



粵海置地控股有限公司
GUANGDONG LAND HOLDINGS LIMITED

(於百慕達註冊成立之有限公司)
(Incorporated in Bermuda with limited liability)
股份代號 Stock Code: 00124



2020
年報 Annual Report

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Corporate Information

As at 26 March 2021

Board of Directors

Executive Directors

XU Yeqin (*Chairman*)
LI Yonggang (*Managing Director*)
WU Mingchang
ZHU Guang
ZHANG Jun (*Chief Financial Officer*)

Independent Non-Executive Directors

Alan Howard SMITH *JP*
Felix FONG Wo *BBS, JP*
Vincent Marshall LEE Kwan Ho *Deputy of the National People's Congress of PRC, BBS, Officer of the Order of the Crown (Belgium)*

Audit Committee

Vincent Marshall LEE Kwan Ho *Deputy of the National People's Congress of PRC, BBS, Officer of the Order of the Crown (Belgium)*
(*Committee Chairman*)
Alan Howard SMITH *JP*
Felix FONG Wo *BBS, JP*

Remuneration Committee

Felix FONG Wo *BBS, JP* (*Committee Chairman*)
Alan Howard SMITH *JP*
Vincent Marshall LEE Kwan Ho *Deputy of the National People's Congress of PRC, BBS, Officer of the Order of the Crown (Belgium)*

Nomination Committee

XU Yeqin (*Committee Chairman*)
Alan Howard SMITH *JP*
Felix FONG Wo *BBS, JP*
Vincent Marshall LEE Kwan Ho *Deputy of the National People's Congress of PRC, BBS, Officer of the Order of the Crown (Belgium)*

Company Secretary

Christine MAK Lai Hung

Auditor

PricewaterhouseCoopers
Certified Public Accountants
Registered Public Interest Entity Auditor

Website Address

<http://www.gdland.com.hk>

Principal Bankers

China Merchants Bank
Shanghai Pudong Development Bank
Bank of China

Registered Office

Clarendon House
2 Church Street
Hamilton HM 11
Bermuda

In this annual report, the English names of the PRC entities are translations of their Chinese names, and are included herein for identification purposes only. In the event of any inconsistency, the Chinese names shall prevail.

Head Office & Principal Place of Business in Hong Kong

18th Floor
Guangdong Investment Tower
148 Connaught Road Central
Hong Kong
Telephone: (852) 2165 6262
Facsimile: (852) 2815 2020

Principal Share Registrar

MUFG Fund Services (Bermuda) Limited
4th floor North
Cedar House
41 Cedar Avenue
Hamilton HM 12
Bermuda

Branch Share Registrar in Hong Kong

Tricor Tengis Limited
Level 54, Hopewell Centre
183 Queen's Road East
Hong Kong

Share Information

Place of Listing: Main Board of
The Stock Exchange
of Hong Kong Limited
Stock Code: 00124
Board Lot: 2,000 shares
Financial year end: 31 December

Shareholders' Calendar

Annual General Meeting
18 June 2021 10:30 a.m.

Final Dividend

HK1.53 cents per ordinary share,
payable on or about 16 July 2021

Last Share Registration Date

For attending Annual 11 June 2021, by 4:30 p.m.
General Meeting:

For entitlement to 24 June 2021, by 4:30 p.m.
Final Dividend:

Closure of Register of Members

For attending Annual 15 to 18 June 2021
General Meeting: (both days inclusive)

For entitlement to 25 June 2021
Final Dividend:

Highlights

	Year ended 31 December		Change
	2020	2019	
Revenue (HK\$'000)	4,000,332	1,836,676	+117.8%
Gross profit (HK\$'000)	1,230,004	316,428	+288.7%
Fair value gains on investment properties (HK\$'000)	1,962,563	575,640	+240.9%
Profit attributable to owners of the Company (HK\$'000)	1,681,922	341,063	+393.1%
Basic earnings per share (HK cent)	98.27	19.93	+393.1%
Proposed final dividend (HK cent)	1.53	—	N/A

	As at	As at	Change
	31 December 2020	31 December 2019	
Current ratio	2.3 times	2.7 times	-14.8%
Gearing ratio ¹	73.7%	44.7%	+29.0 ppt
Total assets (HK\$ million)	20,863	11,853	+76.0%
Net asset value per share ² (HK\$)	3.99	2.78	+43.5%
Number of employees	401	269	+49.1%

Notes:

- Gearing ratio = (Interest-bearing loans + Lease liabilities – Cash and cash equivalents) ÷ Net assets
- Net asset value per share = Equity attributable to owners of the Company ÷ Number of issued shares

Chairman's Statement

Battered by the outbreak of Coronavirus Disease 2019 ("COVID-19" or "pandemic"), the global economy shrank by approximately 4.3% in 2020, the worst recession since the Great Depression of the 1930s. In 2020, the People's Republic of China (the "PRC" or "Mainland China") effectively coped with the fallout of the COVID-19 outbreak and the grim and complicated situations at home and abroad by adopting a string of policy measures, and became the first country to bring the pandemic under control, allow businesses to resume operations and production and turn its economy around, making it the only major economy in the world to record positive economic growth. In 2020, the aggregate gross domestic product ("GDP") of the PRC exceeded RMB100 trillion, up by 2.3% as compared to the previous year; and its GDP per capita amounted to US\$11,000, with per capita disposable income of residents increasing by 4.7% in nominal terms as compared to the previous year.

In 2020, the PRC government adhered to the overarching principles that "housing is for living in, not for speculation" and "property policies should be city-specific", and reiterated that the property sector will not be used as a means of short-term stimulus for economic growth and that efforts will be made to stabilise land prices, housing prices and market expectations for promoting the stable and healthy development of the property market. Further, the government vowed to maintain the continuity, consistency and stability of property financial policies and speed up the formulation of long-term rules for governing real estate finance. The credit policy for the real estate sector in the first half of the year was neutral or slightly proactive, as the People's Bank of China, lowered reserve requirement ratios three times, and cut loan prime rates twice. In the second half of 2020, the Ministry of Housing and Urban-Rural Development of the PRC and the People's Bank of China set up the "three red lines" for property developers, i.e. liability-to-asset ratio (excluding receipt in advance) shall not exceed 70%, net gearing ratio shall not exceed 100%, and cash to short-term debt ratio shall not be less than 1. These restrictions on borrowing are designed to curb the growth of interest-bearing debts of property developers and reduce the scale of financing through trusts, forcing real estate enterprises to deleverage and reduce liabilities. According to the statistic data for the whole year of 2020, the total investment in real estate development across Mainland China amounted to approximately RMB14.1 trillion, representing a growth of 7.0% as compared to the previous year; while the gross floor area ("GFA") and sales revenue of commodity housing sold were approximately 1,761 million square metres ("sq. m.") and RMB17.36 trillion, respectively, both hitting record highs. Thanks to the introduction of the "Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area" and the "Three-Year Action Plan of Guangdong Province for Building the Guangdong-Hong Kong-Macao Greater Bay Area", the updates of housing purchase policies for high-calibre talent and the relaxation of housing purchase restrictions in certain cities, the average price of commodity housing in nine major cities of Guangdong (which is part of the Guangdong-Hong Kong-Macao Greater Bay Area (the "Greater Bay Area")) increased by 19.80% year-on-year in 2020. In particular, the average selling price of commodity housing in each of Guangzhou and Foshan grew by more than 20%, while the average selling prices in cities like Shenzhen, Zhuhai, Zhongshan, Jiangmen and Huizhou also saw steady increases.

Results

During the year under review, the Group was engaged in property development and investment businesses. The Group currently holds a number of property development projects and certain investment properties in Guangdong Province and the Greater Bay Area.

In 2020, the Group recorded a revenue of approximately HK\$4,000 million (2019: HK\$1,837 million), representing an increase of approximately 117.8% from the previous year. The Group recorded a profit attributable to owners of the Company for the year under review of approximately HK\$1,682 million (2019: HK\$341 million), representing an increase of approximately 393.1% from the previous year. For the year under review, profit attributable to owners of the Company before taking into account the fair value gains on investment properties and related deferred tax expense was approximately HK\$210 million (2019: loss of HK\$91 million).

Chairman's Statement (continued)

Results (continued)

During the year under review, the increase in revenue was mainly attributable to the increased GFA of properties sold as compared to the previous year. For details of the Group's property sales in 2020, please refer to the section headed "Business Review" in the Management Discussion and Analysis. Apart from the profit from property sales, the increase in profit attributable to owners of the Company for the year under review was mainly attributable to the fact that the investment properties on the Southern Land of the GDH City Project were measured and carried at fair value for the first time. The aggregated fair value gains on investment properties contributed approximately HK1,472 million (2019: HK\$432 million) to the Group's profit after tax for the year.

The Board recommends the payment of a final dividend of HK1.53 cents per share for the year ended 31 December 2020 (2019: Nil). If approved by the shareholders of the Company at the forthcoming annual general meeting, the said final dividend will be paid on or about 16 July 2021.

Business Review

The Group conducted its business as planned in 2020 and achieved satisfactory results.

The Group holds a 100% interest in the GDH City Project, which is a multi-functional commercial complex with jewellery as the main theme, located in Luohu District, Shenzhen City in the PRC. The project, comprising business apartments, commercial units, shopping area and office premises, is developed in two phases, and the delivery of the properties of the first phase started in June 2020 and revenue recognition was made. Meanwhile, the Group further stepped up its efforts in seeking potential commercial occupiers for the project through extensive communications and collaborative interactions with industrial and commercial resources related to the project, and continuously optimised its product portfolio to showcase the competitive edge of the project.

The Group holds a 100% interest in the Laurel House Project, which is located in Yuexiu District, Guangzhou City, the PRC, with a GFA of approximately 119,267 sq. m., and comprises residential units, commercial properties and car-parking spaces. As at 31 December 2020, the aggregate GFA of the residential units contracted for sale accounted for approximately 95.6% of the total GFA of all the residential units of the Laurel House Project, and the occupancy rate of the commercial property, "GD•Delin (粵海•得鄰)", was approximately 85.4%.

The Group holds a 100% interest in the Chenyuan Road Project, which is located in Pengjiang District, Jiangmen City, the PRC, with a site area of approximately 59,705 sq. m. and a maximum total GFA included in the calculation of the plot ratio of approximately 164,216 sq. m. The project comprises residential units, commercial properties and car-parking spaces. The pre-sale of the properties of the first phase commenced in January 2021.

