134,118	5,383	40.91	2010	2019	115.78	109.99	180.30	120.70	100.0%	120.70
IV-252	Portion of Evergrande Rai City Jnan	Jnan Jialong Property Company Limited	Jnan	Residential, Commercial	21 Aug 2055 to 21 Aug 2085	Residential, Commercial, Carpark	30,935	—	—	2016	2018	1,142.87	49.48	2,939.10	964.40	80.0%	771.52
IV-253	Evergrande Royal Summit Jnan	Jnan Yaleng Property Company Limited	Jnan	Residential	20 Feb 2084	Residential, Composite, Carpark	89,583	146,541	1,348.66	2016	2019	1,054.32	178.94	2,689.40	1,003.60	100.0%	1,003.60
IV-254	Portion of Evergrande Oasis Jnan	Jnan Hengda Lushou Property Company Limited	Jnan	Residential	05 Apr 2080 to 07 Sep 2080	Residential, Commercial, Composite, Other, Carpark	678,556	104,687	733.40	2010	2022	2,561.11	1,589.20	4,887.80	2,000.90	100.0%	2,000.90
IV-255	Portion of Evergrande Royal View Garden Jnan	Jnan Hengda Feicui Huating Property Company Limited	Jnan	Residential, Office	19 Oct 2052 to 19 Oct 2082	Residential, Commercial, Carpark	116,421	24,726	362.60	2012	2018	314.78	299.04	1,095.70	791.00	100.0%	791.00
IV-256	Portion of Evergrande Atrium Jnan	Jnan Hengda Xue Property Company Limited	Jnan	Residential, Office	21 Oct 2052 to 21 Oct 2082	Residential, Commercial, Composite, Office, Other, Carpark	202,511	38,076	470.09	2012	2020	854.44	567.46	2,173.10	1,182.10	60.0%	709.26
IV-257	Portion of Evergrande City Jnan	Jnan Hengda Jinh Real Estate Development Company Limited	Jnan	Residential, Office	13 Apr 2051 to 13 Jun 2084	Commercial, Composite, Other, Carpark	234,119	52,379	397.30	2011	2017	248.16	167.18	597.90	382.20	100.0%	382.20
IV-258	Evergrande Left Bank Riverfront Jnan	Jnan Yuanhao Property Company Limited	Jnan	Residential, Commercial	18 Dec 2052 to 09 Aug 2085	Residential, Composite, Carpark	334,620	139,398	1,463.30	2013	2023	4,983.46	1,288.85	13,721.10	4,435.90	100.0%	4,435.90
IV-259	Portion of Evergrande Rai City Jnan	Jnan Hengshulin Property Company Limited	Jnan	Residential, Commercial	21 Aug 2055 to 21 Aug 2085	Residential, Composite, Carpark	52,245	145,712	1,252.69	2016	2018	633.37	83.62	1,619.70	688.40	80.0%	550.72
IV-260	Evergrande Jinh New City Jnan	Jnan Xiye Property Company Limited	Jnan	Residential, Commercial	30 Apr 2054 to 01 Apr 2084	Residential, Commercial, Composite, Office, Carpark	108,965	166,824	1,533.62	2014	2022	1,429.09	556.05	3,637.30	1,420.70	100.0%	1,420.70
IV-261	Evergrande Century Plaza Jnan	Jnan Xikai Property Company Limited	Jnan	Residential, Commercial	30 Apr 2054 to 01 Apr 2084	Residential, Commercial, Composite, Other, Carpark	225,109	580,025	4,875.97	2014	2020	2,473.63	1,434.48	5,894.00	2,861.40	100.0%	2,861.40
IV-262	Portion of Evergrande Metropolis Jning	Jning Beihua Hengda Mingda Property Company Limited	Jning	Residential, Office	19 Jan 2054 to 30 Jul 2084	Residential, Commercial, Composite, Office, Other, Carpark	264,016	52,198	471.35	2013	2018	1,784.42	242.92	3,735.10	1,299.40	60.0%	779.64

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IV-263	Portion of Evergrande Royal View Garden Zibo	Zibo Hengda Fanhua Property Company Limited	Zibo	Commercial	18 Apr 2053 to 10 Apr 2054	Residential, Commercial, Composite, Other, Carpark	143,421	504,176	61,080	436.16	2014	2021	1,562.38	220.94	3,388.40	886.20	100.0%	886.20
IV-264	Portion of Evergrande Metropolis Weifang	Weifang Jinbi Property Company Limited	Weifang	Residential, Commercial	03 Mar 2052 to 03 Mar 2082	Residential, Commercial, Composite, Office, Other, Carpark	289,254	762,666	94,303	786.59	2012	2020	2,130.59	602.20	4,247.90	1,307.30	100.0%	1,307.30
IV-265	Portion of Evergrande Metropolis Liaocheng	Liaocheng Nanjiao Mingdu Property Company Limited	Liaocheng	Residential	09 Dec 2082	Residential, Composite, Other, Carpark	76,200	77,182	13,297	120.47	2014	2019	195.70	185.92	349.80	232.50	51.0%	118.58
IV-266	Portion of Evergrande Splendor Laiwu	Laiwu Hengda Jinbi Tianxia Laiwu Property Company Limited	Laiwu	Residential, Commercial, Accommodation and Catering, Public Facility	19 Sep 2050 to 11 Sep 2083	Residential, Commercial, Hotel, Carpark	1,008,026	840,073	528	2.40	2011	2025	3,394.57	1,414.81	5,649.10	2,264.50	100.0%	2,264.50
IV-267	Portion of Evergrande Golden Beach Qingdao	Qingdao Jinwan Property Company Limited	Qingdao	Residential, Accommodation and Catering	16 Jan 2048 to 09 May 2057	Residential, Commercial, Hotel, Office, Other, Carpark	335,790	381,962	16,692	348.29	2011	2020	2,031.18	447.95	3,344.60	766.40	50.0%	383.20
IV-268	Portion of Evergrande Royal Scenic Peninsula Beihai	Beihai Nanguo Tiantang Real Estate Development Company Limited	Beihai	Residential, Commercial, Accommodation and Catering, Public Facility, Greenery	01 Jan 2046 to 20 Dec 2084	Residential, Commercial, Hotel, Other, Carpark	377,995	739,446	7,718	82.86	2011	2025	2,451.43	398.27	5,280.10	1,209.80	100.0%	1,209.80
IV-269	Evergrande Royal Seaview Garden Beihai	Beihai Junhai Tourism Culture Company Limited	Beihai	Residential, Commercial, Accommodation and Catering, Public Facility	20 Jun 2056 to 20 Jul 2086	Residential, Commercial, Hotel, Carpark	20,594	529,825	50,384	445.64	2016	2022	1,663.40	173.71	4,421.00	1,175.00	100.0%	1,175.00
IV-270	Portion of Evergrande Metropolis Beihai	Beihai Jijiang Real Estate Development Company Limited	Beihai	Residential, Commercial	06 Jun 2053 to 06 Jun 2083	Residential, Commercial, Composite, Carpark	130,460	271,760	7,067	43.29	2013	2020	701.83	209.34	1,466.10	516.00	100.0%	516.00
IV-271	Evergrande Emerald Court Nanning	Nanning Yujing Tianheng Real Estate Development Company Limited	Nanning	Residential, Commercial	01 Dec 2055 to 01 Dec 2085	Residential, Commercial, Other, Carpark	76,912	405,670	80,345	616.35	2016	2019	1,089.82	75.57	3,081.00	1,200.20	100.0%	1,200.20
IV-272	Evergrande International Center Nanning	Nanning Hengda Chengshi Construction Company Limited	Nanning	Commercial Accommodation and Catering	06 Nov 2053 to 06 Nov 2063	Commercial, Hotel, Office, Other, Carpark	67,333	615,499	39,018	1,089.24	2015	2023	1,774.09	563.30	5,627.70	2,138.70	100.0%	2,138.70
IV-273	Evergrande Atrium Nanning	Nanning Chengxin Yayuan Real Estate Development Company Limited	Nanning	Residential, Commercial	24 Mar 2056 to 24 Mar 2086	Residential, Commercial, Composite, Other, Carpark	62,806	194,997	—	—	2016	2018	640.84	32.94	1,269.50	336.90	100.0%	336.90

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IV-274	Portion of Evergrande Metropolis Nanning	Nanning Shengshi Hengda Real Estate Development Company Limited	Nanning	Residential, Commercial	29 Jun 2055 to 29 Jun 2085	Residential, Commercial, Other, Carpark	20,051	20,624	104.12	2015	2018	82.69	76.65	219.40	161.00	100.0%	161.00
IV-275	Evergrande Palace Nanning	Nanning Yaoshi Longqing Real Estate Development Company Limited	Nanning	Residential, Commercial	01 Dec 2055 to 01 Dec 2085	Residential, Commercial, Other, Carpark	135,705	451,459	1,183.30	2016	2019	1,244.06	212.93	3,756.30	1,657.20	100.0%	1,657.20
IV-276	Portion of Evergrande City Nanning	Nanning Jinbi Hengda Property Company Limited	Nanning	Residential, Commercial	19 May 2055 to 19 May 2085	Residential, Commercial, Other, Carpark	87,862	62,230	461.23	2015	2019	459.80	361.83	1,046.30	640.30	100.0%	640.30
IV-277	Portion of Evergrande Oasis Nanning	Nanning Yinxiang Real Estate Development Company Limited	Nanning	Residential, Commercial	14 Oct 2047 to 14 Oct 2077	Residential, Composite, Other, Carpark	248,870	34,790	342.25	2014	2019	866.64	663.13	2,233.60	1,372.20	100.0%	1,372.20
IV-278	Portion of Evergrande Royal View Garden Nanning	Guangxi Hongbao Huihang Real Estate Development Company Limited	Nanning	Residential, Commercial	29 Apr 2054 to 29 Apr 2084	Residential, Commercial, Other, Carpark	37,240	11,709	132.75	2015	2018	241.52	191.44	544.30	361.80	100.0%	361.80
IV-279	Evergrande Royal Scenic Peninsula Qinzhou	Guangxi Binhai Property Company Limited	Qinzhou	Residential, Commercial	14 Jan 2049 to 14 Jan 2079	Residential, Commercial, Other, Carpark	89,070	50,011	269.30	2016	2021	1,196.30	161.11	2,220.20	432.90	55.0%	249.10
IV-280	Portion of Evergrande Scenic Garden Wuzhou	Guangxi Wuzhou Wangmo Real Estate Development Company Limited	Wuzhou	Residential, Commercial	09 Dec 2053 to 09 Dec 2083	Residential, Composite, Other, Carpark	138,993	—	—	2015	2018	431.79	151.91	534.70	120.80	60.0%	72.48
IV-281	Portion of Evergrande Royal Scenic Bay Fangchenggang	Hengda (Fangchenggang) Real Estate Group Company Limited	Fangchenggang	Residential	01 Aug 2082	Residential, Composite, Other, Carpark	115,327	554	2.98	2014	2018	240.40	228.38	407.60	288.50	100.0%	288.50
IV-282	Portion of Evergrande Palace Liuzhou	Liuzhou Zhaofu Property Company Limited	Liuzhou	Residential, Commercial	22 Jan 2054 to 25 Sep 2085	Residential, Commercial, Other, Carpark	213,110	27,864	240.03	2015	2018	1,500.95	441.91	4,574.10	2,306.50	51.0%	1,176.21
IV-283	Evergrande Royal Palace Liuzhou	Liuzhou Yujing Longheng Real Estate Development Company Limited	Liuzhou	Residential, Commercial	22 Apr 2056 to 22 Apr 2086	Residential, Commercial, Other, Carpark	132,394	79,316	859.12	2016	2019	1,728.46	100.33	5,316.90	2,021.20	100.0%	2,021.20
IV-284	Portion of Evergrande City Liuzhou	Liuzhou Hengda Real Estate Development Company Limited	Liuzhou	Residential, Commercial	03 Apr 2055 to 03 Apr 2085	Residential, Commercial, Other, Carpark	91,344	169,954	106.06	2015	2019	388.66	233.76	698.40	348.90	100.0%	348.90

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IV-285	Portion of Evergrande Emerald Court Luzhou	Luzhou Hengda Jinbi Property Company Limited	Luzhou	Residential, Commercial	15 Jan 2054 to 15 Jan 2084	Residential, Commercial, Composite, Carpark	92,593	139,008	173.55	2014	2018	349.95	332.45	868.70	622.80	100.0%	622.80
IV-286	Evergrande City Luzhou (Phase III)	Luzhou Yaoshi Hengda Real Estate Development Company Limited	Luzhou	Residential, Commercial, Greenery, Roadway	16 Feb 2056 to 16 Feb 2086	Residential, Commercial, Carpark	83,093	264,406	269.59	2016	2019	709.28	60.23	1,844.50	693.30	100.0%	693.30
IV-287	Evergrande Bay Guilin	Guilin Hengda Real Estate Development Company Limited	Guilin	Residential, Commercial	15 Apr 2056 to 15 Apr 2086	Residential, Commercial, Composite, Other, Carpark	67,304	175,985	139.68	2016	2019	503.90	303.57	1,238.70	722.70	100.0%	722.70
IV-288	Evergrande City Yulin	Yulin Hengda Jinbi Property Company Limited	Yulin	Residential	25 Feb 2066	Residential, Commercial, Composite, Other, Carpark	95,477	462,569	586.24	2016	2020	1,224.05	89.59	2,460.00	572.50	60.0%	343.50
IV-289	Portion of Evergrande Oasis Qinzhou	Qinzhou Qiantan Hengda Property Investment Company Limited	Qinzhou	Residential, Commercial	09 Feb 2050 to 09 Feb 2080	Residential, Commercial, Composite, Other, Carpark	202,979	399,569	1.04	2011	2025	1,067.40	318.64	1,775.90	541.70	100.0%	541.70
IV-290	Portion of Evergrande Anum Kunming	Yunnan Hengda Real Estate Kafa Jinying Company Limited	Kunming	Residential	24 Apr 2078 to 17 Sep 2079	Residential, Other, Carpark	46,272	51,881	77.62	2013	2016	121.11	115.06	219.20	172.10	100.0%	172.10
IV-291	Portion of Evergrande Yunbo Palace Kunming	Yunnan Hengyan Property Company Limited	Kunming	Residential, Commercial, Education/Public Facility	28 May 2055 to 28 May 2085	Residential, Commercial, Composite, Office, Other, Carpark	207,135	896,165	684.89	2015	2021	2,491.33	919.23	6,192.50	2,470.60	51.0%	1,560.01
IV-292	Portion of Evergrande Splendor Kunming (Phase III)	Hengda Xinyuan (Kunming) Property Company Limited	Kunming	Residential, Commercial, Office	26 Dec 2047 to 08 Oct 2081	Residential, Commercial, Composite, Hotel, Other, Carpark	660,891	489,935	74.24	2007	2019	1,672.55	771.84	2,235.60	759.30	100.0%	759.30
IV-293	Evergrande Splendor Kunming (Phase III)	Kunming Kaiheng Real Estate Development Company Limited	Kunming	Residential, Commercial, Office	26 Dec 2047 to 08 Oct 2081	Residential, Commercial, Composite, Other, Carpark	333,626	667,892	—	2007	2026	1,997.01	4.64	3,360.00	355.30	100.0%	355.30
IV-294	Portion of Evergrande Metropolis Kunming	Kunming Heng Cheong Property Company Limited	Kunming	Residential, Commercial	09 Jun 2055 to 03 Jun 2085	Residential, Commercial, Composite, Other, Carpark	113,779	538,154	82.20	2015	2020	1,406.58	491.79	2,866.60	1,052.60	100.0%	1,052.60
IV-295	Portion of Evergrande Metropolis Qijiang	Qijiang Zhongxi Property Company Limited	Qijiang	Residential, Commercial, Office	11 Nov 2050 to 27 Jul 2084	Residential, Commercial, Composite, Hotel, Other, Carpark	190,963	129,993	82.96	2011	2017	621.31	180.16	602.50	28.70	100.0%	28.70
IV-296	Portion of Evergrande Metropolis Danzhou	Danzhou Hengda Binhai Investment Company Limited	Danzhou	Residential	23 Jul 2080	Residential, Commercial, Composite, Other, Carpark	126,780	25,916	8.689	2010	2016	66.84	63.50	113.70	89.00	100.0%	89.00