Chairman's Statement (continued)

Business Review (continued)

In 2020, the Group succeeded in the bids for the land use rights of three parcels of land located at Aviation New Town, Jinwan District of Zhuhai City, Wanhua, Chancheng District of Foshan City and Tsuihang New District of Zhongshan City, respectively, through the public Listing-for-Sale Process. Further, in October 2020, the Group entered into agreements with certain subsidiaries of Guangdong Holdings, the ultimate controlling shareholder of the Company, to acquire 51% interest in 江門粵海置地有限公司 (Jiangmen Yuehai Land Co., Ltd.) ("Jiangmen Yuehai") which holds the land parcel of the Jiangmen Ganhua Project, and 100% interest in 惠陽粵海房產發展有限公司 (Huiyang Yuehai Property Development Co., Ltd.) ("Huiyang Yuehai") and its wholly-owned subsidiary 惠州市粵海房地產開發有限公司 (Huizhou City Yuehai Property Development Co., Ltd.) ("Huizhou Yuehai") which holds the land parcel of the Huizhou Dayawan Project, respectively. The two acquisitions were completed in January 2021. The acquisition and investment in the development of the above projects complement the Group's project portfolio in the strategic development regions, which is conducive to the sustainable development of the Group and the realisation of the Group's regional development strategy in the Greater Bay Area, and represents a major move of the Group to seize the opportunities arising from the development of the Greater Bay Area and establish a strong presence in the core region of the Greater Bay Area.

In June 2020, the Group entered into an entrusted management services agreement with Guangdong Holdings, the ultimate controlling shareholder of the Company, pursuant to which the Group is entrusted with certain matters of three wholly-owned subsidiaries of Guangdong Holdings which are engaged in property development and investment in the PRC. The entering into of the agreement further clarified the intention of Guangdong Holdings to develop the Group as its sole listed real estate flagship, and eventually to become a competitive and influential PRC property development and investment arm in the Greater Bay Area. It will be beneficial to the Group in understanding the businesses and various projects of the entrusted companies and enhancing the Group's capability in the integrated management and development of real estate business, and will enable the Group to better evaluate the compatibility of its existing business with the entrusted companies' assets and the feasibility for future integration. Besides, the entering into of the agreement has already contributed to the successful acquisitions of the Jiangmen Ganhua Project and the Huizhou Dayawan Project.

Outlook

In 2020, China's economy suffered severe shock due to the global outbreak of the COVID-19 and the complex and grim internal and external environment. Faced downward pressure on the economy, the PRC government managed to bring the pandemic under control in a relatively short period of time, strengthened counter-cyclical measures, and became the first country to achieve economic recovery. With its long-run fundamentals remaining positive, economic growth of the PRC remained stable. The World Bank projected that the PRC's economy will expand by 7.9% in 2021, the strong recovery momentum reflecting the release of pent-up demand and a quicker-than-expected resumption of production and exports.

At the Central Economic Work Conference of the PRC government held in December 2020, the position that "housing is for living in, not for speculation" was reiterated. City-specific measures and multiple policies would be implemented to promote the stable and healthy development of the property market. Going forward, it is expected that the PRC government will continue to maintain the consistency and stability of its overall policies on the real estate market. The "three red lines" requirements will apply to all enterprises in 2021, which will facilitate the healthy development of the real estate sector in China. In general, the sound fundamentals of China's economy in the long run coupled with steady property development and investment will continue to facilitate the steady and healthy development of China's residential and commercial property sectors.

Chairman's Statement (continued)

Outlook (continued)

As the development strategy in the Greater Bay Area was fully put in place, the development of the cities in the Greater Bay Area has speeded up, with significant improvements seen in connectivity of infrastructure and a raft of policies concerning finance, human resources and cooperation and innovation in scientific research being launched. In particular, 27 reform measures and a first batch of 40 authorised initiatives were unveiled for Shenzhen to implement comprehensive pilot reforms. The development dividends of the Greater Bay Area have been expanding. With increasingly mature industries, the Greater Bay Area has seen an influx of population, which resulted in a steadily growing demand in the property market. Since 2020, the land supply in the Greater Bay Area has been on the rise with a series of hot land auctions, and more new projects have commenced construction, indicating strong momentum on both supply and demand sides. As such, it is expected that the property market in the Greater Bay Area will further expand in 2021.

The Group's projects such as Shenzhen GDH City, Guangzhou Laurel House, Zhuhai Jinwan Project, Jiangmen Chenyuan Road Project, Jiangmen Ganhua Project, Huizhou Dayawan Project, Foshan Laurel House and Zhongshan GDH City are all located in the central cities of the Greater Bay Area or covered by the "Core, Coastal Belt and Zone Initiative" (which fosters the optimised development of the Pearl River Delta Core Area, connects Eastern Guangdong, Western Guangdong and cities within the Pearl River Delta as a coastal economic belt like a beaded bracelet, and establishes the mountainous areas of Northern Guangdong as an ecological development zone), and will benefit from the strong development momentum of these areas.

Through the development, construction and management of projects such as the GDH City Project in Shenzhen and the Laurel House Project in Guangzhou, etc., the Group has strategically entered the markets of major cities in the Greater Bay Area such as Zhuhai, Jiangmen, Huizhou, Foshan and Zhongshan, developed sound cooperative relationships with the local governments, built up professional development teams and established an operating model for project development. Building on its professional capabilities, industry experience and resource advantages, the Group will leverage its status as a provincial state-owned enterprise and the resource advantages of its shareholders to seize business opportunities and innovate project development models. Moreover, the Group will continue to seek opportunities for acquiring good development projects in the Greater Bay Area, increase efforts in brand building and enhancement, and further enhance its product quality and competitive competence, with a view to growing itself into an "influential property developer in the Greater Bay Area" and paving the way for the stable development of the Company in the long run.

Last but not least, on behalf of the Board, I would like to acknowledge the contribution by management and staff during the previous year. Under the leadership of the Board, the Group is confident in the prospect of its business development and will actively promote the development of its property business in order to create greater returns for its shareholders as we did in the past.

XU Yeqin
Chairman

Hong Kong, 26 March 2021

Management Discussion and Analysis

RESULTS

The consolidated revenue of the Group for 2020 amounted to approximately HK\$4,000 million (2019: HK\$1,837 million), representing an increase of approximately 117.8% from the previous year. The increase in revenue was mainly attributable to the increase in the sale of GFA of properties held for sale. Please refer to the section headed “Business Review” hereof for details of the Group’s property sale in 2020. The Group recorded a profit attributable to owners of the Company for the year under review of approximately HK\$1,682 million (2019: HK\$341 million), representing an increase of approximately 393.1% from the previous year. For the year under review, profit attributable to owners of the Company before taking into account the fair value gains on investment properties and related deferred tax expense was approximately HK\$210 million (2019: loss of HK\$91 million).

The major factors affecting the results of the Group for the year ended 31 December 2020 include the following:

- (a) the deliveries of the properties built on the Northwestern Land of the GDH City Project commenced following the filing for completion in respect of construction in June 2020, the aggregate GFA of the properties delivered to purchasers in 2020 amounting to approximately 22,159 sq. m.;
- (b) the properties built on the Southern Land of the GDH City Project are classified as investment properties under development and the construction permit in relation to the main construction was obtained on 15 January 2020. As at 30 June 2020, as the fair value of such investment properties under development could be reliably measured, the Group adopted a fair value model to measure such investment properties for the first time with changes in the fair value recognised in the consolidated statement of profit or loss. After taking into account the relevant deferred tax expense, the investment properties contributed approximately HK\$1,472 million (2019: HK\$432 million) in aggregate to the Group’s profit after tax for the year, mainly attributable to the fair value gains on the investment properties under development of the Southern Land development under the GDH City Project; and
- (c) an increase in the selling and marketing expenses of approximately HK\$123 million as compared to 2019 due to the increases in revenue and sales activities.

BUSINESS REVIEW

New Projects in 2020 – Zhuhai Jinwan Project

On 29 May 2020, the Group succeeded in the bid for the land use rights of a parcel of land at Aviation New Town, Jinwan District, Zhuhai City through the public Listing-for-Sale Process at a consideration of RMB2,295 million (equivalent to approximately HK\$2,495 million). The land parcel is located at the land lot west to Jinhui Road and north to Jinhe East Road in Jinwan District, Zhuhai City, the PRC with a site area of approximately 66,090 sq. m. and a maximum total GFA included in the calculation of the plot ratio of approximately 166,692 sq. m. It is planned for commercial and residential uses, and the properties to be built thereon will all be for sale.

The land parcel is located in an area with high value potentials that will facilitate the future development of the project. It is expected that there will be sound living and educational amenities in the area. With the significant advantage in terms of location resources, the project enjoys promising market prospects.

During the year under review, the construction permit for foundation pit support works for the first phase of the project and the comprehensive construction permit for part of the land were obtained on 19 November 2020. Currently, the works of foundation pit support and underground structures are underway, and the filing for completion of construction of the project is expected to be made in 2024.

Management Discussion and Analysis (continued)

BUSINESS REVIEW (continued)

New Projects in 2020 – Foshan Laurel House Project

On 27 November 2020, the Group succeeded in the bid for the land use rights of a parcel of land located at Wanhua, Chancheng District, Foshan City through the public Listing-for-Sale Process at a consideration of approximately RMB2,707 million (equivalent to approximately HK\$3,191 million). The land parcel is located at west of Wenhua Road, south of Liming 2nd Road, Chancheng District, Foshan City, the PRC with a site area of approximately 43,284 sq. m. and a maximum total GFA included in the calculation of the plot ratio of approximately 151,493 sq. m. It is a state-owned construction land planned for residential use, compatible with commercial use. In addition, a nursery with area of 4,860 sq. m. is entrusted to be built on the land and gratuitously transferred to the government of Chancheng District, Foshan City upon completion.

The area where the land situated is positioned as a modern, top-notch and strong central area of Foshan City, ideal for living, starting business and fostering innovation. In addition, the project is adjacent to Wanhua Station, the interchange station of Line 2 and Line 3 of Foshan Metro and enjoys easy access to well-established educational, medical and commercial facilities nearby, making it well-positioned to be developed into a residential community near metro and featuring quality lifestyle. With the significant advantage in terms of location resources, the project boasts promising market prospects.

During the year under review, the Group set up a wholly-owned subsidiary to develop the Foshan Laurel House Project. Currently, preliminary work such as project positioning and design study is in progress. It is expected that the construction permit for the project will be obtained in the first half of 2021 and the filing for completion of construction works will be made in 2023.

New Projects in 2020 – Zhongshan GDH City Project

On 28 December 2020, a 80%-owned subsidiary of the Group succeeded in the bid for the land use rights of a parcel of land in the starting area of Tsuihang New District, Zhongshan City, the PRC through the public Listing-for-Sale Process, at a consideration of approximately RMB3,705 million (equivalent to approximately HK\$4,404 million). The land parcel has a site area of approximately 98,811 sq. m. and a total GFA included in the calculation of the plot ratio of approximately 247,028 sq. m. It is a state-owned construction land planned for town residential use.

The area where the land situated sits in the core centre of the Greater Bay Area, and is the bridgehead at the west bank of the Pearl River connecting to the Shenzhen-Zhongshan Bridge. It therefore has been experiencing rapid development, generating huge demand for the property market. The project enjoys a superior seaview and rich ecological landscape resources, which, coupled with the increasingly developed educational, medical and commercial facilities in the area, makes it suitable to be developed into a low-density, eco-friendly quality residential community. With the significant advantage in terms of location, industries and transportation resources, the project has promising market prospects.

During the year under review, preliminary work such as project positioning and design study is in progress. It is expected that the construction permit for the project will be obtained in 2021 and the filing for completion of construction works will be made in 2023. In January 2021, the Group established a subsidiary to develop the project and advance the development and construction works.

Management Discussion and Analysis (continued)

BUSINESS REVIEW (continued)

Material Acquisitions – Jiangmen Yuehai and Huiyang Yuehai

On 29 October 2020, the Group acquired from the subsidiaries of Guangdong Holdings, the ultimate controlling shareholder of the Company, (i) 51% interest in Jiangmen Yuehai and its shareholder's loan at a total consideration of approximately RMB954 million (equivalent to approximately HK\$1,086 million); and (ii) 100% interest in Huiyang Yuehai at a consideration of approximately RMB274 million (equivalent to approximately HK\$316 million).

Jiangmen Yuehai mainly holds three adjoining parcels of land located at the east of Ganbei Road, Pengjiang District, Jiangmen City, Guangdong Province, the PRC with an aggregate site area of approximately 174,538 sq. m. (the "Jiangmen Land No. 3 - 5"). The Jiangmen Land No. 3 - 5 has been approved for city and town residential and other commercial and service uses. In addition, there is a parcel of land adjacent to the Jiangmen Land No. 3 - 5 with a site area of approximately 18,115 sq. m. (the "Jiangmen Land No. 6"), which has been approved for medical and health, and commercial service uses; and, subject to the approval of the relevant government authorities in accordance with the policy of "Three Olds" Renovation (「三舊」改造) in relation to, among other things, the resettlement of the residents. Jiangmen Yuehai shall be entitled to acquire the relevant land use right in respect of Jiangmen Land No. 6 without paying any land premium.

Huiyang Yuehai mainly holds the Huizhou Dayawan Project through its wholly-owned subsidiary, Huizhou Yuehai. With a GFA of approximately 92,094 sq. m., the project is positioned to be a quality urban residential community with natural slope land garden view. The filing for completion of construction of the Huizhou Dayawan Project is expected to be made in October 2023 and the pre-sale of the Huizhou Dayawan Project is expected to commence in March 2022.

The Group's acquisitions of Jiangmen Yuehai and Huiyang Yuehai constituted a connected transaction and a major transaction of the Company under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, and were approved by the shareholders of the Company by way of poll at the special general meeting of the Company held on 15 December 2020. For details of the acquisitions, please refer to the circular of the Company dated 25 November 2020.

As at 31 December 2020, the earthworks and piling works of the Jiangmen Ganhua Project were completed, with basement structural works in progress; and the earthworks of the Huizhou Dayawan Project is underway. The acquisitions of Jiangmen Yuehai and Huiyang Yuehai were completed on 13 January 2021 and 18 January 2021, respectively. From the dates of completion, the assets, liabilities, results and cash flows of these companies are included in the consolidated financial statements of the Company.

Management Discussion and Analysis (continued)

BUSINESS REVIEW (continued)

Completed Properties Held for Sale

Property project	Location	Use	Interest held by the Group	Approximate GFA (sq. m.)	Accumulated GFA contracted (sq. m.)	Approximate GFA delivered		The proportion of GFA delivered to GFA available for sale
						Year under review (sq. m.)	Accumulated (sq. m.)	
Northwestern Land of the GDH City	Shenzhen City, the PRC	Business apartment/ Commercial	100%	114,654	38,902	22,159	22,159	19.3%
Laurel House	Guangzhou City, the PRC	Residential	100%	65,636	62,741	31,478	54,196	82.6%
Baohuaxuan	Guangzhou City, the PRC	Residential	100%	3,884	3,884	126	3,684	94.9%
Ruyingju	Guangzhou City, the PRC	Residential	80%	94,617	94,519	2,325	94,424	99.8%
Ruyingju	Guangzhou City, the PRC	Car-parking spaces	80%	8,052	4,979	1,138	4,979	61.8%

During the year under review, the Group's properties recorded a total GFA contracted and delivered of approximately 60,000 sq. m. and 57,000 sq. m. respectively.

Management Discussion and Analysis (continued)

BUSINESS REVIEW (continued)

Properties Held for Sale and Investment Properties under Development

Property project	Location	Use	Interest held by the Group	Approximate total site area (sq. m.)	Approximate GFA* (sq. m.)	Progress	Expected completion and filing date
Northern Land of the GDH City Project	Shenzhen City, the PRC	Commercial/ Offices/Mall	100%	33,802	146,551	Commercial properties superstructure topped out, and construction works of tower superstructure in progress	2nd half of 2022
Southern Land of the GDH City Project	Shenzhen City, the PRC	Offices/Mall	100%	16,044	199,500	Construction works of tower superstructure and commercial shopping building's basement structure in progress	2023
Chenyuan Road Project	Jiangmen City, the PRC	Residential/ Commercial service	100%	59,705	164,216	Earthworks, piling, superstructure construction and masonry works all underway	2nd half of 2022
Zhuhai Jinwan Project	Zhuhai City, the PRC	Residential/ Commercial	100%	66,090	166,692	Foundation works for the first phase properties completed, and earthworks and foundation pit support works for other properties underway	2024
Foshan Laurel House Project	Foshan City, the PRC	Residential/ Commercial	100%	43,284	151,493	Preliminary work such as project positioning and design study underway	2023
Zhongshan GDH City Project	Zhongshan City, the PRC	Residential	80%	98,811	247,028	Preliminary work such as project positioning and design study underway	2023

*Note: Including (1) underground commercial GFA of the GDH City Project of 30,000 sq. m.; and (2) common area and area transfer to the local government for each project.

The GDH City Project

The Group holds the GDH City Project, which is a multi-functional commercial complex with jewelry as the main theme, located in Luohu District, Shenzhen City in the PRC. The project, which is in close proximity to the urban highways and subway stations and adjoins Weiling Park, is surrounded by several municipal parks within a radius of 1.5 kilometres and enjoys convenient transportation and superb landscape resources.

The filing for completion of construction of the first phase of the GDH City Project was made in June 2020. The construction of the second phase has been in full swing. On the Northern Land development, the superstructure of the commercial shopping building and the offices units has been topped out and the superstructure of the office tower is under construction; and on the Southern Land, the basement structure of "Guangdong Land Building (粤海置地大厦)", the office tower, has been completed, and the superstructure of the office tower and the basement structure of the commercial shopping building are under construction. In respect of the sale of properties of the project, the pre-sale of the properties of the first phase had commenced in December 2018. For the year ended 31 December 2020, the aggregate GFA of properties contracted for sale amounted to approximately 38,902 sq. m.

Management Discussion and Analysis (continued)

BUSINESS REVIEW (continued)

The GDH City Project (continued)

In relation to the search for potential commercial occupiers of the GDH City Project, the Group, Luohu Government of Shenzhen and the Shanghai Diamond Exchange (“SDE”) have reached an agreement, pursuant to which SDE agreed that the Shenzhen office of its extended service platform will be located in the GDH City and it will continue to support the marketing efforts for the GDH City and encourage its members to locate their offices in the GDH City. On this basis, the Group is planned to work with the SDE to make the GDH City Project home to the SDE innovative business. Further, the Group has entered into a property leasing services agreement with 廣東粵海天河城(集團)股份有限公司 (GDH Teem (Holdings) Limited) (“GDH Teem”), a fellow subsidiary of the Company, in relation to tenant sourcing for the shopping mall of the GDH City Project. Pursuant to the agreement, GDH Teem shall grant the Group the right to use the name of “天河城” for the shopping mall under the GDH City Project and shall provide property leasing services for the shopping mall. GDH Teem is principally engaged in the provision of property leasing services, property investment and development, department stores operation, hotel ownership and operations in the PRC, and has extensive industry experience. The agreement will enable the Group to access the quality property leasing services to be provided by GDH Teem.

As at 31 December 2020, the cumulative development costs and direct expenses of the GDH City Project amounted to approximately HK\$6,174 million (31 December 2019: HK\$4,490 million), representing a net increase of approximately HK\$1,684 million during the year under review.

The Laurel House Project, the Baohuaxuan Project and the Ruyingju Project

In response to the impact of the COVID-19 outbreak, the Group promptly reviewed and optimised the sales plan for the Laurel House Project and stepped up its marketing efforts. The total GFA of residential units delivered to customers in the year amounted to approximately 31,478 sq. m. (2019: 4,440 sq. m.), representing an increase of approximately 609.0% as compared to the previous year.

During the year under review, the Group took proactive measures to cushion the impacts of the COVID-19 outbreak on the tenants of GD•Delin (粵海•得鄰), the commercial property under the Laurel House Project, by providing rental concessions in a timely manner. In addition, the Group has ushered in several leading businesses and brands with distinctive characteristics that perfectly fit the position and theme of the project, i.e. its core positioning “education-oriented high-end community services”. As at 31 December 2020, the total GFA of lease contracts signed in respect of the commercial property of the Laurel House Project was approximately 15,692 sq. m. with an occupancy rate of approximately 85.4%.

The residential units of the Ruyingju Project and the Baohuaxuan Project have been almost sold out, and the car-parking spaces of these projects will be put on sale in accordance with the sale plan.

The Group acquired the interests in the Laurel House Project, the Baohuaxuan Project and the Ruyingju Project respectively in previous years. As the considerations paid for the acquisitions of these projects were determined with reference to the then market values of these projects (but acquired at a discount), the carrying values (and future costs of sale) of the properties of such projects included their development costs and fair value appreciation as at the dates of completion of the acquisitions.

Management Discussion and Analysis (continued)

BUSINESS REVIEW (continued)

The Chenyuan Road Project

In September 2019, the Group acquired the 100% interest of the land use rights of the Chenyuan Road Project. The land parcel has a site area of approximately 59,705 sq. m. and a maximum total GFA included in the calculation of the plot ratio of approximately 164,216 sq. m. The proposed types of properties, including residential units, commercial units, and car-parking spaces, will all be for sale.