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IV-297	Portion of Evergrande Splendor Dazhou	Dazhou Hengda Binlai Investment Company Limited	Dazhou	Residential, Commercial	30 Dec 2050 to 08 Sep 2085	Residential, Composite, Other, Carpark	566,394	331,435	12,412	79.44	2012	2018	876.30	1,854.40	1,308.90	100.0%	1,308.90	
IV-298	Portion of Changjiang Qizhou Haiwan Mingzhu	Changjiang Guangyi Real Estate Development Company Limited	Changjiang	Office, Accommodation and Catering	22 Jul 2053 to 15 Aug 2053	Residential	249,894	83,139	—	—	2014	2017	247.59	828.00	618.10	100.0%	618.10	
IV-299	Portion of Evergrande Metropolis Danyang	Danyang Hengda Property Company Limited	Danyang	Residential	01 Apr 2081 to 25 Sep 2081	Residential, Commercial, Composite, Carpark	282,022	402,114	27,089	186.98	2011	2022	600.48	2,313.90	929.90	100.0%	929.90	
IV-300	Portion of Evergrande City Danyang	Danyang Mingyuan Real Estate Development Company Limited	Danyang	Residential, Commercial	12 Nov 2052 to 12 Nov 2082	Residential, Composite	94,832	74,200	—	—	2012	2020	227.30	411.90	259.10	100.0%	259.10	
IV-301	Evergrande Riverside Nanjing	Nanjing Lianjiang Yujing Real Estate Company Limited	Nanjing	Residential, Commercial, Office, Public Facility	11 Jan 2046 to 11 Jan 2081	Residential, Commercial, Office, Carpark	37,867	625,261	55,533	1,987.79	2016	2018	2,516.66	13,773.40	8,257.70	100.0%	8,257.70	
IV-302	Portion of Evergrande Splendor Nanjing	Nanjing Hengda Fulang Property Company Limited	Nanjing	Residential, Accommodation and Catering	30 May 2047 to 30 May 2077	Residential, Commercial, Hotel, Other, Carpark	982,714	291,829	63,985	517.29	2007	2018	1,143.73	1,086.55	1,786.20	100.0%	1,182.70	
IV-303	Evergrande Dragon Garden Nanjing	Nanjing Hengyu Real Estate Company Limited	Nanjing	Residential	07 May 2086	Residential, Commercial, Composite, Other, Carpark	72,454	174,877	55,216	1,541.33	2016	2018	722.14	85.97	3,409.40	1,860.50	100.0%	1,860.50
IV-304	Portion of Evergrande Palace Nanjing	Nanjing Xuan Real Estate Company Limited	Nanjing	Residential	05 May 2085	Residential, Carpark	51,072	114,723	22,174	639.40	2016	2017	423.84	398.29	1,969.30	1,498.10	100.0%	1,498.10
IV-305	Portion of Evergrande Oasis Nanjing	Nanjing Handian Real Estate Company Limited	Nanjing	Residential	20 Dec 2076 to 22 Jan 2078	Residential, Commercial, Other	137,098	6,982	—	—	2009	2017	21.43	3.73	104.10	67.20	100.0%	67.20
IV-306	Portion of Evergrande Emerald Court Nanjing	Nanjing Meixu Real Estate Company Limited	Nanjing	Residential, Education	16 Apr 2054 to 16 Apr 2084	Residential, Commercial, Other, Carpark	83,427	223,630	23,057	739.25	2014	2018	829.16	787.70	4,306.00	3,209.10	100.0%	3,209.10
IV-307	Portion of Evergrande Atrium Nanjing Jirong	Jirong Tangong Property Company Limited	Nanjing	Residential, Commercial	05 Mar 2050 to 06 Feb 2083	Residential, Commercial, Other, Carpark	315,352	312,914	20,393	239.92	2011	2018	792.95	442.15	1,817.80	999.20	100.0%	999.20
IV-308	Portion of Evergrande Palace Suqian	Suqian Hengda Hehao Property Company Limited	Suqian	Residential	20 Jun 2081	Residential, Commercial, Composite, Other, Carpark	237,834	263,216	9,342	51.82	2011	2017	735.13	698.37	1,172.40	866.60	100.0%	866.60
IV-309	Portion of Evergrande Oasis Suqian	Suqian Hengda Luzhou Real Estate Development Company Limited	Suqian	Residential	26 Jun 2081	Residential, Composite, Carpark	116,345	76,762	2,902	29.75	2012	2016	193.77	184.09	333.80	245.50	100.0%	245.50
IV-310	Evergrande Emerald Court Suqian	Suqian Hengda Luzhou Real Estate Development Company Limited	Suqian	Residential	23 Jun 2086	Residential, Composite, Other, Carpark	84,270	219,960	—	—	2016	2018	640.93	23.31	1,061.50	169.00	100.0%	169.00

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IV-311	Portion of Evergrande Emerald Court Changzhou	Changzhou Hanjia Property Company Limited	Changzhou	Residential, Commercial	30 Dec 2050 to 30 Dec 2080	Residential, Commercial, Office, Carpark	47,512	41,606	138	0.91	2012	2016	132.79	293.20	231.50	94.1%	217.77	
IV-312	Evergrande Left Bank Riverfront Xuzhou	Xuzhou Ruyang Waye Property Company Limited	Xuzhou	Residential, Commercial	29 Jul 2054 to 29 Jul 2084	Residential, Commercial, Composite, Other, Carpark	124,954	368,044	56,340	417.99	2016	2018	1,227.33	149.45	2,475.60	769.20	98.2%	755.20
IV-313	Portion of Evergrande Royal View Garden Yangzhou	Yangzhou Honglilai Real Estate Development Company Limited	Yangzhou	Residential, Office	10 Jul 2052 to 10 Jul 2082	Residential, Other, Carpark	105,857	75,567	4,601	18.48	2013	2017	187.58	110.21	297.10	152.50	100.0%	152.50
IV-314	Portion of Evergrande Metropolis Hui'an	Hui'an Jiaxin Property Company Limited	Hui'an	Residential	20 Jul 2080 to 14 Aug 2084	Residential, Other, Carpark	38,816	220,349	—	—	2017	2019	619.44	2.31	1,227.20	302.40	100.0%	302.40
IV-315	Portion of Evergrande Metropolis Hui'an	Hui'an Hengda Fufeng Real Estate Development Company Limited	Hui'an	Residential	20 Jul 2080 to 14 Aug 2084	Residential, Commercial, Composite, Other, Carpark	224,417	176,840	12,238	63.31	2013	2018	466.27	397.97	876.20	573.70	100.0%	573.70
IV-316	Portion of Evergrande Metropolis Lianyungang	Lianyungang Hengda Mingda Property Company Limited	Lianyungang	Residential, Commercial	26 Oct 2051 to 26 Oct 2081	Residential, Commercial, Composite, Carpark	113,029	114,393	44	1.11	2012	2016	279.51	265.53	520.40	408.70	100.0%	408.70
IV-317	Portion of Evergrande Oasis Zhenjiang	Zhenjiang Jia Qi Property Company Limited	Zhenjiang	Residential, Commercial, Office, Public Facility	21 Dec 2051 to 21 Dec 2081	Residential, Commercial, Composite, Other, Carpark	63,383	96,915	2,150	49.82	2011	2016	263.00	240.16	398.10	300.40	100.0%	300.40
IV-318	Portion of Evergrande Metropolis Nanchang	Nanchang Zhongdianou Gao Property Company Limited	Nanchang	Residential, Office	02 Dec 2050 to 29 Dec 2080	Residential, Commercial, Composite, Office, Other	192,891	79,254	19,470	248.67	2011	2018	225.61	214.33	771.50	557.60	100.0%	557.60
IV-319	Portion of Evergrande Royal View Garden Nanchang	Nanchang Zhongdianou Gao Property Company Limited	Nanchang	Residential	17 Mar 2084	Residential, Commercial, Other, Carpark	88,492	64,677	1,576	24.77	2014	2018	145.66	41.85	402.40	196.20	100.0%	196.20
IV-320	Evergrande Palace Nanchang	Nanchang Hengda Zhaoyang Property Company Limited	Nanchang	Residential, Office	02 Feb 2056 to 02 Feb 2086	Residential, Commercial, Composite, Carpark	61,456	231,651	49,501	744.38	2016	2020	860.40	177.65	3,060.90	1,335.50	100.0%	1,335.50
IV-321	Portion of Evergrande Scenic View Garden Jiujiang	Hengda (Jiujiang) Real Estate Group Company Limited	Jiujiang	Residential, Commercial	05 Mar 2053 to 05 Mar 2083	Residential, Commercial, Composite, Carpark	70,144	217,399	21,125	149.63	2013	2018	553.79	323.88	1,293.70	745.80	100.0%	745.80
IV-322	Portion of Evergrande Royal View Garden Jian	Hengda (Jian) Real Estate Group Company Limited	Jian	Residential	27 Jun 2083	Residential, Commercial, Composite, Carpark	244,219	298,184	46,088	317.47	2014	2019	713.21	347.32	1,466.10	670.10	100.0%	670.10
IV-323	Portion of Evergrande Metropolis Jingdezhen	Hengda (Jingdezhen) Real Estate Group Company Limited	Jingdezhen	Residential, Commercial	27 Jun 2050 to 02 Mar 2081	Residential, Commercial, Composite, Other, Carpark	205,558	28,607	155	0.86	2010	2017	70.71	67.18	111.60	82.50	100.0%	82.50

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IV-314	Portion of Evergrande Scenic View Garden Jingdezhen	Hengda (Jingdezhen) Real Estate Group Company Limited	Jingdezhen	Residential, Office	20 Oct 2055 to 20 Oct 2085	Residential, Commercial, Composite, Other, Carpark	111,480	272,325	456.02	2016	2018	688.79	485.40	1,323.00	709.70	100.0%	769.70
IV-315	Portion of Evergrande Scenic View Garden Yunguan	Hengda Real Estate Yunguan Company Limited	Yunguan	Residential	28 Jan 2085 to 29 Jan 2085	Residential, Commercial, Composite, Other, Carpark	86,143	128,520	147.49	2015	2018	340.87	299.67	634.00	364.70	100.0%	364.70 <sup>(8)</sup>
IV-316	Portion of Evergrande Oasis Zhoujiang Yunguan	Hengda Real Estate Yunguan Company Limited	Yunguan	Residential, Commercial, Office	28 Jan 2081 to 28 Jan 2081	Residential, Commercial, Composite, Other, Carpark	325,185	120,960	227.05	2011	2018	363.75	305.67	680.10	440.40	100.0%	440.40
IV-317	Portion of Evergrande Atrium Xinyu	Xinyu Zhongben Property Development Company Limited	Xinyu	Residential, Office	13 Sep 2045 to 13 Sep 2075	Residential, Commercial, Composite, Other	92,696	81,744	0.62	2010	2016	214.48	174.71	402.50	286.90	100.0%	286.90
IV-318	Portion of Evergrande City Xinyu	Xinyu Xingwang Real Estate Development Company Limited	Xinyu	Residential, Commercial	28 Feb 2050 to 28 Feb 2080	Commercial, Composite, Other	113,168	8,485	1.98	2011	2016	30.43	28.91	42.60	33.90	100.0%	33.90
IV-319	Portion of Evergrande Atrium Xinyu	Xinyu Fuchen Property Development Company Limited	Xinyu	Residential, Office	13 Sep 2045 to 13 Sep 2075	Residential, Commercial, Carpark	111,038	334,224	—	2017	2020	808.59	56.13	1,576.00	335.00	100.0%	335.00
IV-310	Evergrande Bay Jiujiang	Jiangxi Huashang Ronghe Property Company Limited	Jiujiang	Residential, Commercial	02 Dec 2052 to 02 Dec 2082	Residential, Commercial, Composite, Other, Carpark	107,429	312,676	148.80	2016	2019	834.29	151.17	1,912.60	709.30	60.0%	425.58
IV-311	Portion of Evergrande City Nanchang	Jiangxi Hongji Investment Company Limited	Nanchang	Residential, Office	01 Jun 2051 to 01 Jun 2081	Residential, Commercial, Composite, Other, Carpark	759,473	636,049	313.19	2016	2022	1,688.24	226.79	3,868.40	1,023.50	86.0%	880.21
IV-312	Portion of Evergrande Metropolis Ganzhou	Jiangxi Xingyu Property Development Company Limited	Ganzhou	Residential, Commercial	22 May 2048 to 22 May 2078	Residential, Commercial, Composite, Other, Carpark	110,741	224,333	802.56	2015	2019	547.06	339.46	1,367.80	750.70	51.0%	382.86
IV-313	Portion of Evergrande Oasis Yichun	Jiangxi Jimin Kevin Real Estate Development Company Limited	Yichun	Residential	16 Jan 2077	Residential, Commercial, Composite, Other, Carpark	378,753	764,342	172.83	2016	2022	2,011.28	394.96	3,620.40	657.60	95.0%	624.72
IV-314	Portion of Evergrande Oasis Nanchang	Jiangxi Cuijin Shuzhuang Company Limited	Nanchang	Residential, Commercial, Public Facility	24 Nov 2047 to 24 Nov 2077	Residential, Commercial, Hotel, Other	1,577,588	109,161	—	2010	2017	561.64	353.48	600.00	276.20	67.0%	185.05
IV-315	Evergrande Emerald Court Ganzhou	Ganzhou Hengda Real Estate Company Limited	Ganzhou	Residential	07 Jun 2055 to 07 Jun 2085	Residential, Commercial, Composite, Carpark	49,154	45,830	443.01	2015	2019	229.50	218.03	603.10	406.20	100.0%	406.20

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IV-336	Portion of Evergrande Cultural Tourist City Haikou	Hainan Dongfangmingzhu Real Estate Company Limited	Haikou	Commercial	09 Nov 2063	Residential, Commercial, Office, Hotel, Carpark	840,339	21,091	199.11	2014	2018	3,913.75	926.62	8,583.40	3,236.60	100.0%	3,236.60
IV-337	Portion of Evergrande Elissa Haikou	New World China Real Estate (Haikou) Company Limited	Haikou	Residential, Commercial, Accommodation and Catering, Education/ Public Facility, Greenery	14 Nov 2045 to 14 Nov 2075	Residential, Commercial, Composite, Hotel, Carpark	1,865,094	73,990	906.12	2012	2022	8,472.63	4,882.23	27,856.90	12,483.90	100.0%	12,483.90
IV-338	Ding'an HuaYang Lake Project (North Coast)	Hainan Changmao Longhu Real Estate Investment Company Limited	Ding'an	Residential, Commercial	28 Feb 2051 to 28 Feb 2081	Residential, Commercial, Composite, Hotel, Carpark	266,625	—	—	2051	2018	1,289.09	72.68	1,864.20	223.00	75.0%	167.25
IV-339	Portion of Evergrande Royal Scenic Bay Haikou	Hainan Minghao Property Company Limited	Chengmai	Residential	30 Dec 2068	Residential, Composite, Other, Carpark	239,331	13,774	84.69	2012	2018	693.57	563.31	1,682.20	1,103.50	100.0%	1,103.50
IV-340	Portion of Evergrande Royal Seaview Garden Sanya	Hainan Lingshui Zongluquan Property Company Limited	Sanya	Residential, Commercial, Greenery	22 Mar 2052 to 22 Mar 2082	Residential, Hotel, Carpark	328,286	109,198	1,295.71	2013	2019	1,264.59	739.63	3,169.80	1,698.60	100.0%	1,698.60
IV-341	Portion of Evergrande WaiTan Haikou	Haikou WaiTan Cheng Real Estate Company Limited	Haikou	Residential, Accommodation and Catering	27 Jun 2048 to 27 Jun 2078	Residential, Commercial, Carpark	115,408	15,753	196.49	2014	2018	2,254.52	722.70	5,990.20	2,955.60	100.0%	2,955.60
IV-342	Evergrande Times Finance Center Shenzhen	Qianhai Junlin Industrial Development (Shenzhen) Company Limited	Shenzhen	Office	30 Dec 2055	Residential, Commercial, Other, Carpark	10,448	—	—	2016	2018	1,115.90	505.99	8,609.90	5,749.00	100.0%	5,749.00
IV-343	Evergrande Oasis Dongguan	Dongguan Zebe Industry Company Limited	Dongguan	Residential, Office	21 Aug 2054 to 21 Aug 2084	Residential, Commercial, Composite, Other, Carpark	69,955	186,744	4,241.19	2015	2017	717.06	533.22	4,908.60	3,615.40	100.0%	3,615.40
IV-344	Longhua Dalang Industrial Park Shenzhen	Jiantao Digital Development (Shenzhen) Company Limited	Shenzhen	Emerging	12 Jun 2066	Residential, Commercial, Office, Other, Carpark	85,748	—	—	2016	2018	1,957.16	150.37	16,308.20	9,657.10	100.0%	9,657.10
IV-345	Portion of Evergrande Gentlemen Hill Garden Shenzhen	Shenzhen Shacun Real Estate Development Company Limited	Shenzhen	Residential	23 Aug 2082	Residential, Commercial, Other	35,831	521	37.95	2012	2017	49.26	46.80	326.30	257.90	98.0%	252.74
IV-346	Portion of Evergrande Gentlemen Hill Emerald Court Shenzhen	Shenzhen Jishi Real Estate Development Company Limited	Shenzhen	Residential, Commercial	23 Aug 2082	Residential, Other, Carpark	16,745	—	—	2012	2017	85.59	79.42	523.40	398.80	98.0%	390.82
IV-347	Portion of Evergrande Palace Changsha	Hunan Xiongzhen Investment Company Limited	Changsha	Residential, Commercial	31 Aug 2044 to 31 Aug 2074	Residential, Commercial, Other, Carpark	139,723	12,975	106.39	2008	2019	578.60	24.75	1,878.30	507.40	100.0%	507.40



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IV-348	Evergrande Oasis Yueyang	Yueyang Jinrou Property Company Limited	Yueyang	Residential, Commercial	03 Jun 2056 to 03 Jun 2086	Residential, Commercial, Office, Other, Carpark	121,039	76,541	494.95	2016	2020	1,262.27	59.90	2,477.90	376.20	65.0%	244.53
IV-349	Portion of Evergrande Xuhua Peninsula Yueyang	Yueyang Jinrou Property Company Limited	Yueyang	Residential, Commercial	30 Dec 2057 to 30 Dec 2087	Residential, Commercial, Composite, Other, Carpark	193,928	66,018	472.98	2015	2020	1,213.74	611.42	3,087.20	1,471.00	64.0%	941.44
IV-350	Portion of Evergrande Metropolis Yueyang	Yueyang Jiribi Property Company Limited	Yueyang	Residential, Commercial	15 Jul 2051 to 26 Jun 2081	Residential, Commercial, Office, Other, Carpark	68,341	16,695	180.70	2011	2016	152.71	41.79	301.50	133.00	100.0%	133.00
IV-351	Portion of Evergrande Palace Changde	Changde Xinze Property Company Limited	Changde	Residential, Commercial	03 Aug 2053 to 03 Aug 2083	Residential, Commercial, Composite, Office, Other, Carpark	314,862	70,726	543.46	2014	2020	1,688.30	690.47	3,773.20	1,540.90	60.0%	924.54
IV-352	Evergrande Royal View Garden Huaihua	Huaihua Junda Real Estate Development Company Limited	Huaihua	Residential, Commercial	25 Jan 2050 to 25 Jan 2080	Residential, Commercial, Composite, Other, Carpark	334,623	670,405	905.78	2014	2020	1,852.02	411.73	3,394.70	846.50	60.0%	507.90
IV-353	Evergrande Palace Zhuzhou	Zhuzhou Xiangyu Real Estate Development Company Limited	Zhuzhou	Residential, Commercial	10 Jun 2049 to 24 Oct 2080	Residential, Commercial, Office, Other, Carpark	319,053	822,384	496.27	2016	2022	2,292.21	115.00	4,642.70	753.80	60.0%	452.28
IV-354	Portion of Evergrande Metropolis Zhuzhou	Zhuzhou Jiribi Property Company Limited	Zhuzhou	Residential, Commercial	01 Apr 2051 to 01 Apr 2081	Commercial, Composite, Other, Carpark	65,028	68,799	62.44	2012	2017	143.97	136.77	257.60	198.00	100.0%	198.00
IV-355	Portion of Evergrande Palace Liuyang	Liuyang Jiribi Property Company Limited	Changsha	Residential, Commercial	04 Aug 2050 to 11 Jun 2081	Residential, Commercial, Composite, Other, Carpark	282,639	379,046	70.23	2010	2024	1,010.62	443.07	1,944.40	581.90	100.0%	581.90
IV-356	Evergrande Forest Creek Court Changsha	Hunan Yicheng Investment Company Limited	Changsha	Residential, Office	09 May 2059 to 09 May 2079	Residential, Commercial, Office, Carpark	191,768	665,924	32.94	2015	2025	1,682.57	286.57	3,719.90	564.40	73.0%	412.01
IV-357	Portion of Evergrande Metropolis Changsha	Hunan Shengji Property Company Limited	Changsha	Residential	21 Sep 2078	Residential, Commercial, Other	185,376	273,724	—	2011	2017	774.98	223.44	1,790.80	876.50	100.0%	876.50
IV-358	Portion of Evergrande Emerald Court Xiangtan	Hunan Zongheng Property Company Limited	Xiangtan	Residential, Commercial	31 Dec 2054 to 31 Dec 2085	Residential, Commercial, Composite, Other, Carpark	143,199	37,832	263.75	2015	2020	2,003.31	318.34	4,211.80	1,143.60	60.0%	686.16
IV-359	Portion of Evergrande Oasis Yiyang	Yiyang Hengrui Property Company Limited	Yiyang	Residential, Commercial	31 Mar 2053 to 31 Mar 2083	Residential, Commercial, Composite, Other, Carpark	204,527	462,521	666.89	2013	2018	1,170.63	384.83	2,447.10	1,030.50	100.0%	1,030.50
IV-360	Portion of Evergrande Oasis Hengyang	Hengyang Baorui Property Company Limited	Hengyang	Residential, Commercial	31 Dec 2051 to 31 Dec 2081	Residential, Commercial, Composite, Other	95,441	68,905	6.50	2012	2017	207.86	197.46	337.10	249.50	69.5%	173.40

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IV-361	Portion of Evergrande Royal View Garden Chenzhou	Chenzhou City Wanyangyuan Real Estate Development Company Limited	Chenzhou	Residential, Commercial	24 Feb 2053 to 24 Feb 2083	Residential, Commercial, Composite, Other, Carpark	121,668	3,257	21.75	2016	2020	1,171.15	186.48	1,974.40	392.30	65.0%	255.00
IV-362	Portion of Evergrande Palace Chenzhou	Chenzhou Jinbi Property Company Limited	Chenzhou	Residential, Commercial	25 Oct 2050 to 16 Oct 2081	Residential, Commercial, Composite, Hotel, Other, Carpark	187,024	7,462	44.25	2014	2017	1,154.42	255.80	1,188.50	29.10	100.0%	29.10
IV-363	Portion of Evergrande Oasis Changsha	Changsha Tianxi Property Company Limited	Changsha	Residential, Commercial	29 Jan 2047 to 29 Jan 2077	Residential, Commercial, Office, Carpark	174,389	30,670	169.64	2009	2021	1,247.51	600.88	4,385.50	2,169.40	57.5%	1,246.32
IV-364	Portion of Evergrande Arium Changsha	Zhangsha Baomi Real Estate Development Company Limited	Changsha	Residential, Commercial	24 Mar 2045 to 24 Mar 2075	Residential, Commercial, Composite, Other, Carpark	565,249	59,309	463.86	2011	2021	1,854.80	313.47	5,249.30	1,909.00	99.3%	1,896.02
IV-365	Portion of Evergrande Emerald Court Changsha	Zhangsha Heigxi Property Company Limited	Changsha	Residential, Commercial	06 Feb 2052 to 06 Feb 2082	Composite, Other, Carpark	135,514	1,985	10.96	2012	2018	159.61	151.63	264.10	186.80	100.0%	186.80
IV-366	Evergrande Royal View Splendor Changsha	Changsha Xianjiang Mingyuan Real Estate Company Limited	Changsha	Residential, Commercial	26 Jul 2052 to 26 Jul 2082	Residential, Commercial, Composite, Other, Carpark	298,042	163,138	1,043.57	2012	2021	1,933.03	348.92	4,245.40	1,188.00	51.0%	605.88
IV-367	Portion of Evergrande Royal Scenic Bay Changsha	Zhangsha Ruixi Property Company Limited	Changsha	Residential, Commercial	26 Jul 2052 to 26 Jul 2082	Residential, Commercial, Composite, Other, Carpark	49,696	14,373	166.28	2012	2017	203.25	156.10	502.70	342.50	100.0%	342.50
IV-368	Portion of Evergrande Royal Scenic Peninsula Changsha	Changsha Jinxia Development Construction Company Limited	Changsha	Residential, Commercial	03 Sep 2050 to 03 Sep 2080	Residential, Commercial, Composite, Office, Other, Carpark	250,310	1,285,590	32.53	2011	2028	4,037.40	428.16	13,233.60	3,261.20	51.0%	1,663.21
IV-369	Portion of Evergrande Bay Changsha	Zhangsha Xinfa Property Company Limited	Changsha	Residential, Commercial	16 Apr 2053 to 16 Apr 2083	Residential, Commercial, Composite, Other, Carpark	178,644	456,304	680.45	2014	2020	1,269.27	543.66	4,097.10	2,061.20	100.0%	2,061.20
IV-370	Evergrande Shanshujun Garden Guangzhou	Guangzhou Shimi Investment Company Limited	Guangzhou	Residential	31 Mar 2085	Residential, Commercial, Composite, Other, Carpark	105,196	54,259	648.43	2016	2019	907.30	201.37	2,892.30	1,286.20	75.0%	964.65
IV-371	Evergrande Beijing Huayuan Foshan	Foshan Sanchai District Shegigi Real Estate Company Limited	Foshan	Residential, Commercial	09 Apr 2054 to 09 Apr 2084	Residential, Commercial, Composite, Other	55,557	222,082	—	2016	2019	765.51	290.7	1,681.70	471.00	100.0%	471.00
IV-372	Evergrande Xiyuan Foshan	Foshan Yalong Tongfang Real Estate Development Limited	Foshan	Residential, Commercial	25 Feb 2056 to 25 Feb 2086	Residential, Commercial, Composite, Other	108,898	402,923	—	2016	2020	1,236.26	63.66	7,941.20	3,962.80	100.0%	3,962.80

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IV-373	Portion of Palm Islands Huizhou	Guangsheng Huajiao (Dayawan) Real Estate Development Company Limited	Huizhou	Residential, Commercial	19 Nov 2055 to 19 Nov 2085	Residential, Other, Carpark	353,569	3,209	70.17	2012	2020	1,206.02	327.61	3,476.00	1,470.60	80.0%	1,176.48
IV-374	Evergrande Scenic View Garden Nanning	Nanning Hengda Property Company Limited	Nanning	Residential, Commercial	23 Aug 2056 to 23 Aug 2086	Residential, Commercial, Composite, Other, Carpark	112,002	5,903	47.28	2016	2018	849.38	44.38	1,775.10	520.70	100.0%	520.70
IV-375	Portion of Evergrande Royal View Garden Xiamen	Xiamen Hengda Property Company Limited	Xiamen	Residential, Commercial	04 Jun 2055 to 04 Jun 2085	Residential, Commercial, Composite, Other, Carpark	70,825	5,990	216.98	2015	2018	495.28	282.65	3,580.20	2,283.50	51.0%	1,164.59
IV-376	Evergrande Scenic Garden Wuyishan	Zhaode (Wuyishan) Hotel Company Limited	Wuyishan	Residential, Commercial, Accommodation and Catering	30 Sep 2051 to 30 Sep 2081	Residential, Composite, Hotel	99,694	221	3.56	2016	2017	247.73	25.91	537.20	186.90	100.0%	186.90
IV-377	Evergrande Royal Scenic Bay Quanzhou	Jinjiang Jinbi Property Company Limited	Quanzhou	Residential, Commercial	08 Mar 2055 to 08 Mar 2085	Residential, Commercial, Composite, Carpark	57,068	26,218	221.92	2015	2018	289.28	274.81	892.50	637.40	100.0%	637.40
IV-378	Portion of Evergrande Emerald Court Quanzhou	Quanzhou Ansheng Property Company Limited	Quanzhou	Residential, Commercial	19 Jan 2054 to 19 Jan 2084	Residential, Commercial	15,839	—	—	2014	2017	53.24	50.38	134.60	101.00	100.0%	101.00
IV-379	Portion of Evergrande Emerald Court Quanzhou	Quanzhou Ansheng Property Company Limited	Quanzhou	Residential, Commercial	09 Oct 2053 to 09 Oct 2083	Residential, Commercial, Carpark	29,031	8,079	56.57	2015	2018	240.99	210.11	692.70	475.80	100.0%	475.80
IV-380	Portion of Evergrande Scenic View Garden Anxi	Quanzhou Suanshi Investment Development Company Limited	Quanzhou	Residential, Commercial	14 Sep 2047 to 03 May 2086	Residential, Commercial, Other, Carpark	147,283	—	—	2014	2018	694.32	140.37	1,617.60	617.40	100.0%	617.40
IV-381	Portion of Evergrande Royal Scenic Peninsula Zhangzhou	Zhangzhou Xincheng Real Estate Development Company Limited	Zhangzhou	Residential, Commercial	24 Sep 2054 to 24 Sep 2084	Residential, Commercial, Composite, Carpark	68,224	35,699	489.82	2015	2018	582.83	477.94	2,125.00	1,449.60	100.0%	1,449.60
IV-382	Portion of Evergrande Metropolis Shishi	Shishi Jinbi Property Company Limited	Quanzhou	Residential, Commercial	16 Feb 2054 to 16 Feb 2084	Residential, Commercial, Composite, Carpark	98,480	6,083	96.74	2014	2017	220.88	209.83	716.10	559.10	100.0%	559.10
IV-383	Evergrande Scenic Garden Fuzhou	Fuzhou Jinan Real Estate Development Company Limited	Fuzhou	Residential	03 Dec 2083 to 01 Jun 2085	Residential, Other, Carpark	130,266	16,654	146.36	2015	2018	602.90	63.56	1,442.60	540.70	100.0%	540.70
IV-384	Evergrande City Fujing	Fujing Hengda Property Company Limited	Fujing	Residential, Commercial	20 Jul 2056 to 20 Jul 2086	Residential, Commercial, Composite, Other, Carpark	126,506	57,280	547.10	2016	2018	1,150.37	44.33	2,750.70	653.30	100.0%	653.30
IV-385	Evergrande The Coronation Putian	Putian Hengchang Property Company Limited	Putian	Residential, Roadway	08 Oct 2066 to 08 Oct 2086	Residential, Composite, Other, Carpark	199,443	209	6.18	2016	2019	906.23	42.71	3,649.90	1,851.40	100.0%	1,851.40

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IV-386	Evergrande Royal Scenic Peninsula Putian	Putian Jimi Property Company Limited	Putian	Residential, Commercial	08 Sep 2055 to 07 Sep 2085	Residential, Commercial, Composite, Other, Carpark	173,956	35,711	480.97	2015	2018	688.73	654.29	2,675.50	2,016.90	51.0%	1,028.62
IV-387	Evergrande Oasis Longyan	Longyan Hengda Property Company Limited	Longyan	Residential	18 Sep 2086	Residential, Commercial, Composite, Other, Carpark	70,495	35,213	247.57	2016	2018	704.82	68.19	1,650.60	591.70	100.0%	591.70
IV-388	Evergrande Royal Scenic Peninsula Meizhou	Meizhou Dabaihui Property Industrial Company Limited	Meizhou	Residential, Commercial	08 Oct 2053 to 25 Nov 2085	Residential, Commercial, Composite, Other, Carpark	597,006	102,785	506.08	2016	2020	4,999.67	744.38	9,156.90	2,394.50	51.0%	1,175.30
IV-389	Portion of Evergrande Royal Scenic Bay Shantou	Shantou Hengyue Property Company Limited	Shantou	Residential, Public Parking, Public Facility	13 Mar 2056 to 13 Mar 2086	Residential, Commercial, Composite, Other, Carpark	166,253	37,265	341.27	2015	2020	744.43	248.71	1,713.60	667.60	100.0%	667.60
IV-390	Portion of Evergrande City Chaozhou	Chaozhou Hengda Property Company Limited	Chaozhou	Residential, Public Facility, Greenery	11 Aug 2082	Residential, Commercial, Composite, Other, Carpark	525,029	1,198,620	5.55	2013	2025	3,291.56	854.43	6,605.40	1,735.90	100.0%	1,755.90
IV-391	Evergrande Ocean Spring Zhuhai (Phase II)	Zhuhai Hengda Haiquanwan Property Company Limited	Zhuhai	Residential, Commercial	30 Dec 2042 to 30 Dec 2072	Residential, Commercial, Composite, Other, Carpark	242,800	301,681	—	2016	2018	947.89	204.06	2,591.00	1,174.80	51.0%	599.15
IV-392	Portion of Evergrande Royal Scenic Garden Chaozhou	Chaozhou Hengxin Real Estate Development Company Limited	Chaozhou	Residential, Commercial, Accommodation and Catering	10 Jan 2055 to 11 Jan 2085	Residential, Commercial, Composite, Other, Carpark	245,549	75,516	120.92	2015	2021	1,576.59	135.52	3,356.20	828.20	100.0%	828.20
IV-393	Portion of Evergrande Oasis Guiyang	Hengda Real Estate Group Guiyang Property Company Limited	Guiyang	Residential, Commercial	15 Nov 2046 to 05 Jan 2077	Other	146,825	1,881	—	2008	2021	4.65	4.41	5.10	3.00	100.0%	3.00
IV-394	Portion of Evergrande City Kaili	Guizhou Kaide Property Company Limited	Kaili	Residential, Commercial	27 Jan 2054 to 27 Jul 2081	Residential, Commercial, Composite, Other, Carpark	367,407	755,117	—	2011	2026	2,032.09	471.91	3,766.30	708.80	100.0%	708.80
IV-395	Portion of Evergrande City Guiyang	Guizhou Guangjuyuan Real Estate Development Company Limited	Guiyang	Residential, Commercial	11 Jan 2079	Residential, Commercial, Composite, Other, Carpark	248,965	103,845	624.24	2010	2021	842.52	688.61	1,618.40	865.70	100.0%	865.70
IV-396	Portion of Evergrande Emerald Court Guiyang	Guizhou Hengda Changji Real Estate Development Company Limited	Guiyang	Residential, Commercial	19 Jul 2053 to 19 Jul 2083	Residential, Commercial, Composite, Other, Carpark	70,940	50,053	344.41	2014	2020	441.65	244.57	872.70	404.50	100.0%	404.50
IV-397	Portion of Evergrande Royal View Garden Guiyang	Guizhou Jicheng Real Estate Development Company Limited	Guiyang	Residential, Commercial	15 Feb 2054 to 15 Oct 2083	Residential, Commercial, Composite, Other, Carpark	230,172	51,671	348.05	2013	2021	3,042.97	755.62	5,088.00	1,030.80	100.0%	1,030.80