The Chenyuan Road Project commenced construction in the second quarter of 2020 and is being developed in phases. As at 31 December 2020, the superstructure construction and masonry works of the first phase are underway, the basement structural works of the second and third phases were completed and piling works of the fourth phase are in progress. The pre-sale permit for properties of the first phase development was obtained on 6 January 2021 and pre-sale commenced on 9 January 2021.

FINANCIAL REVIEW

Key Financial Indicators

	Note	2020	2019	Change
Profit attributable to owners of the Company (HK\$'000)		1,681,922	341,063	+393.1%
Return on equity (%)	1	29.0%	7.3%	+21.7ppt

	31 December 2020	31 December 2019	Change
Net assets (million HK\$)	6,955	4,870	+42.8%

Note:

1. Return on equity = Profit attributable to owners of the Company ÷ average equity attributable to owners of the Company

During the year under review, the above three key financial indicators improved over the previous year. The improvement was mainly attributed to the increase in revenue from property sales and the fair value appreciation of investment properties. For the analysis of the profit attributable to owners of the Company for the year, please refer to the section headed "Results" hereof.

Management Discussion and Analysis (continued)

FINANCIAL REVIEW (continued)

Operating Income, Expenses and Finance Costs

The Group's selling and marketing expenses in 2020 amounted to approximately HK\$209 million (2019: HK\$86 million), representing an increase of approximately 143.0% from the previous year. The increase in selling and marketing expenses was mainly due to the first phase of the GDH City Project and the Laurel House Project had increased their related marketing activities and sales commissions. The Group's administrative expenses in 2020 amounted to approximately HK\$192 million (2019: HK\$118 million), representing an increase of approximately 62.7% from the previous year. During the year under review, the increase in administrative expenses was mainly due to increased wages and related expenditures, increased professional fees as a result of business expansion and acquisition activities and incurred the business taxes and surcharges of approximately HK\$35.18 million (2019: HK\$18.38 million) due to an increase in revenue.

The Group recorded net exchange gains of approximately HK\$4.93 million (2019: HK\$10.70 million) during the year under review. The large amount of net exchange gains in 2019 mainly arose from the settlement of certain loans denominated in Renminbi due to the Company from a subsidiary of the Company.

The Group obtained interest-bearing loans to meet its business development needs, which led to an increase in total finance costs. During the year under review, the Group recorded finance costs of approximately HK\$225 million (2019: HK\$130 million), of which approximately HK\$149 million was capitalised while the remaining portion of approximately HK\$76 million was charged to the statement of profit or loss.

Capital Expenditure

The Group's capital expenditure in 2020 amounted to approximately HK\$745 million (2019: HK\$215 million), which was mainly used for the development of the investment properties of the GDH City Project.

Financial Resources and Liquidity

As at 31 December 2020, the equity attributable to owners of the Company was approximately HK\$6,836 million (2019: HK\$4,764 million), representing an increase of approximately 43.5% over 2019. Based on the number of shares in issue as at 31 December 2020, the net asset value per share at the end of the year was approximately HK\$3.99 (2019: HK\$2.78) per share, representing an increase of approximately 43.5% over 2019.

As at 31 December 2020, the Group had cash and cash equivalents of approximately HK\$2,647 million (2019: HK\$1,001 million), representing a year-on-year increase of approximately 164.4%. The increase in the cash and cash equivalents mainly due to the receipt of proceeds from property sales and newly-raised bank and other borrowings during the year under review.

Of the Group's cash and bank balances (including restricted bank balances and cash and cash equivalents) as at 31 December 2020, 98.4% was in Renminbi, 1.4% in United States dollars and 0.2% was in Hong Kong dollars. Net cash outflows from operating activities for the year amounted to approximately HK\$2,011 million (2019: HK\$312 million).

As most of the transactions conducted in the ordinary course of business of the Group in Mainland China are denominated in Renminbi, currency exposure from these transactions is low. During the year under review, the Group did not take the initiative to perform currency hedge for such transactions.

Management Discussion and Analysis (continued)

FINANCIAL REVIEW (continued)

Financial Resources and Liquidity (continued)

As at 31 December 2020, the Group had interest-bearing borrowings from certain banks and a fellow subsidiary of the Company amounting to approximately HK\$7,762 million (31 December 2019: HK\$3,159 million) in aggregate, with a gearing ratio¹ of approximately 73.7% (31 December 2019: 44.7%). According to the relevant loan agreements, approximately HK\$1,211 million of the interest-bearing loans are repayable within one year; approximately HK\$84 million are repayable within one to two years; and the remaining approximately HK\$6,467 million are repayable within two to five years. The Group obtained funds for business development through different financing channels and effectively controlled its finance costs. As at 31 December 2020, the weighted average effective interest rate of the Group's bank and other borrowings was 4.66% (31 December 2019: 4.83%) per annum. As at 31 December 2020, the banking facilities available to the Group were approximately RMB1,888 million (equivalent to approximately HK\$2,243 million). The Group will review its funding needs from time to time and consider obtaining funds through various financing means and channels according to the future development of its existing projects and new investments, so as to ensure adequate financial resources for business development.

Asset Pledged and Contingent Liabilities

As at 31 December 2020, the Group's certain properties amounting to approximately HK\$5,748 million (31 December 2019: HK\$2,167 million) and the entire share capital of 廣東粵海房地產開發有限公司 (Guangdong Yuehai Property Development Co., Ltd.) were pledged to secure certain bank loans.

In addition, as at 31 December 2020, the Group provided guarantees of approximately HK\$1,087 million (31 December 2019: HK\$654 million) to certain banks in relation to the mortgage loans of the properties sold (please refer to note 27 to the financial statements for details). Save for the above, the Group did not have any other material contingent liabilities as at 31 December 2020.

RISKS AND UNCERTAINTIES

As the Group is engaged in the business of property development and investment in Mainland China, the risks and uncertainties of its business are principally associated with the property market and property prices in Mainland China, and the Group's income in the future will be directly affected by such risks and uncertainties. The property market in Mainland China is affected by a number of factors which include, among others, economic environment, property supply and demand, the PRC government's fiscal and monetary policies, taxation policies and austerity measures on the real estate sector, etc. Currently, the property projects held by the Group are all located in first-tier cities or the Greater Bay Area and comprise different property types and uses, which effectively diversifies the Group's operating risks.

As property projects have a relatively long development period, the Company may need to seek external funding to partially finance the development of such projects. As such, financing channels and finance costs will be subject to the prevailing market conditions, loan interest rates and the Group's financial position. As at 31 December 2020, the Group had outstanding interest-bearing loans amounting to approximately HK\$7,762 million in aggregate.

¹ Gearing ratio = (Interest-bearing loans + Lease liabilities - Cash and cash equivalents) ÷ Net assets

Management Discussion and Analysis (continued)

RISKS AND UNCERTAINTIES (continued)

Investment properties of the Group were carried at fair value according to the applicable accounting standards. The fair values of these investment properties are subject to the prices in the property markets in which they are located as at the end of each reporting period. The fair value changes of the investment properties are recognised in the statement of profit or loss and affected the profit for the Group.

As property development business has a relatively long product life cycle, the Group's future results and cash flows will be relatively volatile. In order to reduce the volatility of its revenue and profit, the commercial properties of the Laurel House Project and investment properties under development of the GDH City Project held by the Group are for rental purpose, which would contribute a stable rental income to the Group in the future.

RELATIONSHIP WITH CUSTOMERS AND SUPPLIERS

Holding the interest of every customer in high regard, the Group provides training to its sales staff on a regular basis. The Group also provides its customers with adequate information about its products and responds to any issue and question raised by customers or potential customers regarding the products offered with the aim of building customers' confidence in the Company's products.

The Group's properties in relation to the property business were largely designed or constructed by a variety of suppliers and contractors. The Group selects appropriate suppliers for its major projects through an open, fair and impartial tendering process, maintains databases of supplier information and brand information, and have proper procedures in place to assess and evaluate suppliers. Besides, the Group attaches great importance to anti-graft and anti-corruption measures, meets with suppliers regularly, and conveys such information to them.

POLICY AND PERFORMANCE ON ENVIRONMENTAL, SOCIAL AND GOVERNANCE

The Group strictly complies with the laws enacted by the Mainland China and Hong Kong governments, including those in relation to environmental protection, social and governance. The Company's internal management for environmental, social and governance ("ESG") takes into consideration the views of various stakeholders, especially for important ESG issues, and is supported by staff members from all levels and departments of the Group. Staff members jointly implement and execute relevant internal policies and promptly respond to the expectations of stakeholders.

To further refine its ESG policies, the Group has been actively communicating with stakeholders such as employees, customers, business partners and suppliers, shareholders and investors, government authorities and regulators through various channels in order to gather comments and suggestions from them. Coupled with the management's expectations on development, the Group identifies and analyses important topics at two dimensions, namely "Significance to our Stakeholders" and "Importance to Guangdong Land's Development", by conducting proactive and comprehensive stakeholder communication from multiple perspectives in various ways, such as face-to-face communication, email correspondence, telephone interviews, questionnaires and on-site visits, with the assistance of independent third-party professional consultant(s), thereby allowing the Group to envisage changes in the operating environment and consequently achieve the goals of sustainable development and proper risk management.

Management Discussion and Analysis (continued)

POLICY AND PERFORMANCE ON ENVIRONMENTAL, SOCIAL AND GOVERNANCE (continued)

The Group operates in the real estate industry and it is very important to strictly comply with environmental laws and regulations on construction works. Any failure to observe the relevant environmental laws and regulations may result in the relevant authorities' rejection of the Group's applications for construction projects. The Group ensures that all newly constructed buildings comply with the environmental protection and energy conservation requirements set by the central and local governments. It also spares no efforts in contributing to environmental protection by actively collaborating with the main contractors of its development projects.

The Company is in the process of preparing its ESG report for the year ended 31 December 2020. The information contained in this annual report is based solely on the Company's ESG policies, performance, along with information of internal management. As at the date of this annual report, the ESG information of the Group for the year ended 31 December 2020 has yet to be finalised and may be subject to necessary adjustments. Such information, which may differ from the information contained in this annual report, is expected to be published in May 2021.

HUMAN RESOURCES

The Group had 401 (2019: 269) employees as at 31 December 2020. The total employee remuneration and provident fund contributions (excluding directors' remuneration) in 2020 amounted to approximately HK\$181 million (2019: HK\$106 million).

The Group provides a range of basic benefits to its employees, and its incentive policy is designed to reward employees by reference to and integrating factors including the operating results of the Group and performance of individual employees. There was no share option scheme of the Company in operation during the year under review. The Group provides different training courses for its employees.

Directors' and Senior Management's Profile

Executive Directors

Mr. XU Yeqin, aged 56, has been appointed as the Chairman, an Executive Director and the Chairman of the Nomination Committee of the Company in February 2020. He was graduated from Fluid Machinery and Fluid Dynamic speciality of Wuhan University of Hydraulic and Electric Engineering and holds a Master's degree in Engineering. He also holds a Master's degree in Business Administration from Guanghua School of Management, Peking University. Mr. Xu held various positions in 東深供水工程管理局 (Dongjiang-Shenzhen Water Supply Engineering Administration Bureau) for the period from 1988 to 2000, and acted as deputy chief engineer and deputy director. He joined 廣東粵港供水有限公司 (Guangdong Yue Gang Water Supply Company Limited)[#] (which is a subsidiary of Guangdong Investment Limited[#] ("GDI")) in August 2000 and acted as a deputy general manager, and was subsequently appointed as a general manager from September 2003 to June 2012, and the chairman for the periods from June 2005 to December 2009 and June 2012 to June 2020. Mr. Xu acted as a deputy general manager of GDI from June 2005 to June 2014 and acted as a director of GDH Limited[#] ("GDH") from April 2014 to July 2019. He was the chairman of 廣東粵海水務股份有限公司 (Guangdong Yue Hai Water Holdings Limited)[#] from November 2009 to June 2020 and the chairman of 廣東粵海珠三角供水有限公司 (Guangdong Yuehai Pearl River Delta Water Supply Co., Ltd.) from August 2017 to June 2020 respectively. He is an assistant general manager of 廣東粵海控股集團有限公司 (Guangdong Holdings Limited) ("Guangdong Holdings") and GDH from August 2019 to present. Guangdong Holdings and GDH are the ultimate controlling shareholder and the immediate controlling shareholder of GDI, respectively, which in turn is the immediate controlling shareholder of the Company. He is also the chairman of a subsidiary of the Company.

Mr. LI Yonggang, aged 49, has been appointed as an Executive Director and the Managing Director of the Company in February 2020. He graduated from Hydraulic Architecture speciality of Wuhan University and holds a Bachelor's degree in Engineering. He also holds a Master's degree in Business Administration from Peking University. Mr. Li held various positions in 東深供水工程管理局 (Dongjiang-Shenzhen Water Supply Engineering Administration Bureau) for the period from 1994 to 2000, and acted as deputy director of financial planning division and production technology division respectively. He joined a subsidiary of Guangdong Holdings in October 2000 and acted as a chief engineer. He was a deputy general manager of the Company (formerly known as Kingway Brewery Holdings Limited) from March 2004 to January 2009 and also served as deputy executive director of various construction projects. He acted as a deputy general manager of engineering management department of Guangdong Holdings and a deputy executive general manager of 廣東粵港投資開發有限公司 (Guangdong Yuegang Investment Development Co., Ltd.)[#] successively during the period from January 2009 to January 2014. Mr. Li has been a director and general manager of 廣東粵港投資開發有限公司 (Guangdong Yuegang Investment Development Co., Ltd.)[#] and GDH Real Estates (China) Limited[#] since January 2014, and was subsequently appointed as the chairman of 廣東粵港投資開發有限公司 (Guangdong Yuegang Investment Development Co., Ltd.)[#] in July 2020. Before he was promoted to the Managing Director, he acted as a deputy executive general manager of the Company since August 2016. He is also the chairman or a director of certain subsidiaries of Guangdong Holdings, GDH and GDI, and a director of a subsidiary of the Company.

Mr. WU Mingchang, aged 56, was appointed a Non-Executive Director of the Company in March 2016 and has been then re-designated as an Executive Director of the Company in June 2016. Mr. Wu holds a Bachelor of Laws degree and a Master of Laws degree in International Law from Sun Yat-Sen University, the PRC, a Master's degree in Human Geography from Sun Yat-Sen University, the PRC, and a Doctor's degree in Civil and Commercial Law from the School of Law of Wuhan University, the PRC. He served as the deputy division chief, division chief and deputy director of the Guangzhou Urban Planning Bureau, the deputy chief executive of the Haizhu District Government of Guangzhou City, and the director and party secretary of the Legislative Affairs Office of Guangzhou Municipal Government. Mr. Wu was an executive director of GDH and is currently the general counsel of Guangdong Holdings and GDH. He is also a director of a subsidiary of the Company.

[#] These companies are subsidiaries of Guangdong Holdings

Directors' and Senior Management's Profile (continued)

Executive Directors (continued)

Ms. ZHU Guang, aged 40, has been appointed as an Executive Director of the Company in October 2019. She has over 18 years of extensive experience in financial management, auditing and accounting. Ms. Zhu was graduated from Faculty of Accountancy of Jinan University (Certified Public Accountant) and holds a Bachelor's degree in Management. She is an intermediate accountant, a non-practising member of the Chinese Institute of Certified Public Accountants and an affiliate of the Association of Chartered Certified Accountants. Ms. Zhu joined Guangdong Holdings in October 2014 and was the strategic management manager and senior manager of its strategic development department. She was also a director of 廣東粵海資產經營有限公司 (Guangdong Assets Management Co., Ltd.) (formerly known as 廣東粵港資產經營有限公司 (Guangdong Yuegang Assets Management Co., Ltd.))[#]. Ms. Zhu is currently the deputy general manager of the investment and capital operations department of Guangdong Holdings and GDH. She is also a director of certain subsidiaries of Guangdong Holdings and GDH and a director of a subsidiary of the Company.

Mr. ZHANG Jun, aged 50, has been appointed as an Executive Director of the Company in February 2020. He has been appointed as the Chief Financial Officer of the Company in March 2019. He graduated from Jinan University and holds an undergraduate qualification of higher education accounting specialist. He is a senior accountant and a non-practising member of The Chinese Institute of Certified Public Accountants. Mr. Zhang possesses over 29 years of extensive experience in financial management, internal audit as well as accounting and so on. Mr. Zhang joined a subsidiary of Guangdong Holdings in March 2003. He was chief financial officer of construction headquarters of 上海粵海大酒店有限公司 (Guangdong Hotel (Shanghai) Limited)[#] ("Guangdong Hotel (Shanghai)") from November 2003 to August 2004. From August 2004 to January 2008, he acted as chief financial officer of Guangdong Hotel (Shanghai) and 珠海粵海酒店 (Guangdong Hotel (Zhuhai))[#] respectively. He acted as deputy chief financial officer, a director and chief financial officer of GDH Real Estates (China) Limited[#] successively from January 2008 to March 2019, and acted as deputy chief financial officer, a director and chief financial officer of 廣東粵港投資開發有限公司 (Guangdong Yuegang Investment Development Co., Ltd.)[#] successively from January 2008 to June 2019, and was subsequently appointed as a director of 廣東粵港投資開發有限公司 (Guangdong Yuegang Investment Development Co., Ltd.)[#] in July 2020. He is also a director of certain subsidiaries of Guangdong Holdings and GDH and a director of certain subsidiaries of the Company.

[#] These companies are subsidiaries of Guangdong Holdings

Directors' and Senior Management's Profile (continued)

Independent Non-Executive Directors

Mr. Alan Howard SMITH, *JP*, aged 77, has been appointed an Independent Non-Executive Director of the Company in January 1999. He is a member of each of the Audit Committee, the Remuneration Committee and the Nomination Committee of the Company respectively.

Mr. Smith was the vice chairman, Pacific Region, of Credit Suisse First Boston ("CSFB"), a leading global investment bank from 1997 until he retired in December 2001. Prior to joining CSFB, he was chief executive of the Jardine Fleming group from 1983 to 1994 and was chairman of the Jardine Fleming group from 1994 to 1996. Mr. Smith has over 27 years of investment banking experience in Asia. He was elected a council member of The Stock Exchange of Hong Kong Limited (the "Hong Kong Stock Exchange") on two occasions. He was a member of the Economic Advisory Committee of the Government of HKSAR, and had for ten years been a member of the Hong Kong Government's Standing Committee on Company Law Reform. He was a trustee of the Hospital Authority Provident Fund Scheme from 2002 to 2014.

Mr. Smith is an independent non-executive director of Genting Hong Kong Limited whose shares are listed on the Hong Kong Stock Exchange. He is also an independent non-executive director of ICBC Credit Suisse Asset Management Co., Ltd and a member of the advisory council of Wheelock and Company Limited. He was an independent non-executive director of Wheelock and Company Limited from July 2012 to July 2020 (the shares of which were listed on the Hong Kong Stock Exchange and were delisted in July 2020).

Mr. Smith graduated with an LLB (Honours) degree from Bristol University, England in 1964, and was admitted a solicitor in England in 1967 and in Hong Kong in 1970.

Mr. Felix FONG Wo, *BBS, JP*, aged 70, has been appointed an Independent Non-Executive Director of the Company in January 2007. He is the chairman of the Remuneration Committee, and a member of each of the Audit Committee and the Nomination Committee of the Company respectively.

Mr. Fong is a founding partner of Arculli Fong & Ng (now renamed as King & Wood Mallesons) and is a consultant of King & Wood Mallesons. Mr. Fong has practised law for over 30 years, eight of which in Toronto. Mr. Fong undertook a number of community and social roles, such as the former chairman of the Chinese Canadian Association of Hong Kong, the Liquor Licensing Board and the Advisory Council on Food and Environmental Hygiene. Mr. Fong is a member of Guangdong Provincial Committee of Chinese People's Political Consultative Conference (9th and 10th Sessions), a director of China Overseas Friendship Association and a director of Hong Kong Basic Law Institute Limited. Mr. Fong is a Justice of Peace and has been awarded a Bronze Bauhinia Star by the Government of the Hong Kong SAR in recognition of his public service. In the area of education, Mr. Fong is a founding member and the first director of the Canadian International School of Hong Kong, and an advisor to the Faculty of Business of University of Victoria in Canada. Mr. Fong is the honorary legal counsels of a number of nonprofit organisations in Hong Kong such as Hong Kong Institute of Professional Photographers Ltd. and The Chinese Manufacturers' Association of Hong Kong.

Mr. Fong is an independent non-executive director of a number of listed companies, namely Greenland Hong Kong Holdings Limited, Xinming China Holdings Limited, Television Broadcasts Limited and Vesync Co., Ltd, the shares of the above four companies are listed on the Hong Kong Stock Exchange. He is also an independent non-executive director of Bank of Shanghai (Hong Kong) Limited. He was an independent non-executive director of China Investment Development Limited from April 2011 to July 2018, Evergreen International Holdings Limited from October 2010 to March 2020, Sheen Tai Holdings Group Company Limited from June 2012 to May 2020, and WuXi Biologics (Cayman) Inc. from May 2017 to June 2020, the shares of these companies are listed on the Hong Kong Stock Exchange.