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IV-398	Guiyang Zhongyu Project (Wanjinzhen)	Guiyang Zhongyu Yansheng Real Estate Development Company Limited	Guiyang	Residential, Commercial, Cultural	11 Feb 2054 to 11 Feb 2084	Residential, Commercial, Composite, Other, Carpark	131,700	68,377	424.99	2014	2020	1,518.80	115.50	4,775.50	1,929.60	100.0%	1,929.60
IV-399	Guiyang Zhongyu Project (Wanxicheng)	Guiyang Zhongyu Zhiyi Real Estate Development Company Limited	Guiyang	Residential, Commercial, Education	18 Aug 2055 to 18 Aug 2085	Residential, Commercial, Composite, Office, Other, Carpark	314,680	263,410	2,374.05	2015	2025	3,240.84	1,455.25	6,870.50	2,501.90	100.0%	2,501.90
IV-400	Guiyang Zhongyu Project (Diyicheng)	Guiyang Zhongyu Zhiyi Real Estate Development Company Limited	Guiyang	Residential, Commercial	22 Apr 2051 to 22 Apr 2081	Residential, Commercial, Composite, Office, Other, Carpark	345,774	13,541	87.04	2012	2020	2,927.82	26.51	7,186.20	1,334.90	100.0%	1,334.90
IV-401	Portion of Evergrande Atrium Guiyang	Guiyang Jude Real Estate Development Company Limited	Guiyang	Residential, Commercial	27 Apr 2053 to 17 May 2085	Residential, Commercial, Composite, Carpark	64,290	15,224	92.76	2013	2019	338.20	234.60	536.40	290.20	60.0%	174.12
IV-402	Portion of Guiyang Jinyang New World Project	Guiyang New World Real Estate Company Limited	Guiyang	Residential, Commercial, Composite	19 May 2046 to 19 May 2076	Residential, Commercial, Composite, Hotel, Other, Carpark	1,866,181	314,231	2,719.96	2008	2025	6,413.01	493.23	16,550.60	2,843.70	100.0%	2,843.70
IV-403	Portion of Evergrande Metropolis Guiyang	Guiyang Haining Investment Construction Development Company Limited	Guiyang	Residential, Commercial	26 Oct 2060	Commercial, Carpark	29,720	—	—	2011	2019	113.40	4.75	191.10	6.10	98.8%	6.03
IV-404	Portion of Evergrande City Zunyi	Zunyi Xingqiang Real Estate Development Company Limited	Zunyi	Residential	01 Jan 2080	Residential, Commercial, Composite, Other, Carpark	540,573	16,932	103.40	2011	2022	2,703.10	396.66	4,935.80	807.10	100.0%	807.10
IV-405	Portion of Evergrande Royal Scenic Bay Dalian	Dalian Shicheng Real Estate Company Limited	Dalian	Residential	30 Aug 2083	Residential, Commercial, Composite, Carpark	28,400	43,956	96.65	2014	2017	128.30	121.88	393.80	298.30	60.0%	178.98
IV-406	Portion of Evergrande Siji Shangdong Dalian	Dalian Dongfang Shengdou Land Company Limited	Dalian	Residential	15 Jul 2080	Residential, Commercial, Composite, Other, Carpark	74,261	210,805	654.79	2015	2019	613.13	582.47	3,289.30	2,274.70	80.0%	1,819.76
IV-407	Portion of Evergrande Haigang Wan Dalian	Dalian Hengchang Real Estate Company Limited	Dalian	Residential	03 Aug 2085	Residential, Commercial	114,558	269,304	—	2017	2021	826.91	94.50	2,409.40	826.00	100.0%	826.00
IV-408	Portion of Evergrande Haigang Wan Dalian	Dalian Hengke Real Estate Company Limited	Dalian	Residential	31 May 2085	Residential, Commercial, Composite, Other, Carpark	133,308	13,976	165.49	2015	2018	1,180.76	419.74	3,026.20	1,492.40	100.0%	1,492.40
IV-409	Portion of Evergrande Royal View Garden Dalian	Dalian Hengchang Real Estate Company Limited	Dalian	Residential, Commercial	21 Apr 2054 to 21 Apr 2084	Residential, Commercial, Composite, Other, Carpark	152,704	15,954	245.25	2014	2018	702.23	500.93	1,772.20	1,110.10	100.0%	1,110.10

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IV-410	Portion of Evergrande Tianxun Dalian	Dalian Xicheng Real Estate Company Limited	Dalian	Residential, Commercial	30 Jun 2082	Residential, Other, Carpark	56,921	3,218	15.14	2013	2017	177.45	168.58	381.30	286.20	100.0%	286.20
IV-411	Portion of Evergrande City Shenyang	Hengda Xinyuan (Shenyang) Property Company Limited	Shenyang	Residential	07 Jun 2057 to 31 Mar 2061	Residential, Commercial, Composite, Other, Carpark	359,812	250,943	23.01	2007	2017	721.27	121.72	1,550.20	606.40	100.0%	606.40
IV-412	Portion of Evergrande Oasis Shenyang	Hengda Changji (Shenyang) Property Company Limited	Shenyang	Residential	31 Oct 2060 to 31 Oct 2064	Residential, Commercial, Other, Carpark	284,680	1,396,154	552.63	2011	2018	3,655.47	804.67	7,982.80	2,978.30	100.0%	2,978.30
IV-413	Portion of Evergrande Palace Fushun	Fushun Jiaxin Property Company Limited	Fushun	Residential, Commercial	29 Aug 2051 to 29 Aug 2081	Residential, Commercial, Composite, Other, Carpark	152,247	306,795	272.86	2011	2020	856.87	234.04	1,653.70	286.60	100.0%	286.60 <sup>(8)</sup>
IV-414	Portion of Evergrande Plaza Fushun	Fushun Jiaxin Property Company Limited	Fushun	Commercial	13 Jun 2051 to 13 Feb 2015	Commercial, Office, Carpark	66,627	286,827	41.67	2013	2022	802.84	293.01	2,214.00	780.80	100.0%	780.80 <sup>(10)</sup>
IV-415	Portion of Evergrande Oasis Benxi	Benxi Jiaxi Property Company Limited	Benxi	Residential, Commercial	28 Sep 2051 to 28 Sep 2081	Residential, Commercial, Composite, Other, Carpark	111,400	176,109	116.99	2012	2019	501.38	337.68	859.80	440.70	100.0%	440.70
IV-416	Portion of Evergrande Atrium Shenyang	Shenyang Jiajun Property Company Limited	Shenyang	Residential, Commercial	03 Apr 2052 to 20 Apr 2082	Residential, Commercial, Composite, Other, Carpark	239,169	383,354	152.63	2012	2021	1,126.52	438.49	2,293.20	832.60	100.0%	832.60
IV-417	Evergrande Left Bank Riverfront Shenyang	Shenyang Jiaxing Property Company Limited	Shenyang	Residential, Commercial	20 Mar 2087	Residential, Commercial, Composite, Other, Carpark	137,881	835,566	538.37	2016	2020	2,612.50	130.63	4,308.70	247.40	100.0%	247.40 <sup>(11)</sup>
IV-418	Portion of Evergrande Bay Shenyang	Shenyang Jiaji Property Company Limited	Shenyang	Residential	27 May 2060	Residential, Commercial, Carpark	217,114	82,951	151.21	2012	2017	235.44	192.61	479.20	328.40	100.0%	328.40
IV-419	Portion of Evergrande Emerald Court Shenyang	Shenyang Jiahui Property Company Limited	Shenyang	Residential, Commercial	29 May 2053 to 19 Jun 2083	Residential, Commercial, Other, Carpark	104,410	97,998	191.65	2013	2018	261.97	248.87	603.70	431.80	100.0%	431.80
IV-420	Portion of Evergrande Royal Scenic Bay Shenyang	Shenyang Jiaze Property Company Limited	Shenyang	Residential, Commercial	29 Nov 2053 to 29 Nov 2083	Residential, Commercial, Carpark	61,038	56,840	58.26	2014	2017	156.90	149.05	330.30	247.80	100.0%	247.80
IV-421	Portion of Evergrande Palace Shenyang	Shenyang Jiaqi Property Company Limited	Shenyang	Residential	24 May 2060	Residential, Commercial	72,970	10,814	7.33	2010	2018	29.89	28.40	108.30	78.30	100.0%	78.30
IV-422	Portion of Evergrande Metropolis Shenyang	Shenyang Yue Tong Properties Company Limited	Shenyang	Residential, Commercial	19 Oct 2050 to 19 Oct 2080	Residential, Commercial, Composite, Other, Carpark	353,066	496,464	295.14	2010	2019	1,344.03	620.51	2,752.50	1,244.60	100.0%	1,244.60

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IV-423	Portion of Evergrande Palace Pajjin	Pajjin Jiading Property Company Limited	Pajjin	Residential, Commercial	28 Jun 2051 to 29 Mar 2081	Residential, Commercial, Composite, Other, Carpark	300,934	719,143	590.26	2011	2023	1,931.96	319.63	4,179.20	884.70	100.0%	884.70
IV-424	Evergrande Bay Yingkou	Yingkou Jiayu Property Company Limited	Yingkou	Residential, Commercial	25 Sep 2051 to 25 Sep 2081	Residential, Commercial, Composite, Other, Carpark	126,428	1,452,026	—	2011	2020	4,335.84	279.03	6,725.30	123.40	100.0%	123.40 <sup>(12)</sup>
IV-425	Portion of Evergrande City Yingkou	Yingkou Jialong Real Estate Company Limited	Yingkou	Residential, Commercial	17 Jul 2051 to 17 Jul 2081	Residential, Commercial, Composite, Other	126,428	1,387	13.42	2011	2024	554.84	133.88	970.50	162.50	100.0%	162.50
IV-426	Portion of Evergrande Oasis Yingkou	Yingkou Jialong Real Estate Company Limited	Yingkou	Residential, Commercial	29 Jul 2054 to 29 Jul 2084	Residential, Commercial, Composite, Carpark	281,687	526,849	188.21	2011	2026	1,557.12	523.41	2,664.40	1,065.30	100.0%	1,065.30
IV-427	Portion of Evergrande Royal Scenic Bay Huludao	Huludao Jia Shan Property Company Limited	Huludao	Residential, Commercial	08 Jun 2051 to 29 May 2084	Residential, Commercial, Composite, Other, Carpark	171,887	279,371	84.18	2012	2020	760.85	174.53	1,439.60	406.00	100.0%	406.00
IV-428	Portion of Evergrande Oasis Liaoyang	Liaoyang Hengsheng Property Company Limited	Liaoyang	Residential, Commercial	20 Jun 2050 to 20 Jun 2080	Residential, Commercial, Composite, Other, Carpark	338,866	1,114,481	292.28	2010	2025	3,026.72	433.78	5,501.20	1,035.20	100.0%	1,035.20
IV-429	Portion of Evergrande Metropolis Anshan	Anshan Jiayu Property Company Limited	Anshan	Residential	31 Aug 2081	Residential, Commercial, Composite, Other, Carpark	112,504	471,256	11.55	2012	2026	1,268.52	300.16	2,506.90	662.50	100.0%	662.50
IV-430	Portion of Evergrande Oasis Anshan	Anshan Jiayu Property Company Limited	Anshan	Residential, Commercial	09 Jul 2050 to 28 Feb 2083	Residential, Commercial, Composite, Other, Carpark	332,910	1,168,862	385.03	2011	2026	3,085.59	548.47	5,692.70	1,412.90	100.0%	1,412.90
IV-431	Evergrande Jiankang Luyuecheng Chongqing	Hengda (Jiangxi) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Accommodation and Catering, Public Facility	28 Dec 2046 to 18 Sep 2066	Commercial, Office, Other, Carpark	227,164	138,572	29.36	2007	2019	311.85	5.48	365.50	32.00	100.0%	32.00
IV-432	Portion of Evergrande Palace Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Public Facility	14 Feb 2047 to 14 Feb 2057	Residential, Other, Carpark	378,700	63,760	—	2007	2017	209.83	107.95	461.40	266.00	100.0%	266.00
IV-433	Portion of Evergrande Oasis Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Public Facility, Underground Carpark	17 Oct 2047 to 17 Oct 2057	Residential, Commercial, Composite, Other	91,928	37,107	—	2013	2017	107.25	101.88	330.50	258.30	100.0%	258.30
IV-434	Portion of Evergrande City Chongqing	Chongqing Hengda Jiayu Property Company Limited	Chongqing	Residential, Commercial	10 Jul 2047 to 10 Jul 2057	Commercial, Other, Carpark	548,043	51,059	20.31	2008	2017	158.85	52.34	215.60	65.20	100.0%	65.20

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Right Expiry Date	Type of Property	Site Total Planned Area <sup>(1)</sup> (sq.m.)	Presale GFA <sup>(1)</sup> (sq.m.)	Presale consideration (RMB million)	Construction Commencement Date	Estimated Completion Date	Total Estimated Development Cost (RMB million)	Development Cost incurred up to the Valuation Date (RMB million)	Development Value <sup>(2)</sup> as if Completed at Valuation Date (RMB million)	Market Value <sup>(3)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
IV-435	Portion of Evergrande Emerald Court Yongchuan	Chongqing Hengda Yongqun Real Estate Development Company Limited	Chongqing	Residential	30 Jun 2061	Residential, Commercial, Composite, Other, Carpark	77,387	2,924	19.89	2011	2016	100.11	95.11	114.40	87.90	100.0%	87.90
IV-436	Portion of Evergrande Splendor Chongqing	Hengda (Jiangsu) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Accommodation and Catering, Public Facility	28 Dec 2006 to 18 Sep 2066	Residential, Commercial, Other, Carpark	1,441,873	23,974	267.32	2007	2020	2,100.02	1,995.02	3,822.10	2,381.90	100.0%	2,381.90
IV-437	Portion of Evergrande Oasis Zigong	Hengda (Zigong) Real Estate Group Company Limited	Zigong	Residential, Commercial	20 Apr 2051 to 10 Dec 2063	Residential, Commercial, Other, Carpark	217,007	85,159	496.95	2011	2018	690.81	656.27	1,240.40	871.90	100.0%	871.90
IV-438	Portion of Evergrande Metropolis Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial, Education	16 Oct 2047 to 17 Oct 2057	Residential, Commercial, Composite, Other, Carpark	191,078	14,693	234.29	2009	2017	456.66	339.35	1,057.40	721.80	100.0%	721.80
IV-439	Portion of Evergrande Metropolis Zigong	Zigong Ximaoo Property Company Limited	Zigong	Residential, Commercial	28 Nov 2052 to 18 Jun 2063	Residential, Commercial, Other	95,594	678	9.75	2012	2017	30.50	28.97	96.50	72.80	100.0%	72.80
IV-440	Portion of Evergrande Consonant Chongqing	Chongqing Jianzhi Real Estate Company Limited	Chongqing	Residential, Commercial, Education	02 Feb 2048 to 02 Feb 2058	Residential, Commercial, Other, Carpark	194,488	97,536	1,270.40	2012	2022	2,902.45	548.18	8,892.30	3,127.10	47.3%	1,478.49
IV-441	Portion of Evergrande Royal View Garden Chongqing	Hengda (Chongqing) Real Estate Group Company Limited	Chongqing	Residential, Commercial	31 Mar 2051 to 31 Mar 2061	Residential, Commercial, Composite, Other	115,321	—	—	2011	2016	63.19	60.03	123.10	96.90	100.0%	96.90
IV-442	Portion of Evergrande Atrium Chongqing	Chongqing Hengda Jun Xin Real Estate Development Company Limited	Chongqing	Residential, Commercial	Nov 2050 to Nov 2060	Residential, Commercial, Composite, Other, Carpark	318,188	5,362	66.03	2010	2019	347.18	329.82	720.70	488.40	100.0%	488.40
IV-443	Portion of Evergrande Scenic Garden Fuling	Chongqing Hengda Fuling Real Estate Development Company Limited	Chongqing	Residential, Commercial	12 Nov 2050 to 12 Nov 2060	Residential, Commercial, Other	197,054	3,606	17.14	2011	2021	536.20	505.64	902.90	544.30	100.0%	544.30
IV-444	Portion of Evergrande Scenic Garden Chongqing	Chongqing Hengda Xinqian Property Company Limited	Chongqing	Residential, Commercial	30 Aug 2053 to 30 Aug 2063	Residential, Commercial, Other, Carpark	236,857	23,286	236.25	2014	2019	1,116.00	1,037.57	3,637.80	2,505.30	100.0%	2,505.30
IV-445	Portion of Evergrande Royal Scenic Peninsula Chongqing	Chongqing Hengda Xinqian Property Company Limited	Chongqing	Residential, Commercial	30 Aug 2053 to 30 Aug 2063	Residential, Commercial, Other, Carpark	338,030	9,168	118.18	2014	2019	1,024.89	973.64	2,802.70	1,980.20	100.0%	1,980.20
IV-446	Portion of Evergrande Emerald Court Chongqing	Chongqing Hengda Xinqian Property Company Limited	Chongqing	Residential, Commercial	30 Aug 2053 to 30 Aug 2063	Residential, Commercial, Other, Carpark	76,041	21,648	199.88	2014	2018	351.26	333.69	1,117.50	809.10	100.0%	809.10
IV-447	Portion of Chongqing Galaxi Landmark Project	Chongqing Hengda Xiangzi Property Company Limited	Chongqing	Residential, Commercial	30 Nov 2055 to 30 Nov 2065	Residential, Commercial, Other, Carpark	63,971	72,653	901.57	2015	2023	3,084.16	711.23	17,004.10	7,396.00	100.0%	7,396.00