Mr. Fong received his engineering degree in Canada in 1974 and his juris doctor from Osgoode Hall Law School in Toronto in 1978. Mr. Fong is a member of the law societies of Hong Kong, Upper Canada and England, and one of the China-appointed attesting officers in Hong Kong appointed by the Ministry of Justice of China.

Directors' and Senior Management's Profile (continued)

Independent Non-Executive Directors (continued)

Mr. Vincent Marshall LEE Kwan Ho, Deputy of the National People's Congress of PRC, BBS, Officer of the Order of the Crown (Belgium), aged 65, has been appointed an Independent Non-Executive Director of the Company in March 2009. He is the chairman of the Audit Committee, and a member of each of the Remuneration Committee and the Nomination Committee of the Company respectively.

Mr. Lee is the chairman of Tung Tai Group of Companies. He is an independent non-executive director of HK Asia Holdings Limited whose shares are listed on the Hong Kong Stock Exchange. Mr. Lee was an independent non-executive director of Hong Kong Exchanges and Clearing Limited between April 2000 and April 2017 and was a non-executive director of Lerthai Group Limited between March 2013 and June 2017, the shares of the above two companies are listed on the Hong Kong Stock Exchange. Mr. Lee has over 36 years of experience in the securities and futures industry and has extensive experience in banking, corporate finance and investment. He worked for Coopers and Lybrand, Los Angeles & Boston from 1978 to 1981, and for HSBC group, Hong Kong & Vancouver from 1981 to 1990.

He has undertaken a number of public service and community activities. Mr. Lee is at present a deputy of the National People's Congress of PRC, and vice-chairman of Standing Committee of the Hong Kong Association for the Promotion of Peaceful Reunification of China. He is also the chairman of Correctional Services Children's Education Trust Investment Advisory Board, and a member of the Council of The Chinese University of Hong Kong.

He was the chairman of the Sir Murray MacLehose Trust Fund Investment Advisory Committee between December 2012 and November 2018, a non-official member of Financial Services Development Council from 2013 to January 2019, and the chairman of Hong Kong Guangxi CPPCC Members Friendship Association Limited from 2016 to 2018. He was also a part-time member of Central Policy Unit of the Government of the HKSAR from 2007 to 2008, a member of Academic and Accreditation Advisory Committee of Securities and Futures Commission from 2002 to 2006, a member of Securities and Futures Appeals Tribunal from 2003 to 2009, and the chairman of the Institute of Securities Dealers Limited from 2005 to February 2009. He is a founding member of Canadian International School of Hong Kong Limited since 1990 and acted as its chairman from 2006 to 2008.

Mr. Lee graduated Magna Cum Laude in Accounting and International Finance from the University of Southern California, USA and received a Master of Economics from the London School of Economics and Political Science at the University of London, UK. He is a certified public accountant in State of California, USA and a fellow member of Hong Kong Institute of Certified Public Accountants.

Senior Management

The senior management of the Group comprises the five Executive Directors above, namely, Mr. XU Yeqin, Mr. LI Yonggang, Mr. WU Mingchang, Ms. ZHU Guang and Mr. ZHANG Jun.

Report of the Directors

The directors (the “Directors”) of Guangdong Land Holdings Limited (the “Company”) herein present their report and the audited financial statements of the Company and its subsidiaries (together the “Group”) for the year ended 31 December 2020.

Principal Activities

The principal activity of the Company is investment holding. The subsidiaries of the Company are principally engaged in property development and investment businesses.

There were no significant changes in the nature of the Group’s principal activities during the year under review.

Business Review

A review of the business of the Group during the year under review and a discussion on the Group’s future business development are set out in the Chairman’s Statement on pages 4 to 7 and the Management Discussion and Analysis on pages 8 to 18 of this annual report.

Principal risks and uncertainties that the Group may be facing are set out in the section of the Management Discussion and Analysis on pages 16 to 17 of this annual report. The financial risk management objectives and policies of the Group are provided in note 31 to the financial statements on pages 116 to 121 of this annual report.

An analysis of the Group’s performance during the year under review using financial key performance indicators is provided in the section of the Management Discussion and Analysis on page 14 of this annual report.

Discussion on the Group’s environmental policy and compliance with the relevant laws and regulations that have a significant impact on the Company is set out in the section of the Management Discussion and Analysis on pages 17 to 18 of this annual report.

The Company’s key relationships with its employees, customers and suppliers and business associates that have a significant impact on the Company and on which the Company’s success depends are provided in the section of the Management Discussion and Analysis on pages 17 to 18, the section of this report on page 43, the section of the Corporate Governance Report on page 56 and note 2(m) to the financial statements on pages 79 to 80 of this annual report.

Report of the Directors (continued)

Financial Summary

A summary of the results and the financial position of the Group for the last five financial years, as extracted from the audited financial statements and reclassified as appropriate, is set out below:

Results

	Year ended 31 December				
	2020 HK\$'000	2019 HK\$'000	2018 HK\$'000	2017 HK\$'000	2016 HK\$'000
Revenue	4,000,332	1,836,676	312,421	186,694	1,091,941
Fair value gains on investment properties	1,962,563	575,640	13,813	773	1,006
Gain on bargain purchase	—	—	296,737	—	—
Profit attributable to owners of the Company	1,681,922	341,063	224,263	49,287	17,734

Financial position

	As at 31 December				
	2020 HK\$'000	2019 HK\$'000	2018 HK\$'000	2017 HK\$'000	2016 HK\$'000
Total assets	20,862,719	11,852,678	10,647,785	5,380,841	6,473,653
Total liabilities	(13,907,408)	(6,982,668)	(5,987,769)	(704,196)	(2,140,223)
Net assets	6,955,311	4,870,010	4,660,016	4,676,645	4,333,430
Non-controlling interests	(119,528)	(106,161)	(122,907)	(158,441)	(145,623)
Equity attributable to owners of the Company	6,835,783	4,763,849	4,537,109	4,518,204	4,187,807

Major Properties Held by the Group

Details of the particulars of major properties held by the Group as at 31 December 2020 are set out on pages 125 to 126 of this annual report.

Report of the Directors (continued)

Results and Dividends

The results of the Group for the year ended 31 December 2020 and the financial position of the Group at that date are set out in the financial statements on pages 64 to 124.

No interim dividend was paid during the year under review and the Board of Directors (the “Board”) has resolved to recommend the payment of a final dividend of HK1.53 cents per ordinary share for the year ended 31 December 2020 (2019: Nil).

The proposed final dividend, if approved at the forthcoming annual general meeting of the Company to be held on Friday, 18 June 2021 at 10:30 a.m. (the “2021 Annual General Meeting”), is expected to be paid on or about Friday, 16 July 2021 to shareholders whose names appear on the register of members of the Company at the close of business on Friday, 25 June 2021.

The register of members of the Company will be closed on Friday, 25 June 2021 for the purpose of determining shareholders’ entitlement to the proposed final dividend. No transfer of shares will be registered on that day. In order to qualify for the proposed final dividend, all transfer documents accompanied by the relevant share certificates must be lodged with the Company’s branch share registrar and transfer office in Hong Kong, Tricor Tengis Limited, at Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong, for registration not later than 4:30 p.m. on Thursday, 24 June 2021.

The register of members of the Company will be closed and no transfer of shares will be effected during the period from Tuesday, 15 June 2021 to Friday, 18 June 2021, both days inclusive, for determining the shareholders’ eligibility to attend and vote at the 2021 Annual General Meeting.

In order to qualify for attending and voting at the 2021 Annual General Meeting, unregistered holders of shares of the Company should ensure that all transfers documents accompanied by the relevant share certificates must be lodged with Tricor Tengis Limited at the above address for registration not later than 4:30 p.m. on Friday, 11 June 2021.

Share Capital

There were no movements in the Company’s share capital during the year under review.

Distributable Reserves

As at 31 December 2020, the Company’s reserves available for distribution, calculated in accordance with the provision of the Companies Act 1981 of Bermuda, amounted to HK\$2,513,352,000.

In addition, the Company’s share premium of HK\$1,688,606,000 may be distributed in the form of fully paid bonus shares.

Charitable Donations

There were no charitable donations made by the Group during the year under review.

Retirement Benefits Schemes

Particulars of the Group’s retirement benefits schemes are set out in note 2(m)(ii) to the financial statements.

Report of the Directors (continued)

Principal Subsidiaries

Particulars of the Company's principal subsidiaries as at 31 December 2020 are set out in note 34 to the financial statements.

Directors

The Directors of the Company during the year under review and up to the date of this report are:

Non-Executive Director

HOU Wailin (*Chairman*) (resigned with effect from 20 February 2020)

Executive Directors

XU Yeqin (*Chairman*) (appointed with effect from 20 February 2020)

LI Yonggang (*Managing Director*) (appointed with effect from 20 February 2020)

WU Mingchang

ZHU Guang

ZHANG Jun (*Chief Financial Officer*) (appointed with effect from 20 February 2020)

ZHAO Chunxiao (resigned with effect from 20 February 2020)

LI Wai Keung (resigned with effect from 20 February 2020)

Independent Non-Executive Directors

Alan Howard SMITH

Felix FONG Wo

Vincent Marshall LEE Kwan Ho

In accordance with Bye-law 87 of the Company's Bye-laws ("Bye-Laws"), Mr. WU Mingchang, Ms. ZHU Guang and Mr. Vincent Marshall LEE Kwan Ho will retire by rotation at the 2021 Annual General Meeting and shall be eligible for re-election.

Mr. WU Mingchang, Ms. ZHU Guang, and Mr. Vincent Marshall LEE Kwan Ho, being eligible, have offered themselves for re-election and if re-elected, they will hold office from the date of re-election, to the earlier of (a) the conclusion of the annual general meeting of the Company to be held in 2024; or (b) 30 June 2024, subject to earlier determination in accordance with the Bye-Laws and/or any applicable laws and regulations.

Directors' Service Contracts

None of the Directors proposed for re-election at the 2021 Annual General Meeting has a service contract with the Company which is not determinable by the Company within one year without payment of compensation, other than statutory compensation.

Directors' Material Interests in Transactions, Arrangements or Contracts

Save as disclosed in the "Connected Transactions" section on pages 32 to 41 of this report, no transactions, arrangements or contracts of significance in relation to the Group's business to which the Company, any of its holding companies, subsidiaries or fellow subsidiaries was a party and in which a Director or his/her connected entity had a material interest, whether directly or indirectly, subsisted at the end of or at any time during the year under review.

Report of the Directors (continued)

Permitted Indemnity Provision

Indemnity provision within the meaning of permitted indemnity provision under the Hong Kong Companies Ordinance for the benefit of the Directors is currently in force and was in force throughout the year ended 31 December 2020. In addition, the Company has taken out and kept in force appropriate directors' and officers' liability insurance coverage for the Directors and officers of the Company.

Directors' Interests in Competing Business

The interests of Directors in the businesses which compete or are likely to compete, either directly or indirectly, with the businesses of the Group (the "Competing Business") as required to be disclosed pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") during the year ended 31 December 2020 and up to the date of this report are as follows:

I. Core Business Activities of the Group

Property development and investment

II. Interests in Competing Business

Name of Director	Name of entity ^(Note 1)	Nature of interest ^(Note 1)	Competing Business
LI Yonggang ^(Note 2)	廣東粵港投資開發有限公司 (Guangdong Yuegang Investment Development Co., Ltd.) ^(Note 3)	chairman and managing director	Property development and investment
	GDH Real Estates (China) Limited ^(Note 4)	director and managing director	Property development and investment
	廣州市萬亞投資管理有限公司 (Guangzhou City Wanye Investment Management Company Limited) ^(Note 5)	chairman	Property development and investment
	廣州市朝粵房地產有限公司 (Guangzhou Chaoyue Real Estate Co., Ltd.) ^(Note 4)	director	Property development and investment
	廣州粵海天河城投資有限公司 (Guangzhou Yuehai Teem Investment Limited) ^(Note 5)	director ^(Note 6)	Property development and investment

Report of the Directors (continued)

Directors' Interests in Competing Business (continued)

II. Interests in Competing Business (continued)

Name of Director	Name of entity ^(Note 1)	Nature of interest ^(Note 1)	Competing Business
ZHANG Jun ^(Note 7)	廣東粵港投資開發有限公司 (Guangdong Yuegang Investment Development Co., Ltd.) ^(Note 3)	director ^(Note 8)	Property development and investment
	GDH Real Estates (China) Limited ^(Note 4)	director ^(Note 9)	Property development and investment
	廣東粵海城市投資有限公司 (Guangdong Yuehai City Investment Co., Ltd.) ^(Note 3)	director	Property development and investment
	廣州南沙粵海地產有限公司 (Guangzhou Nansha Yuehai Real Estates Limited) ^(Note 4)	director ^(Note 10)	Property development and investment
	廣州粵海天河城投資有限公司 (Guangzhou Yuehai Teem Investment Limited) ^(Note 5)	director ^(Note 11)	Property development and investment
HOU Wailin ^(Note 12)	廣東粵海控股集團有限公司 (Guangdong Holdings Limited)	chairman	Property development and investment
	GDH Limited	chairman	Property development and investment
	Guangdong Investment Limited	chairman and executive director	Property development and investment
ZHAO Chunxiao ^(Note 13)	Guangdong Investment Limited	non-executive director	Property development and investment
LI Wai Keung ^(Note 14)	Guangdong Investment Limited	non-executive director	Property development and investment

Report of the Directors (continued)

Directors' Interests in Competing Business (continued)

II. Interests in Competing Business (continued)

Notes:

1. The aforementioned entities are engaged in, among others, property development and investment. The interests of each of the aforementioned Directors in the businesses of the aforementioned entities may also arise through their respective directorships in its holding companies, subsidiaries, associated companies or other form of investment vehicles of such entities.
2. Mr. LI Yonggang has been appointed as an Executive Director and the Managing Director of the Company with effect from 20 February 2020.
3. Subsidiary of 廣東粵海控股集團有限公司 (Guangdong Holdings Limited) ("Guangdong Holdings").
4. Subsidiary of GDH Limited ("GDH").
5. Subsidiary of Guangdong Investment Limited ("GDI").
6. Mr. LI Yonggang has been appointed as a director of 廣州粵海天河城投資有限公司 (Guangzhou Yuehai Teem Investment Limited) with effect from 16 November 2020 and ceased to act as its director with effect from 4 January 2021.
7. Mr. ZHANG Jun has been appointed as an Executive Director of the Company with effect from 20 February 2020.
8. Mr. ZHANG Jun has been appointed as a director of 廣東粵港投資開發有限公司 (Guangdong Yuegang Investment Development Co., Ltd.) with effect from 30 July 2020.
9. Mr. ZHANG Jun has been appointed as a director of GDH Real Estates (China) Limited with effect from 2 September 2020.
10. Mr. ZHANG Jun has been appointed as a director of 廣州南沙粵海地產有限公司 (Guangzhou Nansha Yuehai Real Estates Limited) with effect from 10 September 2020.
11. Mr. ZHANG Jun ceased to act as a director of 廣州粵海天河城投資有限公司 (Guangzhou Yuehai Teem Investment Limited) with effect from 4 January 2021.
12. Mr. HOU Wailin resigned as the Chairman and a Non-Executive Director of the Company with effect from 20 February 2020.
13. Ms. ZHAO Chunxiao resigned as an Executive Director and the Chief Executive Officer of the Company with effect from 20 February 2020.
14. Mr. LI Wai Keung resigned as an Executive Director of the Company with effect from 20 February 2020.

Report of the Directors (continued)

Management Contracts

No contract concerning the management and administration of the whole or any substantial part of the business of the Company was entered into or existed during the year.

Directors' Interests and Short Positions in Securities

As at 31 December 2020, the interests and short positions of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) which were required to be: (a) notified to the Company and the Hong Kong 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 taken or deemed to have under such provisions of the SFO); (b) entered in the register kept by the Company pursuant to Section 352 of the SFO; or (c) notified to the Company and the Hong Kong Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix 10 to the Listing Rules, were as follows:

(i) Interests and short positions in the Company

Name of Director	Capacity/ Nature of interest	Number of ordinary shares held	Long/Short position	Approximate percentage of interests held ^(Note)
Alan Howard SMITH	Personal	317,273	Long position	0.019%
Vincent Marshall LEE Kwan Ho	Corporate	1,000,000	Long position	0.058%

Note: The approximate percentage of interests held was calculated on the basis of 1,711,536,850 ordinary shares of the Company in issue as at 31 December 2020.

(ii) Interests and short positions in GDI

Name of Director	Capacity/ Nature of interest	Number of ordinary shares held	Long/Short position	Approximate percentage of interests held ^(Note)
XU Yeqin	Personal	301,200	Long position	0.005%

Note: The approximate percentage of interests held was calculated on the basis of 6,537,821,440 ordinary shares of GDI in issue as at 31 December 2020.

Report of the Directors (continued)

Directors' Interests and Short Positions in Securities (continued)

Save as disclosed above, as at 31 December 2020, to the knowledge of the Company, none of the Directors or chief executive of the Company had any interests or short positions in the shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which were required to be: (a) notified to the Company and the Hong Kong 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 taken or deemed to have under such provisions of the SFO); (b) entered in the register kept by the Company pursuant to Section 352 of the SFO; or (c) notified to the Company and the Hong Kong Stock Exchange pursuant to the Model Code.

Save as disclosed above, at no time during the year under review was the Company, any of its holding companies, subsidiaries or fellow subsidiaries a party to any arrangements to enable the Directors or their spouse or children under 18 years of age to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporates.

Substantial Shareholders' Interests

As at 31 December 2020, so far as is known to any Director or chief executive of the Company, the following persons (other than a Director or chief executive of the Company) had, or were taken or deemed to have interests or short positions in the shares or underlying shares of the Company which would fall to be disclosed to the Company and the Hong Kong Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register kept by the Company pursuant to Section 336 of the SFO:

Name of shareholder	Capacity/ Nature of interest	Number of ordinary shares held	Long/Short position	Approximate percentage of interests held ^(Note 1)
廣東粵海控股集團有限公司 (Guangdong Holdings Limited) ^(Note 2)	Interest in controlled corporation	1,263,494,221	Long position	73.82%
GDH Limited ^(Note 2)	Interest in controlled corporation	1,263,494,221	Long position	73.82%
Guangdong Investment Limited	Beneficial owner	1,263,494,221	Long position	73.82%

Notes:

1. The approximate percentage of interests held was calculated on the basis of 1,711,536,850 ordinary shares of the Company in issue as at 31 December 2020.
2. The attributable interest which Guangdong Holdings has in the Company is held through its wholly-owned subsidiary, namely GDH, and the attributable interest of the latter is held through its subsidiary, GDI.

Save as disclosed above, as at 31 December 2020, so far as is known to any Director or chief executive of the Company, no other person (other than a Director or chief executive of the Company) had, or was taken or deemed to have interests or short positions in the shares or underlying shares of the Company which would fall to be disclosed to the Company and the Hong Kong Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register kept by the Company pursuant to Section 336 of the SFO.

Report of the Directors (continued)

Connected Transactions

The Group's connected transactions and continuing connected transactions conducted during the year and disclosed in accordance with Chapter 14A of the Listing Rules are as follows:

I. Connected Transactions

(1) *Equity and Loan Transfer Agreement in respect of the Jiangmen Acquisition*

On 29 October 2020, 廣東粵海置地集團有限公司 (Guangdong Yuehai Land Holdings Limited) ("Guangdong Yuehai Land") (formerly known as 粵海置地(深圳)有限公司 (Guangdong Land (Shenzhen) Limited)), a wholly-owned subsidiary of the Company, entered into the Equity and Loan Transfer Agreement (the "Jiangmen Equity and Loan Transfer Agreement") with 廣東粵港投資開發有限公司 (Guangdong Yuegang Investment Development Co., Ltd.) ("Yuegang Investment"), pursuant to which, Guangdong Yuehai Land has conditionally agreed to purchase, and Yuegang Investment has conditionally agreed to sell, (i) the 51% of the total equity capital of 江門粵海置地有限公司 (Jiangmen Yuehai Land Co., Ltd.) for the aggregate consideration of RMB648,179,553 (equivalent to approximately HK\$746,923,000) in cash, subject to adjustment (if any) in accordance with the terms of the Jiangmen Equity and Loan Transfer Agreement; and (ii) the sale loan for the consideration of RMB306,000,000 (equivalent to approximately HK\$352,616,000) (the "Jiangmen Acquisition"). The total consideration of the Jiangmen Acquisition is RMB954,179,553 (equivalent to approximately HK\$1,099,539,000). Completion of the Jiangmen Acquisition took place on 13 January 2021.

Yuegang Investment is a subsidiary of Guangdong Holdings, the ultimate controlling shareholder of the Company, and hence, an associate of Guangdong Holdings and a connected person of the Company. According to the Listing Rules, the entering into of the Jiangmen Equity and Loan Transfer Agreement constituted a connected transaction of the Company which was subject to the reporting, announcement and independent shareholders' approval requirements. Further details of the transaction are set out in the announcements of the Company dated 29 October 2020 and 19 January 2021, the circular of the Company dated 25 November 2020 and note 33 to the financial statements "Post-balance Sheet Event".