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IV-448	Portion of Evergrande Royal Scenic Bay Chongqing	Chongqing Hengde Xinding Property Company Limited	Chongqing	Residential, Commercial	24 Dec 2053 to 24 Dec 2063	Residential, Commercial, Other, Carpark	31,540	58,125	—	—	2014	2017	140.36	133.34	316.70	238.10	100.0%	238.10
IV-449	Portion of Evergrande Century City Chongqing	Chongqing Yongli Property Company Limited	Chongqing	Residential, Commercial	30 Dec 2054 to 30 Dec 2064	Residential, Commercial, Composite, Carpark	263,148	766,040	31,991	291.71	2016	2021	2,016.80	926.17	5,969.20	2,693.10	51.0%	1,373.48
IV-450	Portion of Evergrande Yudouhai Group A Chongqing	Chongqing Weigang Property Company Limited	Chongqing	Residential, Commercial	29 Jun 2063	Commercial, Carpark	8,572	13,947	3,352	87.23	2016	2018	31.04	3.29	125.80	65.80	100.0%	65.80
IV-451	Portion of Evergrande City Hangzhou	Hanzhong Italian Property Company Limited	Hanzhong	Residential	29 Jul 2077 to 31 Oct 2080	Residential, Composite, Other, Carpark	91,545	52,333	1,101	4.71	2011	2018	134.99	128.24	225.00	157.70	100.0%	157.70
IV-452	Portion of Evergrande Royal View Garden Xi'an	Xi'an Jiazhong Property Company Limited	Xian	Residential, Commercial	15 Oct 2053 to 22 Feb 2064	Residential, Commercial, Other, Carpark	45,761	130,384	353	2.91	2014	2018	356.89	209.51	921.10	535.70	100.0%	535.70
IV-453	Portion of Evergrande Bay Xian	Xi'an Hengyuan Property Company Limited	Xian	Residential, Commercial	14 Apr 2055 to 14 Dec 2085	Residential, Commercial, Composite, Other, Carpark	144,247	205,435	97,896	672.86	2015	2018	557.05	493.56	1,162.40	794.40	100.0%	794.40
IV-454	Portion of Evergrande Oasis Xi'an	Xian Qiang Investment Construction Company Limited	Xian	Residential	25 Aug 2074 to 26 Aug 2074	Residential, Commercial, Composite, Carpark	207,175	38,025	—	—	2009	2017	155.69	147.91	226.30	172.90	65.0%	112.39
IV-455	Evergrande Royal Dragon Bay Xi'an	Xi'an Yongyuan Property Company Limited	Xian	Residential, Commercial	16 Feb 2055 to 16 Feb 2065	Residential, Commercial, Composite, Other, Carpark	158,644	356,881	15,724	192.09	2016	2018	1,083.95	171.44	2,749.80	1,088.60	90.0%	979.74
IV-456	Portion of Evergrande Royal View Garden Xi'an	Xi'an Yingsu Property Company Limited	Xian	Residential, Commercial	15 Oct 2053 to 22 Feb 2064	Residential, Commercial, Composite, Carpark	63,331	118,418	42,280	359.94	2014	2018	287.49	259.00	638.00	456.90	100.0%	456.90
IV-457	Portion of Evergrande Scenic View Garden Xi'an	Xi'an Jiniu Property Company Limited	Xian	Residential, Commercial, Education	14 Jan 2052 to 14 Jan 2082	Residential, Composite, Other, Carpark	130,295	108,218	7,860	98.48	2013	2017	281.95	202.46	676.70	444.90	100.0%	444.90
IV-458	Portion of Evergrande Emerald Court Xi'an	Shaanxi Shouha Property Company Limited	Xian	Residential, Commercial	27 Oct 2055 to 27 Oct 2085	Residential, Commercial, Carpark	30,750	74,014	29,093	330.55	2016	2018	183.60	174.42	566.40	408.10	100.0%	408.10
IV-459	Portion of Evergrande City Yangling	Shaanxi Yanzhe Shuai Real Estate Development Company Limited	Yangling	Residential	30 Jul 2081	Residential, Commercial, Composite, Carpark	130,248	83,807	5,366	28.79	2012	2020	233.64	221.96	379.70	237.80	100.0%	237.80
IV-460	Portion of Evergrande Shuang City Wuhan	Wuhan Sanjiang Douli Investment Development Company Limited	Wuhan	Residential, Commercial, Public Facility	15 Nov 2047 to 15 Nov 2077	Commercial, Composite, Other, Carpark	134,691	35,171	3,272	90.55	2015	2017	77.16	73.30	410.90	324.10	91.0%	294.93
IV-461	Portion of Evergrande First Palace Xiaogan	Xiaogan Sanjiang Hangtian Real Estate Development Company Limited	Xiaogan	Residential	09 Aug 2077	Residential, Carpark	77,734	13,274	4,324	23.95	2014	2016	34.92	33.17	60.10	47.00	67.1%	31.53

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IV-462	Portion of Evergrande Oasis Yichang	Yichang Meiziyu Market Construction Kaifa Company Limited	Yichang	Residential, Commercial, Accommodation and Catering	28 Dec 2048 to 28 Dec 2078	Residential, Commercial, Other, Carpark	265,890	219,249	—	2013	2018	816.23	336.55	1,307.80	503.00	100.0%	503.00
IV-463	Portion of Evergrande Royal View Garden Yichang	Yichang Chuanheng Real Estate Development Company Limited	Yichang	Residential, Commercial	30 Jun 2054 to 30 Jun 2084	Residential, Composite, Other, Carpark	121,316	147,132	183.21	2014	2019	372.97	354.32	722.50	482.10	60.0%	289.26
IV-464	Evergrande Atrium Yichang	Yichang Chuanheng Real Estate Development Company Limited	Yichang	Residential	30 Dec 2084	Residential, Commercial, Composite, Other, Carpark	107,257	491,984	97.08	2015	2022	1,243.52	155.54	2,960.20	791.40	60.0%	474.84
IV-465	Portion of Evergrande Sky Rainbow Town Wuhan	Wuhan Sanjiang Hangtian Jayuan Real Estate Development Company Limited	Wuhan	Residential, Commercial	26 Dec 2046 to 26 Dec 2076	Residential, Commercial, Composite, Carpark	440,137	532,056	908.60	2014	2018	1,586.96	290.25	4,012.30	1,710.40	100.0%	1,710.40
IV-466	Portion of Evergrande Sky Capital Wuhan	Wuhan Sanjiang Hangtian Investment Development Company Limited	Wuhan	Residential, Commercial	09 Aug 2050 to 09 Aug 2080	Residential, Commercial, Carpark	107,785	31,238	58.30	2011	2018	77.62	69.45	312.90	222.50	67.0%	149.08
IV-467	Portion of Evergrande Sky Dragon City Wuhan	Wuhan Sanjiang Hangtian Panlongcheng Real Estate Development Company Limited	Wuhan	Residential, Commercial	29 Oct 2047 to 29 Oct 2077	Residential, Commercial, Composite, Other, Carpark	506,663	609,614	1,026.01	2013	2019	1,683.91	502.75	3,970.60	1,759.80	100.0%	1,759.80
IV-468	Portion of Evergrande Palace Wuhan	Wuhan Donghua Hangda Real Estate Development Company Limited	Wuhan	Residential, Commercial, Office	29 Dec 2046 to 29 Dec 2076	Residential, Commercial, Carpark	154,259	7,702	21.33	2007	2017	16.49	14.32	44.80	34.40	100.0%	34.40
IV-469	Portion of Evergrande Metropolis Wuhan	Wuhan Huali Property Company Limited	Wuhan	Residential	30 Apr 2077 to 12 May 2080	Residential, Other, Carpark	351,306	57,282	—	2010	2017	127.61	121.23	259.20	194.30	100.0%	194.30
IV-470	Evergrande Emerald Court Wuhan	Wuhan Jinhui Feicui Real Estate Development Company Limited	Wuhan	Residential, Commercial	28 Sep 2056 to 28 Sep 2086	Residential, Commercial, Composite, Office, Other, Carpark	101,892	310,555	—	2016	2020	1,023.69	124.64	2,868.00	1,027.50	100.0%	1,027.50
IV-471	Portion of Evergrande Royal Stone Bay Wuhan	Wuhan Hangda Chuanhan Real Estate Development Company Limited	Wuhan	Residential, Commercial	27 Mar 2054 to 24 Sep 2084	Office, Other	69,023	44,264	3.466	2000	2014	123.15	117.00	368.90	265.70	60.0%	159.42
IV-472	Portion of Evergrande Royal Palace Wuhan	Wuhan Hangda Dashi Real Estate Development Company Limited	Wuhan	Residential, Greenery	19 Oct 2065 to 19 Oct 2085	Residential, Commercial, Composite, Other, Carpark	75,459	256,047	1481.50	2015	2018	907.09	456.77	2,478.00	1,370.20	60.0%	822.12
IV-473	Portion of Evergrande Sky Royal Garden Wuhan	Wuhan Hangda Jinhui Real Estate Development Company Limited	Wuhan	Residential, Commercial	11 Oct 2053 to 11 Oct 2083	Commercial	19,920	684	—	2014	2017	2.08	1.98	12.40	9.70	67.0%	6.50
IV-474	Portion of Evergrande Evergreen Garden Wuhan	Wuhan New World Kangju Development Company Limited	Wuhan	Residential	08 Oct 2045 to 08 Oct 2075	Residential, Commercial, Office, Other, Carpark	629,875	1,433,291	2,329.69	2015	2021	5,216.05	1,411.62	20,322.00	9,232.30	60.0%	5,539.38

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IV-475	Portion of Evergrande Sky Capital Ezhou	Hubei Sujiang Hangtian Commercial Management Company Limited	Ezhou	Residential, Commercial	24 Mar 2050 to 26 Dec 2081	Residential, Commercial, Other, Carpark	262,873	1,142,428	467.90	2012	2020	3,104.50	240.64	6,088.40	134.40	100.0%	134.40 <sup>(13)</sup>	
IV-476	Portion of Evergrande City Whitan	Hubei Yiqiang Yanzu Real Estate Development Company Limited	Wuhan	Residential, Commercial	28 Apr 2047 to 29 Apr 2077	Residential, Commercial, Composite, Other, Carpark	370,494	270,491	48.43	2008	2018	648.29	510.74	2,065.00	1,389.10	100.0%	1,389.10	
IV-477	Evergrande Metropolis Jingzhou	Jingzhou Hengda Real Estate Development Company Limited	Jingzhou	Residential	13 Jun 2086	Residential, Commercial, Other, Carpark	83,009	307,047	—	2016	2017	911.61	441.84	1,717.90	816.70	100.0%	816.70	
IV-478	Portion of Evergrande Metropolis Jingzhou	Jingzhou Hongxing Plaza Investment Company Limited	Jingzhou	Residential, Commercial	19 Feb 2054 to 19 Feb 2084	Residential, Commercial, Composite, Office, Other, Carpark	105,342	240,906	334.99	2015	2016	572.39	437.62	1,109.00	765.10	100.0%	765.10	
IV-479	Portion of Evergrande Metropolis Xiangyang	Xiangyang Hengda Real Estate Development Company Limited	Xiangyang	Residential, Accommodation and Catering, Education	23 Mar 2051 to 23 Mar 2081	Composite, Hotel, Other, Carpark	199,474	124,075	80.19	2012	2018	505.25	334.50	384.00	116.00	100.0%	116.00	
IV-480	Portion of Evergrande Splendor Ezhou	Ezhou Hengda Real Estate Development Company Limited	Ezhou	Residential, Office	20 Mar 2047 to 29 Aug 2080	Residential, Commercial, Other, Carpark	1,483,742	1,452,157	80.35	2007	2026	4,232.82	1,040.64	8,208.00	334.80	100.0%	334.80 <sup>(14)</sup>	
IV-481	Portion of Evergrande Jinyuan Harbin	Harbin Zhongcheng Real Estate Development Company Limited	Harbin	Residential, Commercial	31 Jul 2049 to 09 Jul 2080	Residential, Commercial, Composite, Other, Carpark	233,318	152,403	—	2010	2020	460.53	437.50	844.90	541.50	100.0%	541.50	
IV-482	Evergrande Royal Garden Harbin	Harbin Jiaye Real Estate Company Limited	Harbin	Residential, Commercial, Public Facility	02 Feb 2055 to 02 Feb 2086	Residential, Commercial, Composite, Other, Carpark	103,001	385,032	1,547.57	2016	2019	1,153.35	208.16	3,404.20	1,491.70	100.0%	1,491.70	
IV-483	Evergrande Royal Summit Harbin	Harbin Xinye Real Estate Development Company Limited	Harbin	Residential, Commercial	19 Jul 2056 to 19 Jul 2086	Residential, Other, Carpark	20,185	96,921	—	2016	2019	288.89	29.98	639.00	194.70	100.0%	194.70	
IV-484	Evergrande Dinguangjin Harbin	Harbin Xinye Real Estate Development Company Limited	Harbin	Residential	19 Jul 2086	Residential, Commercial, Composite, Other, Carpark	90,703	347,792	—	2016	2022	1,032.06	69.38	2,277.00	500.90	100.0%	500.90	
IV-485	Portion of Evergrande Metropolis Harbin	Harbin Hengda Weiyue Real Estate Development Company Limited	Harbin	Residential, Commercial, Public Facility	28 Feb 2052 to 27 May 2083	Residential, Commercial, Composite, Other, Carpark	190,351	250,508	788	5.57	2012	2019	719.31	405.71	1,498.40	753.30	100.0%	753.30
IV-486	Portion of Evergrande Oasis Harbin	Harbin Hengda Weiyue Real Estate Development Company Limited	Harbin	Residential, Commercial	26 Feb 2052 to 26 Feb 2083	Residential, Commercial, Composite, Other, Carpark	240,426	510,553	660.29	2011	2020	1,541.00	1,227.14	3,158.30	1,797.20	100.0%	1,797.20	

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IV-487	Portion of Evergrande City Harbin	Harbin Hengda Xingye Real Estate Development Company Limited	Harbin	Residential, Commercial	16 May 2051 to 15 May 2082	Residential, Commercial, Composite, Other, Carpark	271,956	437,197	22,500	75.98	2011	2023	1,331.14	352.28	2,063.40	340.10	100.0%	340.10
IV-488	Portion of Evergrande Royal Stone Bay Harbin	Harbin Chengye Real Estate Development Company Limited	Harbin	Residential	01 May 2053 to 01 May 2083	Residential, Commercial, Composite, Other, Carpark	170,385	165,713	94,214	468.00	2014	2018	404.87	288.22	801.30	477.20	100.0%	477.20
IV-489	Portion of Evergrande Royal View Garden Harbin	Harbin Mingye Real Estate Development Company Limited	Harbin	Residential, Commercial, Public Facility	02 Aug 2053 to 02 Aug 2083	Residential, Commercial, Public Facility, Composite, Other, Carpark	102,087	21,390	3,042	35.60	2013	2017	59.60	56.62	97.30	72.30	100.0%	72.30
IV-490	Evergrande Emerald Court Harbin	Harbin Chye Real Estate Development Company Limited	Harbin	Residential, Commercial, Public Facility	09 Jul 2055 to 09 Jul 2085	Residential, Commercial, Public Facility, Composite, Other, Carpark	47,318	77,656	39,429	379.98	2015	2018	212.51	149.95	485.20	296.70	100.0%	296.70
IV-491	Evergrande Grand Century Harbin	Harbin Gaocheng Property Company Limited	Harbin	Residential, Commercial	29 Jun 2050 to 29 Jun 2080	Residential, Commercial, Composite, Other, Carpark	298,778	138,700	108,646	1,150.54	2011	2018	398.44	86.89	1,353.00	720.30	100.0%	720.30
IV-492	Portion of Evergrande Oasis Daqing	Daqing Hengda Yongsang Real Estate Development Company Limited	Daqing	Residential, Commercial	21 Jul 2052 to 21 Jul 2082	Residential, Commercial, Composite, Other, Carpark	171,983	10,537	—	—	2012	2017	32.87	31.22	41.50	30.30	100.0%	30.30
IV-493	Portion of Evergrande Emerald Court Mudanjiang	Mudanjiang Hengda Changjian Real Estate Development Company Limited	Mudanjiang	Residential, Commercial	09 May 2052 to 09 May 2082	Residential, Commercial, Composite, Other, Carpark	29,147	32,403	—	—	2013	2017	81.06	58.01	128.60	76.30	100.0%	76.30
IV-494	Portion of Evergrande Oasis Mudanjiang	Mudanjiang Hengda Yorguan Real Estate Development Company Limited	Mudanjiang	Residential, Commercial	18 Jun 2052 to 08 Oct 2082	Residential, Commercial, Composite, Other, Carpark	106,452	177,209	3,333	15.90	2013	2022	613.96	304.51	1,013.70	325.70	100.0%	325.70
IV-495	Evergrande Atrium Harbin	Heilongjiang Haiyi Mingjia Real Estate Development Company Limited	Harbin	Residential	02 Jun 2081	Residential, Other, Carpark	31,765	167,181	105,630	692.30	2016	2018	561.26	138.38	1,106.90	406.20	67.0%	272.15
IV-496	Portion of Evergrande Metropolis Qiqihar	Hengda Yongxing (Qiqihar) Real Estate Development Company Limited	Qiqihar	Residential, Office	28 Jun 2052 to 29 Jul 2082	Residential, Commercial, Composite, Other, Carpark	182,052	259,525	30,414	108.80	2012	2019	744.71	339.91	1,282.70	506.80	100.0%	506.80
IV-497	Portion of Evergrande Emerald Court Qiqihar	Hengda Yongxing (Qiqihar) Real Estate Development Company Limited	Qiqihar	Residential, Commercial, Office	28 Jun 2052 to 28 Jun 2082	Residential, Commercial, Composite, Other, Carpark	99,537	98,237	55,299	298.87	2013	2017	255.88	243.09	451.30	334.90	100.0%	334.90
IV-498	Evergrande Royal View Garden Qiqihar	Hengda Yongxing (Qiqihar) Real Estate Development Company Limited	Qiqihar	Residential, Commercial	25 Apr 2056 to 25 Apr 2086	Residential, Commercial, Composite, Other, Carpark	25,924	96,114	20,983	144.22	2016	2018	298.00	76.41	634.20	249.60	100.0%	249.60
IV-499	Portion of Evergrande Emerald Court Qiqihar	Hengda Yongxing (Qiqihar) Real Estate Development Company Limited	Qiqihar	Residential, Commercial, Office	28 Jun 2052 to 28 Jun 2082	Residential, Commercial, Composite, Other, Carpark	43,864	173,522	14,203	99.14	2013	2019	526.96	82.92	1,076.40	327.40	100.0%	327.40

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area <sup>(1)</sup> (sq.m.)	Site Total Planned GFA <sup>(1)</sup> (sq.m.)	Presale GFA <sup>(1)</sup> (sq.m.)	Pre-sale consideration (RMB million)	Construction Commencement Date	Estimated Completion Date	Estimated Development Cost (RMB million)	Total Cost incurred up to the Valuation Date (RMB million)	Development Value <sup>(2)</sup> as if Completed at Valuation Date (RMB million)	Market Value <sup>(3)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
IV-300	Evergrande Emerald Bay Chongqing	Chongqing Heshengya Real Estate Development Company Limited	Chongqing	Residential	30 Mar 2060	Residential, Commercial, Composite, Other, Carpark	278,526	408,526	—	—	2016	2019	1,602.99	345.54	2,837.70	800.10	100.0%	800.10
IV-301	Evergrande Xiangshan Huidi Chongqing	Chongqing Kaicheng Real Estate Development Company Limited	Chongqing	Residential	25 Nov 2063 to 06 Jan 2064	Residential, Commercial, Composite, Other, Carpark	182,270	406,175	7,920	38.29	2016	2019	1,349.60	540.23	2,078.70	691.60	90.0%	622.44
IV-302	Portion of Evergrande Royal View Splendor Chongqing	Chongqing Yantuan Real Estate Development Company Limited	Chongqing	Residential, Commercial, Accommodation and Catering, Public Facility	28 Dec 2046 to 18 Sep 2066	Residential	164,772	194,693	—	—	2017	2019	734.72	0.34	1,198.60	156.10	100.0%	156.10

## Notes:

- 1 All areas are stated in approximations.
- 2 All values are stated in approximations.
- 3 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB245,500,000.
- 4 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB1,302,500,000.
- 5 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB303,900,000.
- 6 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB332,400,000.

- 7 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB637,900,000.
- 8 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB58,300,000.
- 9 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB226,200,000.
- 10 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB74,800,000.
- 11 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB256,000,000.
- 12 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB449,100,000.
- 13 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB1,124,600,000.
- 14 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB1,737,900,000.

## Group V — Properties held by the Group for Future Development in the PRC

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area <sup>(1)</sup> (sq.m.)	Total Planned GFA <sup>(1)</sup> (sq.m.)	Estimated Completion Date	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
V-1	Evergrande City Jiaozuo	Jiaozuo Yujing Property Company Limited	Jiaozuo	Residential, Commercial	16 Sep 2056 to 16 Sep 2086	Residential, Commercial, Composite, Other, Carpark	96,285	350,937	2019	344.50	100.0%	344.50
V-2	Portion of Evergrande Cultural and Tourist City Zhaoqing	Guangdong Jiating Fengfang Real Estate Development Company Limited	Zhaoqing	Residential, Commercial	30 Aug 2035 to 20 Nov 2065	Residential, Commercial, Composite, Other, Carpark	1,246,755	3,594,803	2036	1,525.70	88.0%	1,342.62
V-3	Portion of Dongguan Furong Guli Project	Dongguan Zhonghui Property Company Limited	Dongguan	Residential, Commercial	18 Dec 2053 to 18 Dec 2083	Residential, Commercial, Office, Carpark	27,264	61,218	2020	97.40	100.0%	97.40
V-4	Portion of Dongguan Furong Guli Project	Dongguan Hongfeng Commercial Development Company Limited	Dongguan	Commercial	19 Dec 2053 to 19 Dec 2053	Commercial, Office, Carpark	7,870	11,897	2020	22.90	100.0%	22.90
V-5	Portion of Dongguan Furong Guli Project	Dongguan Guanxiang Commercial and Residential Company Limited	Dongguan	Residential, Commercial	18 Dec 2053 to 18 Dec 2083	Residential, Commercial, Composite, Other, Carpark	85,866	176,549	2020	300.80	100.0%	300.80
V-6	Zhaoqing Evergrande Yuhuchang	Shihui Shi Huiwen Real Estate Development Company Limited	Zhaoqing	Residential, Commercial	27 Dec 2052 to 27 Dec 2082	Residential, Commercial, Composite, Other, Carpark	140,604	528,134	2018	290.50	100.0%	290.50
V-7	Portion of Evergrande Cultural and Tourist City Zhaoqing	Guangdong Jiating Fengfang Hotel Company Limited	Zhaoqing	Residential, Commercial, Office	27 Mar 2053 to 19 Dec 2062	Residential, Commercial, Hotel, Carpark	195,094	198,419	2025	89.50	58.0%	51.91
V-8	Portion of Evergrande City Taiyuan	Shanxi Lanhua Kangyu Real Estate Development Company Limited	Taiyuan	Residential, Commercial	18 Oct 2056 to 18 Oct 2086	Residential, Commercial, Composite, Other	54,897	1,020,628	2019	1,856.10	82.0%	1,522.00 <sup>(3)</sup>
V-9	Evergrande Xuelianshanji Urumqi	Wulumuqi Hengxin Jiacheng Real Estate Development Company Limited	Urumqi	Residential	31 Jan 2062 to 31 Jan 2062	Residential, Commercial, Composite, Other, Carpark	466,185	501,599	2020	540.80	51.0%	275.81
V-10	Portion of Evergrande Scenic Garden Chengdu	Hengda (Dayi) Real Estate Group Company Limited	Chengdu	Residential, Commercial	26 Jun 2053 to 22 Dec 2083	Residential, Commercial, Hotel	508,865	1,549,558	2017	1,547.10	100.0%	1,547.10

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area <sup>(1)</sup> (sq.m.)	Total Planned GFA <sup>(1)</sup> (sq.m.)	Estimated Completion Date	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
V-11	Evergrande Coronation Chengdu (Plot B)	Chengdu Yulong Yihao Real Estate Development Company Limited	Chengdu	Residential, Commercial	03 Dec 2042 to 10 Sep 2080	Residential, Commercial, Composite, Carpark	217,468	1,498,563	2022	1,669.40	100.0%	1,669.40
V-12	Evergrande Coronation Chengdu (Plot A1)	Chengdu Yulong Yihao Real Estate Development Company Limited	Chengdu	Residential, Commercial	03 Dec 2042 to 10 Sep 2080	Residential, Commercial, Composite, Carpark	204,003	1,155,718	2022	1,285.20	100.0%	1,285.20
V-13	Evergrande Coronation Chengdu (Plot A2)	Chengdu Yulong Erhao Real Estate Development Company Limited	Chengdu	Residential, Commercial	03 Dec 2042 to 10 Sep 2080	Residential, Commercial, Carpark	83,997	475,007	2022	529.20	100.0%	529.20
V-14	Portion of Evergrande Splendor Tianjin	Hengda (Tianjin Jixian) Real Estate Group Company Limited	Tianjin	Residential, Commercial	12 Feb 2077 to 23 Sep 2079	Residential, Composite, Other, Carpark	854,165	818,120	2024	2,371.80	100.0%	2,371.80 <sup>(4)</sup>
V-15	Helanshan East Road Yinchuan	Ningxia Ruijing Real Estate Development Company Limited	Yinchuan	Residential, Commercial	19 Sep 2056 to 19 Sep 2056	Residential, Commercial, Carpark	66,667	347,133	2020	239.40	80.0%	191.52
V-16	Lanzhou TianYuan #1 Project	Gansu Hengyuan Real Estate Development Company Limited	Lanzhou	Residential	08 Aug 2086	Residential, Commercial, Carpark	144,649	746,574	2021	1,209.70	100.0%	1,209.70
V-17	Hefei Zhuhuaohang Project Plot B	Anhui Zhonghui Guoyin Deyuan Property Company Limited	Hefei	Residential, Commercial	18 May 2055 to 18 May 2085	Commercial, Hotel, Office, Carpark	89,158	153,751	2018	1,254.70	56.0%	702.63
V-18	Wuyizhen Chuzhou	Chuzhou Hengong Property Company Limited	Chuzhou	Residential, Commercial	14 Jul 2083 to 14 Jul 2083	Residential, Commercial, Composite, Other, Carpark	134,869	359,067	2018	154.20	88.0%	135.70
V-19	Evergrande Oasis Maanshan	Maanshan Yuetong Property Company Limited	Maanshan	Residential, Commercial	21 Jul 2086	Residential, Commercial, Composite, Carpark	82,360	205,553	2019	198.10	100.0%	198.10
V-20	Evergrande Scenic View Garden Nanning	Nanning Jinhua Yufu Real Estate Development Company Limited	Nanning	Residential, Commercial	15 Apr 2056 to 15 Apr 2086	Residential, Commercial, Composite, Other, Carpark	44,653	241,268	2018	613.60	100.0%	613.60
V-21	Changjiang QIZI Hotel & Conference Centre Project	Changjiang Shengda Investment Company Limited	Changjiang	Office, Accommodation and Catering	22 Jul 2053 to 15 Aug 2053	Commercial, Composite, Hotel, Carpark	169,798	71,710	2019	66.40	100.0%	66.40
V-22	Wu Yi Bei Road Changzhou	Changzhou Hengyun Real Estate Development Company Limited	Changzhou	Residential, Commercial	06 Jun 2056 to 06 Jun 2086	Residential, Commercial, Office, Carpark	58,624	271,290	2019	619.20	100.0%	619.20
V-23	Evergrande City Lianyungang	Lianyungang Hengda Cheng Real Estate Company Limited	Lianyungang	Residential, Commercial	29 May 2081	Residential	177,932	726,955	2018	1,187.10	51.0%	605.42
V-24	Nanjing BaMa Project	Nanjing Shengji Real Estate Company Limited	Nanjing	Residential	24 Oct 2086	Residential, Commercial, Carpark	49,199	193,211	2019	2,554.10	100.0%	2,554.10



Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area <sup>(1)</sup> (sq.m.)	Total Planned GFA <sup>(1)</sup> (sq.m.)	Estimated Completion Date	Market Value <sup>(2)</sup> (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
V-25	Evergrande Emerald Court Nanchang	Jiangxi Jigao Property Company Limited	Nanchang	Residential	26 Jan 2085	Residential, Commercial, Composite, Other, Carpark	105,280	283,307	2021	468.50	51.0%	238.94
V-26	Portion of Evergrande Cultural Tourist City Baoting	Hainan Baoting Huayi Gaoxiao Nongye Kaifa Company Limited	Baoting Li and Miao Autonomous County	Agricultural, Tourism, Composite	Aug 2048 to 26 Aug 2050		10,417,353	—		729.20	100.0%	729.20
V-27	Portion of Evergrande Cultural Tourist City Baoting	Hainan Baoting Hongsen Technology Development Company Limited	Baoting Li and Miao Autonomous County	Agricultural, Tourism, Composite	Aug 2048 to 26 Aug 2050		6,998,000	—		489.90	100.0%	489.90
V-28	Evergrande First Palace Sanya	Sanya Hada Nongfuchampin Trading Company Limited	Sanya	Residential, Office	28 Sep 2073	Residential, Commercial, Composite, Other	86,106	246,936	2018	1,276.70	100.0%	1,276.70
V-29	LinGao Maniao Bay Project	Hainan Jincui Real Estate Development Company Limited	Lingao	Residential, Commercial	31 Jan 2050 to 31 Jan 2080	Residential, Commercial, Composite, Hotel, Office, Other	1,110,000	1,406,208	2022	984.30	51.3%	505.20
V-30	Portion of Evergrande Xiaoguiwan Garden Huizhou	Huizhou Guhaowan Huiming Culture Industrial Park Company Limited	Huizhou	Residential, Commercial	22 Feb 2052 to 22 Feb 2082	Residential, Carpark	64,200	292,432	2018	278.30	100.0%	278.30
V-31	Portion of Evergrande Xiaoguiwan Garden Huizhou	Huizhou Dayawan Yuezhu Property Company Limited	Huizhou	Residential, Commercial	22 Feb 2052 to 22 Feb 2082	Residential, Commercial, Composite, Hotel, Carpark	142,987	201,043	2018	197.50	100.0%	197.50
V-32	Portion of Evergrande Financial Plaza Changsha	Hunan Xiangtian Real Estate Development Company Limited	Changsha	Residential, Commercial	25 May 2052 to 25 May 2082	Residential, Commercial, Office, Carpark	49,397	464,940	2019	1,351.90	60.0%	811.14
V-33	Huang Xing Bei Road Changsha	Zhangsha Tianying Real Estate Development Company Limited	Changsha	Commercial	14 Aug 2040 to 16 Aug 2040	Residential, Commercial, Carpark	56,623	400,355	2021	1,285.60	51.0%	655.66
V-34	Portion of Evergrande City Changsha	Zhangsha Xinlin Property Company Limited	Changsha	Residential, Education	04 Oct 2074 to 30 Oct 2076	Residential, Other, Carpark	270,663	246,071	2018	394.40	100.0%	394.40
V-35	MeiDou Yishan Haiwan	Meidu Jianfeng (Huizhou) Property Company Limited	Huizhou	Residential, Commercial	05 Apr 2045 to 24 Jan 2058	Residential, Commercial, Composite, Other, Carpark	51,965	200,198	2019	272.50	100.0%	272.50
V-36	Evergrande Left Bank Riverfront Mayong Dongguan	Dongguan Mayongzhen Gumei Real Estate Investment Company Limited	Dongguan	Residential, Commercial	20 Nov 2053 to 20 Nov 2083	Residential, Commercial, Composite, Other	64,655	182,357	2019	677.10	100.0%	677.10

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area <sup>(1)</sup> (sq.m.)	Total Planned GFA <sup>(1)</sup> (sq.m.)	Estimated Completion Date	Market Value <sup>(2)</sup> (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
V-37	Foshan Sanshui Lihucheng	Foshan Sanshui Yingsheng Real Estate Development Limited	Foshan	Residential, Commercial, Office	04 Mar 2049 to 04 Mar 2079	Residential, Commercial, Composite, Other, Carpark	338,214	961,147	2022	1,069.60	100.0%	1,069.60
V-38	Evergrande City Plaza Quanzhou	Quanzhou Renjian Property Company Limited	Quanzhou	Commercial	25 Sep 2052	Residential, Commercial, Carpark	14,000	148,252	2018	417.10	100.0%	417.10
V-39	Portion of Evergrande Scenic View Garden Anxi	Quanzhou Zaanshi Investment Development Company Limited	Quanzhou	Residential, Commercial	14 Sep 2047 to 03 May 2086	Residential, Commercial, Composite, Other	147,283	287,082	2019	291.50	100.0%	291.50
V-40	Chaoshou City XiangQiao District Wudoushan Project	Chaoshou Hengchen Property Company Limited	Chaoshou	Residential	22 Jul 2086	Residential, Commercial, Composite, Other, Carpark	101,924	485,449	2020	465.60	100.0%	465.60
V-41	Dommen Evergrande Emerald Court Shuhai	Zhuhai Hengxin Tangye Company Limited	Zhuhai	Residential, Industrial	19 Aug 2052 to 19 Aug 2072	Residential, Commercial, Composite, Carpark	237,336	535,890	2019	1,379.10	100.0%	1,379.10
V-42	Evergrande Emerald Court Zunyi	Zunyi Hengxia Guizhou Real Estate Development Company Limited	Zunyi	Composite	07 Dec 2058	Residential, Commercial, Composite, Other, Carpark	183,091	575,363	2020	240.50	70.0%	168.35
V-43	Portion of Evergrande Siji Shangdong Dalian	Dalian Shengdou Yihe Real Estate Company Limited	Dalian	Accommodation and Catering	15 Jul 2050	Residential, Hotel	28,396	99,285	2019	764.50	80.0%	611.60
V-44	Evergrande City Lights Dalian	Dalian Jinyuan Property Company Limited	Dalian	Commercial	30 Mar 2051	Residential, Commercial, Office, Other, Carpark	32,068	172,626	2019	1,044.50	80.0%	835.60
V-45	Dalian Wuyi Road Project	Hengsheng Sunshine Xindi (Dalian) Property Company Limited	Dalian	Residential	14 Mar 2080	Residential, Commercial	120,576	306,969	2020	536.20	51.0%	273.46
V-46	Portion of Evergrande Zhongyu Plaza Chongqing	Chongqing Zhongyu Property Development Company Limited	Chongqing	Commercial	25 May 2063	Residential, Commercial	59,416	123,951	2019	495.80	100.0%	495.80
V-47	Evergrande Zhongyu Chongqing (Plot No.3)	Chongqing Zhongyu Property Development Company Limited	Chongqing	Residential, Commercial	29 May 2063	Residential, Commercial	47,937	196,000	2020	924.70	100.0%	924.70
V-48	Evergrande Zhongyu Chongqing (Plot No.9)	Chongqing Zhongyu Property Development Company Limited	Chongqing	Residential	25 May 2063	Residential, Commercial, Office	73,933	345,657	2022	1,628.80	100.0%	1,628.80
V-49	Evergrande Yudouhui Group C	Chongqing Zhongyu Property Development Company Limited	Chongqing	Residential	25 May 2062	Residential, Commercial, Composite, Other, Carpark	53,579	234,066	2019	826.30	100.0%	826.30

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area <sup>(1)</sup> (sq.m.)	Total Planned GFA <sup>(1)</sup> (sq.m.)	Estimated Completion Date	Market Value <sup>(2)</sup> in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (RMB million)
V-50	Portion of Yichang Commercial Buhang Street	Yichang Sanjiang Hangtitan Real Estate Development Company Limited	Yichang	Commercial, Education/ Public Facility	23 Mar 2044	Residential, Commercial, Carpark	96,359	112,067	2020	194.20	63.7%	123.74
V-51	Portion of Evergrande Oasis Wuhan	Wuhan Jinhui Luzhou Real Estate Development Company Limited	Wuhan	Residential, Commercial	30 May 2047 to 26 Jan 2078	Other	314,901	9,419	2017	2.80	100.0%	2.80
V-52	Evergrande Emerald Court Xiangyang	Xiangyang Hengda Feicui Real Estate Development Company Limited	Xiangyang	Residential, Commercial	15 Aug 2056 to 15 Aug 2086	Residential, Commercial, Composite, Other, Carpark	60,527	229,731	2019	361.00	70.0%	252.70
V-53	Evergrande Yuehongtai Huizhou	Huizhou Kaihanda Investment Limited	Huizhou	Residential	25 May 2080	Residential, Commercial, Composite, Other	63,826	281,499	2019	285.70	75.0%	214.28
V-54	Langfang Zhongding Project	Langfang City Zhongding Real Estate Development Co	Langfang	Residential, Commercial	01 May 2053 to 10 Feb 2081	Residential	20,393	48,613	2018	68.10	100.0%	68.10
V-55	Evergrande Royal Scenic Bay Lixian	Hunan Dadonghuang Property Company Limited	Changde	Residential, Commercial	23 May 2052 to 30 Jan 2063	Residential, Commercial, Other, Carpark	58,651	196,307	2018	96.60	65.0%	62.79
V-56	Evergrande Palace Shuangyang	Shuangyang City Lushan Real Estate Development Limited	Shuangyang	Residential, Commercial	30 Dec 2051 to 30 Dec 2081	Residential, Commercial, Composite, Other, Carpark	207,209	850,048	2021	488.20	60.0%	292.92

## Notes:

- 1 All areas are stated in approximations.
- 2 All values are stated in approximations.
- 3 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB1,214,010,000.
- 4 We have ascribed no commercial value to the part of the property without title documents nor without full payment of land premium. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of such part of the properties attributable to the Group would be RMB2,367,500,000.

## Group VI — Properties contracted to be acquired by the Group in the PRC

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area <sup>(1)</sup> (sq.m.)	Total Planned GFA <sup>(1)</sup> (sq.m.)	Estimated Completion Date	Market Value in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value Attributable to the Group As at Valuation Date (RMB million)
VI-1	Evergrande Royal Scenic Peninsula Jiangmen	Guangdong Jiangmen Shipyard Company Limited	Jiangmen	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	179,113	404,053	2020	—	70.0%	— <sup>(3)</sup>
VI-2	Evergrande Central Square Chengdu Phase 2	Chengdu Xihua Property Company Limited	Chengdu	Residential, Commercial, Public Facility		Residential, Commercial, Carpark	15,892	97,309	2018	—	50.6%	— <sup>(4)</sup>
VI-3	Evergrande Royal Palace Chengdu	Chengdu Jiuyuan Chemical Company Limited	Chengdu	Residential		Residential, Commercial, Composite	83,893	251,091	2019	—	100.0%	— <sup>(5)</sup>
VI-4	Evergrande Scenic View Garden Chengdu	Sichuan Yaitan Ruihe Investment Company Limited	Chengdu	Residential, Commercial		Residential, Commercial, Carpark	85,862	306,899	2019	—	83.0%	— <sup>(6)</sup>
VI-5	Evergrande Future City Chengdu	Chengdu Wanhao Property Company Limited	Chengdu	Residential		Residential, Commercial, Composite, Carpark	86,071	322,693	2019	—	100.0%	— <sup>(7)</sup>
VI-6	Evergrande Jincheng Chengdu	Chengdu Shuren Property Company Limited	Chengdu	Residential		Residential, Commercial, Composite, Carpark	83,848	314,638	2018	—	100.0%	— <sup>(8)</sup>
VI-7	Evergrande Palace Luzhou	Luzhou Hengda Beicheng Property Company Limited	Luzhou	Residential		Residential, Commercial, Composite	87,264	250,441	2020	—	100.0%	— <sup>(9)</sup>
VI-8	Evergrande Emerald Court Mianyang	Mianyang Xinmaoyuan Trading Company Limited	Mianyang	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	50,646	206,299	2019	—	100.0%	— <sup>(10)</sup>
VI-9	Evergrande Royal View Garden Shaoxing	Shaoxing Yongheng Property Company Limited	Shaoxing	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	140,727	445,468	2018	—	100.0%	— <sup>(11)</sup>
VI-10	Evergrande Royal Scenic Bay Zhoushan	Zhoushan Jingshun Real Estate Company Limited	Zhoushan	Residential, Commercial		Residential, Commercial, Composite, Carpark	55,113	147,950	2019	—	80.0%	— <sup>(12)</sup>
VI-11	Evergrande Emerald Court Baotou	Baotou Hengda Real Estate Development Company Limited	Baotou	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	57,368	154,820	2019	—	55.0%	— <sup>(13)</sup>

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area <sup>(1)</sup> (sq.m.)	Total Planned GFA <sup>(1)</sup> (sq.m.)	Estimated Completion Date	Market Value in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value Attributable to the Group As at Valuation Date (RMB million)
VI-12	Evergrande YueFu Project	Tianjin Yuefu Real Estate Development Limited	Tianjin	Residential, Commercial, Education/Public Facility, Roadway		Residential, Commercial, Composite, Carpark	195,155	397,612	2020	—	100.0%	— <sup>(14)</sup>
VI-13	Evergrande International Wanquan Layoucheng Baoding	Hengda (Baiyangdian Wanquan Cheng) Real Estate Group Company Limited	Baoding	Residential, Commercial		Residential, Commercial, Hotel, Office, Other, Carpark	3,427,962	4,586,511	2020	—	100.0%	— <sup>(15)</sup>
VI-14	Evergrande Emerald Court Handan	Handan Hengting Real Estate Development Company Limited	Handan	Residential		Residential, Commercial, Composite, Other, Carpark	74,703	412,639	2020	—	100.0%	— <sup>(16)</sup>
VI-15	Evergrande Center Changchun	Taiji (Changchun) Real Estate Company Limited	Changchun	Residential, Commercial		Commercial	26,239	305,641	2026	—	100.0%	— <sup>(17)</sup>
VI-16	Evergrande Tanxijun Changchun	Changchun Aosheng Property Company Limited	Changchun	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	82,754	143,160	2019	—	75.0%	— <sup>(18)</sup>
VI-17	Evergrande Royal Scenic Fuyang	Fuyang Yue'ai Property Company Limited	Fuyang	Residential		Residential, Commercial, Composite, Other, Carpark	274,458	544,942	2020	—	60.0%	— <sup>(19)</sup>
VI-18	Evergrande Royal Scenic Garden Weihai	Weihai Huaifu Property Company Limited	Weihai	Residential, Office, Public Facility, Greenery		Residential, Commercial, Composite, Other	264,016	865,814	2025	—	100.0%	— <sup>(20)</sup>
VI-19	Evergrande Royal Scenic Bay Liuzhou	Liuzhou Shanshui Yunhe Property Company Limited	Liuzhou	Residential, Commercial, Public Facility		Residential, Commercial, Composite, Hotel, Other, Carpark	153,984	601,160	2019	—	85.0%	— <sup>(21)</sup>
VI-20	Evergrande Atrium Liuzhou	Liuzhou Xian Hengda Real Estate Development Company Limited	Liuzhou	Residential, Commercial		Residential, Commercial, Composite, Office, Other, Carpark	173,516	795,379	2022	—	100.0%	— <sup>(22)</sup>
VI-21	Evergrande Jiu Long Bay Kunming	Kunming Henghai Real Estate Development Co., Ltd	Kunming	Residential		Residential, Commercial, Composite, Other, Carpark	290,167	1,161,045	2019	—	51.0%	— <sup>(23)</sup>
VI-22	Evergrande Emerald Longting Nanchang	Jiangxi Heng Yao Property Company Limited	Nanchang	Residential		Residential, Commercial, Composite, Other, Carpark	58,984	185,409	2020	—	100.0%	— <sup>(24)</sup>

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area <sup>(1)</sup> (sq.m.)	Total Planned GFA <sup>(1)</sup> (sq.m.)	Estimated Completion Date	Market Value in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value Attributable to the Group As at Valuation Date (RMB million)
VI-23	Evergrande Emerald JunTing NanChang	Jiangxi Heng Yao Property Company Limited	Nanchang	Residential		Residential, Commercial, Composite, Other, Carpark	46,020	145,080	2020	—	100.0%	— <sup>(25)</sup>
VI-24	Evergrande Metropolis Shangrao	Shangrao Hengda Property Company Limited	Shangrao	Residential, Commercial, Accommodation and Catering		Residential, Commercial, Composite, Other, Carpark	65,203	198,765	2019	—	100.0%	— <sup>(26)</sup>
VI-25	GanZhou Zhanjiang New District E12, E15 # Land	Ganzhou Hengda Property Company Limited	Ganzhou	Residential, Commercial		Residential, Commercial, Composite, Carpark	91,917	260,356	2020	—	100.0%	— <sup>(27)</sup>
VI-26	Ningde Jinshetou Project	Ningde Hengda Property Company Limited	Ningde	Residential, Commercial, Accommodation and Catering		Residential, Commercial, Composite, Other, Carpark	109,511	323,373	2018	—	90.0%	— <sup>(28)</sup>
VI-27	Evergrande First Palace Shishi	Shishi Hengda Property Company Limited	Quanzhou	Residential, Commercial		Residential, Commercial, Other, Carpark	87,329	283,514	2019	—	100.0%	— <sup>(29)</sup>
VI-28	Jieyang Konggang Economic Zone Yuhu Project	Jieyang Hengda Property Company Limited	Jieyang	Residential, Education		Residential, Commercial, Composite, Other, Carpark	193,248	542,122	2019	—	100.0%	— <sup>(30)</sup>
VI-29	Evergrande Shengjing Yinxiang Shenyang	Shenyang Jiashang Property Company Limited	Shenyang	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	88,885	295,360	2020	—	100.0%	— <sup>(31)</sup>
VI-30	Evergrande Royal Summit Shenyang	Shenyang Jijiang Property Company Limited	Shenyang	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	138,197	412,936	2021	—	100.0%	— <sup>(32)</sup>
VI-31	Evergrande Yudouhui Group B	Chongqing Zhongyu Property Development Company Limited	Chongqing	Residential		Residential, Commercial, Other, Carpark	14,867	57,288	2018	—	100.0%	— <sup>(33)</sup>
VI-32	Evergrande Emerald Court Xi'an	Xi'an Chuangheng Real Estate Development Company Limited	Xi'an	Residential, Commercial		Residential, Commercial, Composite, Other, Carpark	62,204	334,544	2018	—	100.0%	— <sup>(34)</sup>
VI-33	Evergrande City Plaza Xi'an	Xi'an Hengsheng Property Company Limited	Xi'an	Residential, Commercial		Residential, Commercial, Composite, Other	106,233	358,720	2018	—	100.0%	— <sup>(35)</sup>

Property No.	Property Name	Holding Entity	City	Land Use	Land Use Rights Expiry Date	Type of Property	Site Area <sup>(1)</sup> (sq.m.)	Total Planned GFA <sup>(1)</sup> (sq.m.)	Estimated Completion Date	Market Value in Existing State (RMB million)	Interest Attributable to the Group (%)	Market Value Attributable to the Group As at Valuation Date (RMB million)
VI-34	Evergrande Metropolis Suzhou	Suzhou Tianxin Real Estate Development Company Limited	Suzhou	Residential, Commercial	Commercial	Residential, Commercial, Carpark	71,664	231,101	2018	—	60.0%	— <sup>(36)</sup>
VI-35	Evergrande Emerald Court Jingzhou	Jingzhou Guangrun Property Company Limited	Jingzhou	Residential	Residential	Residential, Commercial, Composite, Other	26,017	104,069	2018	—	51.0%	— <sup>(37)</sup>
VI-36	Evergrande Guanlanlu Yuyao	Yuyao Shengjian Real Estate Development Company Limited	Yuyao	Residential, Commercial	Commercial	Residential, Commercial, Composite, Other, Carpark	76,823	231,118	2019	—	95.0%	— <sup>(38)</sup>
VI-37	Evergrande Linxifu Nanchang	Nanchang Hengfu Real Estate Development Company Limited	Nanchang	Residential	Residential	Residential, Commercial, Composite, Other, Carpark	267,106	715,939	2021	—	100.0%	— <sup>(39)</sup>
VI-38	Evergrande Royal Scenic Huzhou	Huzhou Wuhonghu Real Estate Development Company Limited	Huzhou	Residential	Residential	Residential, Commercial, Composite, Carpark	174,419	411,604	2021	—	51.0%	— <sup>(40)</sup>
VI-39	Evergrande Emerald Court Zhaoying	Zhaoying Guosheng Laser Technology Production Limited	Zhaoying	Residential, Commercial	Commercial	Residential, Commercial, Composite, Other	41,739	194,608	2018	—	100.0%	— <sup>(41)</sup>

**Notes:**

- All areas are stated in approximations.
- All values are stated in approximations.
- We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB254,660,000.
- We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB274,515,860.
- We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB301,300,000.
- We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB231,487,000.

- 7 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB437,700,000.
- 8 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB707,100,000.
- 9 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB525,900,000.
- 10 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB213,100,000.
- 11 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB2,013,100,000.
- 12 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB321,680,000.
- 13 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB97,845,000.
- 14 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB2,674,100,000.
- 15 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB2,683,100,000.
- 16 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB375,500,000.
- 17 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB764,100,000.
- 18 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB204,075,000.
- 19 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB532,740,000.



- 20 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB2,562,800,000.
- 21 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB897,005,000.
- 22 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB609,800,000.
- 23 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB626,739,000.
- 24 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB511,600,000.
- 25 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB399,700,000.
- 26 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB356,400,000.
- 27 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB760,000,000.
- 28 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB677,790,000.
- 29 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB655,500,000.
- 30 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB658,900,000.
- 31 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB441,500,000.
- 32 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB746,400,000.

- 33 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB222,300,000.
- 34 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB519,700,000.
- 35 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB529,600,000.
- 36 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB87,360,000.
- 37 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB172,788,000.
- 38 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB687,990,000.
- 39 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB1,252,300,000.
- 40 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB518,670,000.
- 41 We have ascribed no commercial value to the property. For Group's management reference, had the relevant title documents been obtained and the land premium been fully settled, the market value of the properties attributable to the Group would be RMB161,700,000.

## PROPERTIES IN HONG KONG

## Group VII — Properties held by the Group for Investments in Hong Kong

Property No.	Property Name	Holding Entity	City	Expiry Date of Land Tenure	Type of Property	Total GFA <sup>(1)</sup> (Excl. CPS) (sq.m.)	Number of CPS	Completion Date	Occupancy as at Valuation Date (%) (HKD million)	Existing Monthly Rental (HKD million)	Market Value <sup>(2)</sup> in Existing State (HKD million)	Interest Attributable to the Group (%)	Market Value <sup>(2)</sup> Attributable to the Group As at Valuation Date (HKD million)
VII-1	Unit 4D, Majestic House, Tsim Sha Tsui	Yingian International Investment Company Limited	Hong Kong	23 Jun 2038	Office	120	—	1963	0%	—	9.79	100.0%	9.79
VII-2	China Evergrande Centre	Pioneer Time Investment Limited	Hong Kong	24 Jun 2862	Office	32,557	—	1985	93%	14.44	11,000.00	100.0%	11,000.00

*Notes:*

- 1 All areas are stated in approximations.
- 2 All values are stated in approximations.

## 1. RESPONSIBILITY STATEMENT

This circular, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Listing Rules for the purpose of giving information with regard to the Group. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief, the information contained in this circular is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this circular misleading.

## 2. DISCLOSURE OF INTERESTS

### (a) Directors and Chief Executive

As at the Latest Practicable Date, the interests and short positions, if any, of each Director and chief executive of the Company in the shares, underlying shares and debentures of the Company and any of its associated corporations (within the meaning of Part XV of the SFO) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which the Directors and chief executive were deemed or taken to have under provisions of the SFO), or which were required to be and are recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO, or as otherwise required to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Companies adopted by the Company (the “**Model Code**”) were as follows:

#### (i) Interest in Shares

Names of Directors	Nature of interest	Number of Shares	Approximate percentage of shareholding
Hui Kai Yan ( <i>Note 1</i> )	Interest in controlled corporation	10,162,119,735(L)	74.24%

*Note:*

- (1) Of the 10,162,119,735 Shares held, 9,370,871,497 Shares were held by Xin Xin (BVI) Limited, a company wholly owned by Mr. Hui Ka Yan, and 791,248,238 Shares were held by Even Honour Holdings Limited, a company wholly owned by Ms. Ding Yumei, the spouse of Mr. Hui. The interest of Even Honour Holdings Limited in the Company is also deemed to be held by Mr. Hui pursuant to the SFO.

(ii) *Interests in shares, underlying shares of the Company**Share Option Scheme*

<b>Names of Director</b>	<b>Outstanding share option as at the Latest Practicable Date</b>	<b>Date of grant</b>	<b>Exercise price HK\$</b>
Xia Haijun	100,000,000	9 October 2014 ( <i>Note 1</i> )	3.05
He Miaoling	2,335,000	18 May 2010 ( <i>Note 2</i> )	2.40
	10,000,000	9 October 2014 ( <i>Note 1</i> )	3.05
Xu Wen	8,000,000	9 October 2014 ( <i>Note 1</i> )	3.05
Huang Xiangui	5,000,000	9 October 2014 ( <i>Note 1</i> )	3.05
Chau Shing Yim, David	1,000,000	9 October 2014 ( <i>Note 1</i> )	3.05
He Qi	1,000,000	9 October 2014 ( <i>Note 1</i> )	3.05
Xie Hongxi	1,000,000	9 October 2014 ( <i>Note 1</i> )	3.05

*Notes:*

1. The exercise period is from 9 October 2015 to 8 October 2024.
2. The exercise period is from 18 May 2010 to 13 October 2019

(iii) *Interest in associated corporations of the Company*

<b>Names of Director</b>	<b>Name of associated corporation</b>	<b>Number of securities</b>	<b>Approximate percentage of shareholding</b>
Hui Kai Yan	Xin Xin (BVI) Limited	100 shares	100%
	Even Honour Holdings Limited ( <i>Note</i> )	1 share	100%

*Note:* Even Honour Holdings Limited is a company wholly owned by Ms. Ding Yumei, the spouse of Dr. Hui Ka Yan, and is deemed to be an associated corporation of the Company pursuant to the SFO.

(iv) *Interest in debentures of the Company*

Names of Director	Currency of debentures	Amount of debenture held	Amount of
			debentures in same class in issue
Xia Haijun	US\$	10,000,000	1,000,000,000

(b) **Substantial Shareholders**

So far as is known to any Director or the chief executive of the Company, as at the Latest Practicable Date, Shareholders who had interests or short positions in the shares and underlying shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company pursuant to Section 336 of the SFO were as follows:

*Long positions in shares and underlying shares of the Company*

Name of shareholder	Nature of interest held	Interest in the shares	Approximate percentage of shareholding
Ding Yumei	Interest of controlled company	10,162,119,735(L)	74.24%
Xin Xin (BVI) Limited	Beneficial owner	9,370,871,497(L)	68.46%
Yaohua Limited	Interest of controlled company	791,248,238(L)	5.78%
Even Honour Holdings Limited	Beneficial owner	791,248,238(L)	5.78%

*Notes:*

- Of the 10,162,119,735 Shares held, 791,248,238 Shares were held by a company wholly owned by Ms. Ding Yumei, and 9,370,871,497 Shares were held by Xin Xin (BVI) Limited, a company wholly owned by Mr. Hui Ka Yan, the spouse of Ms. Ding Yumei. The interest of Xin Xin (BVI) Limited in the Company is also deemed to be held by Ms. Ding pursuant to the SFO.
- Xin Xin (BVI) Limited is beneficially owned by Mr. Hui Ka Yan.
- Even Honour Holdings Limited is wholly owned by Ms. Ding Yumei.

Save as disclosed above, so far as is known to the Directors and the chief executive of the Company, as at the Latest Practicable Date, no other person (other than a Director or chief executive of the Company) had, or was deemed or taken to have, an interest or short position in the Shares or underlying Shares which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or who was, directly or indirectly, interested in 10% or more of the nominal value of any class of share capital carrying rights to vote in all circumstances at general meetings of any other member of the Group or held any option in respect of such capital.

Mr. Hui Ka Yan is a director of Xin Xin (BVI) Limited. Save as disclosed, as at the Latest Practicable Date, none of the Directors is a director or employee of a company which has an interest or short position in the shares or underlying shares of the Company which should fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO.

### **3. DIRECTORS' SERVICE CONTRACTS**

As at the Latest Practicable Date, none of the Directors had any existing or proposed service contracts with any member of the Group or any associated company of the Company (excluding contracts expiring or determinable within one year without payment of compensation, other than statutory compensation).

### **4. COMPETING BUSINESS INTEREST OF DIRECTORS**

As at the Latest Practicable Date, none of the Directors or their respective associates was interested in any business which competes or is likely to compete, either directly or indirectly, with the business of the Group as required to be disclosed pursuant to the Listing Rules.

### **5. MATERIAL ADVERSE CHANGE**

The Directors are not aware of any material adverse change in the financial or trading position of the Group since 31 December 2015, the date to which the latest published audited accounts of the Company were made up.

### **6. LITIGATION**

As at the Latest Practicable Date, no member of the Group was engaged in any litigation or arbitration proceedings of material importance and no litigation or claim of material importance was known to the Directors to be pending or threatened by or against any member of the Group.

## 7. MATERIAL CONTRACTS

The following contracts have been entered into by the Group (not being contracts entered into in the ordinary course of business) within the two years immediately preceding the date of this circular and is or may be material:

- (a) On 28 May 2015, the Company, Xin Xin (BVI) Limited, Credit Suisse (Hong Kong) Limited, CLSA Limited, Haitong International Securities Company Limited and Jeffries Hong Kong Limited entered into a placing and subscription agreement regarding a top-up placing of 820,000,000 Shares of the Company at HK\$5.67 per Share;
- (b) On 14 July 2015, Shengyu (BVI) Limited (“Shengyu”), an indirect wholly-owned subsidiary of the Company, entered into an acquisition agreement with Evergo Holdings (China) Company Limited pursuant to which Shengyu agreed to acquire the equity interests in and debts receivables of Lucky Benefit Limited and Rising Sheen Limited for an aggregate consideration of HK\$6,500 million;
- (c) On 12 November 2015, Shengyu and Great System Investment Limited entered into a sale and purchase agreement in relation to the acquisition by Shengyu of Pioneer Time Investment Limited, which hold the property known as Mass Mutual Tower located at No. 38 Gloucester Road, Hong Kong;
- (d) On 20 November 2015, the agreement entered into between Evergrande Real Estate Group (Nanchang) Co., Ltd. and Chongqing City Construction Investment (Group) Co., Ltd. and Chongqing Land Group with respect to the transfer of the 50% equity interest in Great Eastern Life Assurance (China) Co., Ltd. for RMB3,939,110,600 was approved by the China Insurance Regulatory Commission and became effective;
- (e) On 2 December 2015, Shengyu and New World Development (China) Limited entered into a sale and purchase agreement in relation to the acquisition of the entire issued share capital of and loan to Best Wealth Investments Limited, which hold the right to a property project in Haikou for RMB8,600,000,000;
- (f) On 2 December 2015, Shengyu and New World Development (China) Limited entered into a sale and purchase agreement in relation to the acquisition of the entire issued share capital of and loan to Dragon Joy (China) Limited, White Heron Limited and Superb Capital Enterprises Limited, which hold the right to a property project in Huizhou, for RMB1,100,000,000;
- (g) On 2 December 2015, Shengyu and New World Development (China) Limited entered into a sale and purchase agreement in relation to the acquisition of the entire issued share capital of and loan to Hinto Development Limited, which hold 60% of the right to a property project in Wuhan for RMB3,800,000,000;



- (h) On 29 December 2015, Shengyu and Chow Tai Fook Enterprises Limited entered into a sale and purchase agreement in relation to the acquisition of the entire issued share capital of Baojun Limited, which hold 50% of Qingdao Golden Bay Properties Limited (the “Qingdao Project Company”) for RMB600,000,000;
- (i) On 29 December 2015, Hengdda (Jinan) Real Estate Group Co. Ltd., a subsidiary of the Company, and Tibet Lin Zhi Hui Fu Investment Co., Ltd. entered into a sale and purchase agreement in relation to the acquisition of 50% of the Qingdao Project Company for RMB1,400,000,000;
- (j) On 29 December 2015, Shengyu and Chow Tai Fook Enterprises Limited entered into a sale and purchase agreement in relation to the acquisition of the entire issued share capital of Charisma City Limited, for RMB1,800,000,000;
- (k) On 29 December 2015, Shengyu and Chow Tai Fook Enterprises Limited entered into a sale and purchase agreement in relation to the acquisition of the entire issued share capital of Ace Score Holdings Limited, for RMB1,700,000,000;
- (l) On 29 December 2015, Shengyu and Sino Asset Property Limited entered into a sale and purchase agreement in relation to the acquisition of the entire issued share capital of Marche Limited, for RMB7,600,000,000;
- (m) On 29 December 2015, Shengyu and New World Development (China) Limited entered into an equity interest and loan transfer agreement in relation to the acquisition of the entire issued share capital of Rise Eagle Worldwide Limited for RMB2,000,000,000;
- (n) On 29 December 2015, Shengyu and New World Development (China) Limited entered into an equity interest and loan transfer agreement in relation to the acquisition of the entire issued share capital of Triumph Hero International Limited for RMB5,300,000,000;
- (o) On 28 September 2016, Hengda Group Limited, a wholly-owned subsidiary of the Group, entered into an agreement with Shenzhen Laililai Industrial Co., Ltd., pursuant to which the Group agreed to dispose all of the Group’s interests in each of Hengda Grain and Oil Group Co., Ltd., Hengda Ginseng Co., Ltd. and Hengda Sales Group Co., Ltd., and their respective subsidiaries to the purchaser for RMB600,000,000;
- (p) On 28 September 2016, Hengda Group Limited and Ace Capital Ventures Limited, both wholly-owned subsidiaries of the Group, entered into agreements with Shenzhen Mingcheng Duling Commerce Co., Ltd. and Sunlight Property Management Limited respectively, pursuant to which the Group agreed to dispose of all of the Group’s interests in each of Hengda Dairy Co., Ltd. and Challenger Global Investments Limited and their respective subsidiaries to the purchasers for RMB300,000,000;

- (q) On 28 September 2016, Hengda Group Limited and Primal Glory Limited, both wholly-owned subsidiaries of the Group, entered into agreements with Shenzhen Sanwei Duling Vehicle Sales Services Co., Ltd. and Lipu (Hong Kong) Limited respectively, pursuant to which the Group agreed to dispose of all of the Group's interests in each of Hengda Beverage Group Limited and Sunny High Development Limited, and their respective subsidiaries to the purchasers for RMB1,800,000,000;
- (r) On 29 November 2016, Calxon Group (Shanghai) Company Limited, an indirect subsidiary of the Group, entered into an equity transfer agreement with Sunac (Qingdao) Real Estate Company Limited, pursuant to which the Group agreed to dispose of the entire equity interest in Qingdao Calxon Real Estate Development Company Limited for RMB3,662,000,000;
- (s) The CITIC Juheng Investment Agreement;
- (t) The Guangtian Investment Agreement;
- (u) The Huajian Investment Agreement;
- (v) The Zhongrong Investment Agreement;
- (w) The Shandong Highway Agreements;
- (x) The Ruican Investment Agreement;
- (y) The Meitou Investment Agreement; and
- (z) The Guangdong Weimei Investment Agreement.

## 8. EXPERT AND CONSENT

The following is the qualification of the expert who has been named in this circular or has given opinion or letter contained in this circular:

Name	Qualification
CBRE	Property valuer

As at the Latest Practicable Date, CBRE has given and has not withdrawn its written consent to the issue of this circular with the inclusion therein of its letter and references to its names, in the form and context in which they are included.

As at the Latest Practicable date, CBRE did not have any shareholding in any member of the Group and did not have the right to subscribe for or to nominate persons to subscribe for shares in any members of the Group.

As at the Latest Practicable Date, CBRE did not have any interest, direct or indirect, in any assets which have been acquired or disposed of by or leased to any member of the Group, or which are proposed to be acquired or disposed of by or leased to any member of the Group since 31 December 2015, being the date to which the latest published audited consolidated financial statements of the Company were made up.

## 9. GENERAL

- (a) None of the Directors had any direct or indirect interest in any assets which had been acquired or disposed of by or leased to any member of the Group or proposed to be so acquired, disposed of by or leased to any member of the Group since 31 December 2015, being the date to which the latest published audited accounts of the Company were made up, and up to the Latest Practicable Date.
- (b) Save as disclosed in this circular, as at the Latest Practicable Date, none of the Directors was materially interested in any contract or arrangement entered into by any member of the Group, which was subsisting and was significant in relation to the business of the Group.
- (c) The company secretary of the Company is Mr. Fong Kar Chun, Jimmy. Mr. Fong is a member of the Law Society of Hong Kong and has been a qualified solicitor in Hong Kong since 2001.
- (d) The registered office of the Company is P.O. Box 309, Ugland House, Grand Cayman, KY1-1104, Cayman Islands.
- (e) The principal place of business of the Company in Hong Kong is Suites 1501–1507, One Pacific Place, 88 Queensway, Hong Kong.
- (f) The branch share registrars of the Company in Hong Kong is Computershare Hong Kong Investor Services Limited.
- (g) The principal share registrars of the Company is Royal Bank of Canada Trust Company (Cayman) Limited.
- (h) The English text of this circular shall prevail over their respective Chinese text for the purpose of interpretation.

**10. DOCUMENTS AVAILABLE FOR INSPECTION**

Copies of the following documents will be available for inspection at the Company's principal place of business in Hong Kong at Suites 1501–1507, One Pacific Place, 88 Queensway, Hong Kong during normal business hours on any weekdays, except public holidays, from the date of this circular and up to 14 days thereafter:

- (a) the articles of association of the Company;
- (b) the annual reports of the Company for years ended 31 December 2013, 2014 and 2015 and the interim report of the Company for the six months ended 30 June 2016;
- (c) the summary valuation report of Hengda Real Estate;
- (d) the material contracts referred to in the section headed "Material Contracts" of this appendix;
- (e) the written consent of the expert referred to in the section headed "Expert and Consent" of this appendix;
- (f) the circular of the Company dated 13 January 2017 in respect of the acquisition of shares in China Vanke Co., Ltd., and
- (f) this circular.