(2) *Equity Transfer Agreement in respect of the Huizhou Acquisition*

On 29 October 2020, Guangdong Yuehai Land, a wholly-owned subsidiary of the Company, entered into the Equity Transfer Agreement (the "Huizhou Equity Transfer Agreement") with Yuegang Investment and GDH Real Estates (Hui Yang) Limited ("GDH (Hui Yang)"), pursuant to which, Guangdong Yuehai Land has conditionally agreed to purchase, and Yuegang Investment and GDH (Hui Yang) have conditionally agreed to sell, the entire equity capital of 惠陽粵海房產發展有限公司 (Huiyang Yuehai Property Development Co., Ltd.) ("Huiyang Yuehai") ("Huizhou Acquisition") for the aggregate consideration of RMB273,797,700 (equivalent to approximately HK\$315,508,000) in cash, subject to adjustment (if any) in accordance with the terms of the Huizhou Equity Transfer Agreement. Completion of the Huizhou Acquisition took place on 18 January 2021.

Report of the Directors (continued)

Connected Transactions (continued)

I. Connected Transactions (continued)

(2) *Equity Transfer Agreement in respect of the Huizhou Acquisition (continued)*

Yuegang Investment and GDH (Hui Yang) are subsidiaries of Guangdong Holdings, the ultimate controlling shareholder of the Company, and hence, associates of Guangdong Holdings and connected persons of the Company. According to the Listing Rules, the entering into of the Huizhou Equity Transfer Agreement constituted a connected transaction of the Company which was subject to the reporting, announcement and independent shareholders' approval requirements. Further details of the transaction are set out in the announcements of the Company dated 29 October 2020 and 19 January 2021, the circular of the Company dated 25 November 2020 and note 33 to the financial statements "Post-balance Sheet Event".

(3) *Sale and Purchase Agreement in respect of the disposal of Yuehai Yueshenghuo*

On 19 November 2020, Guangdong Yuehai Land, a wholly-owned subsidiary of the Company, and 粵海物業管理有限公司 (Yuehai Property Management Co., Ltd.) ("YPM"), entered into the Sale and Purchase Agreement (the "Yuehai Yueshenghuo Sale and Purchase Agreement"), pursuant to which, Guangdong Yuehai Land agreed to sell, and YPM agreed to purchase, the entire equity capital of 深圳市粵海悦生活物業管理有限公司 (Shenzhen Yuehai Yueshenghuo Property Management Co., Ltd.) ("Yuehai Yueshenghuo") ("Disposal of Yuehai Yueshenghuo") at a consideration of RMB6,907,319.98 (equivalent to approximately HK\$7,773,000). Completion of the Disposal of Yuehai Yueshenghuo took place on 23 November 2020.

YPM is a subsidiary of Guangdong Holdings, the ultimate controlling shareholder of the Company, and hence, an associate of Guangdong Holdings and a connected person of the Company. According to the Listing Rules, the entering into of the Yuehai Yueshenghuo Sale and Purchase Agreement constituted a connected transaction of the Company which was subject to the reporting and announcement requirements, but was exempt from the independent shareholders' approval requirement. Further details of the transaction are set out in the announcement of the Company dated 19 November 2020, and note 30(a) to the financial statements — the transaction under "Proceeds received from disposal of a subsidiary to a fellow subsidiary". During the year, the Group recorded a loss on the Disposal of Yuehai Yueshenghuo of approximately HK\$396,000.

Report of the Directors (continued)

Connected Transactions (continued)

II. Continuing Connected Transactions

(1) *Laurel House Property Management Agreement*

Reference is made to the announcements of the Company dated 18 July 2018, 30 August 2019 and 13 November 2020 regarding the continuing connected transactions of the preliminary property management services agreement of the Laurel House (originally known as Yuehai Zhuguang Yashe District) (the “Laurel House Property Management Agreement”) and its supplemental agreements, entered into between 廣東粵海房地產開發有限公司 (Guangdong Yuehai Property Development Co., Ltd.) (“GYPD”), a wholly-owned subsidiary of the Company, and YPM.

On 26 October 2016, GYPD and YPM entered into the Laurel House Property Management Agreement, pursuant to which, YPM provided certain property management services to GYPD in respect of the properties of the Zhuguanglu Project (now named as the Laurel House Project) for the period from 1 September 2016 to 31 August 2019 (both days inclusive).

On 30 August 2019, GYPD and YPM entered into the supplemental agreement to the Laurel House Property Management Agreement (the “First Supplemental Agreement”), pursuant to which, YPM continued to provide certain property management services in respect of the Laurel House properties to GYPD for the period from 1 September 2019 to 31 December 2020 (both days inclusive).

On 13 November 2020, GYPD and YPM entered into the second supplemental agreement to the Laurel House Property Management Agreement (the “Second Supplemental Agreement”), pursuant to which, YPM shall continue to provide property management services in respect of the Laurel House properties to GYPD for the period from 1 January 2021 to 31 December 2021 (both days inclusive). YPM shall also provide property management services to 僑商樓 (Qiaoshang Building) of the Laurel House properties for the period from 1 January 2021 to 31 December 2021 (both days inclusive).

During the year under review, the relevant service fees paid by GYPD to YPM amounted to approximately RMB3,433,000 (equivalent to approximately HK\$3,863,000) (2020 annual cap: RMB6,000,000 (equivalent to approximately HK\$6,642,000)).

YPM is a subsidiary of Guangdong Holdings, the ultimate controlling shareholder of the Company, hence, an associate of Guangdong Holdings and a connected person of the Company. According to the Listing Rules, the entering into of the Laurel House Property Management Agreement (as amended by the First Supplemental Agreement and the Second Supplemental Agreement) constituted continuing connected transactions of the Company which were subject to annual review, reporting and announcement requirements. Further details of the transactions are set out in the announcements of the Company dated 18 July 2018, 30 August 2019 and 13 November 2020, and note 30(a) to the financial statements — the transactions under “Property management fee paid to fellow subsidiaries”.

Report of the Directors (continued)

Connected Transactions (continued)

II. Continuing Connected Transactions (continued)

(2) *Laurel House Sales Centre Property Services Agreement*

Reference is made to the announcements of the Company dated 18 July 2018, 31 January 2019 and 31 December 2019 regarding the continuing connected transactions of the sales centre property services agreement and the sample units and sales centre property management services agreement of the Laurel House Project (each a "Laurel House Sales Centre Property Services Agreement") entered into between GYPD, a wholly-owned subsidiary of the Company, and YPM.

On 1 February 2018, GYPD and YPM entered into the Laurel House Sales Centre Property Services Agreement, pursuant to which, YPM provided certain preliminary property preparatory services to GYPD in respect of the sales venue of the Laurel House Project for the period from 1 February 2018 to 31 January 2019 (both days inclusive).

On 31 January 2019, GYPD and YPM renewed the Laurel House Sales Centre Property Services Agreement, pursuant to which, YPM continued to provide certain property services in respect of the sales venue of the Laurel House Project to GYPD for the period from 1 February 2019 to 31 December 2019 (both days inclusive).

On 31 December 2019, GYPD and YPM entered into a new Laurel House Sales Centre Property Services Agreement, pursuant to which, YPM shall continue to provide certain property services to GYPD in respect of the sales venue of the Laurel House Project for the period from 1 January 2020 to 31 December 2020 (both days inclusive).

During the year under review, the relevant total service fees paid by GYPD to YPM were approximately RMB3,456,000 (equivalent to approximately HK\$3,889,000) (2020 annual cap: RMB4,500,000 (equivalent to approximately HK\$5,023,000)).

YPM is a subsidiary of Guangdong Holdings, the ultimate controlling shareholder of the Company, hence, an associate of Guangdong Holdings and a connected person of the Company. According to the Listing Rules, the entering into of the abovementioned Laurel House Sales Centre Property Services Agreements constituted continuing connected transactions of the Company which were subject to annual review, reporting and announcement requirements. Further details of the transactions are set out in the announcements of the Company dated 18 July 2018, 31 January 2019 and 31 December 2019, and note 30(a) to the financial statements — the transactions under "Service fee paid to a fellow subsidiary".

Report of the Directors (continued)

Connected Transactions (continued)

II. Continuing Connected Transactions (continued)

(3) *Jiangmen Yiguifu Sales Centre and Sample Units Property Services Agreement*

Reference is made to the announcement of the Company dated 13 November 2020 regarding the continuing connected transaction of the Jiangmen Yiguifu Sales Centre and Sample Units Property Services Agreement (the “Yiguifu Sales Centre and Sample Units Property Services Agreement”), entered into between 江門市粵海置地房地產投資有限公司 (Jiangmen Yuehai Land Real Estate Investment Co., Ltd.) (“Jiangmen Yuehai Land”), a wholly-owned subsidiary of the Company, and YPM.

On 13 November 2020, Jiangmen Yuehai Land and YPM entered into the Yiguifu Sales Centre and Sample Units Property Services Agreement, pursuant to which, YPM shall provide property services to Jiangmen Yuehai Land in respect of the sales centre of the Yuehai Yiguifu Project for the period from 15 November 2020 to 31 December 2021 (both days inclusive).

During the year under review, the relevant total service fees paid by Jiangmen Yuehai Land to YPM were approximately RMB609,000 (equivalent to approximately HK\$686,000) (2020 annual cap: RMB1,000,000 (equivalent to approximately HK\$1,170,000)).

YPM is a subsidiary of Guangdong Holdings, the ultimate controlling shareholder of the Company, hence, an associate of Guangdong Holdings and a connected person of the Company. According to the Listing Rules, the entering into of the Yiguifu Sales Centre and Sample Units Property Services Agreement constituted a continuing connected transaction of the Company which was subject to annual review, reporting and announcement requirements. Further details of the transaction are set out in the announcement of the Company dated 13 November 2020, and note 30(a) to the financial statements — the transactions under “Service fee paid to a fellow subsidiary”.

(4) *Shenzhen City Preliminary Property Services Agreement*

Reference is made to the announcement of the Company dated 13 November 2020 regarding the continuing connected transaction of the Shenzhen City Preliminary Property Services Agreement (the “Shenzhen City Preliminary Property Services Agreement”), entered into between Guangdong Yuehai Land, a wholly-owned subsidiary of the Company, and 廣東粵海天河城商業管理有限公司 (GDH Teem Commercial Management Co., Ltd.) (“Teem Management Co”).

On 13 November 2020, Guangdong Yuehai Land and Teem Management Co entered into the Shenzhen City Preliminary Property Services Agreement, pursuant to which, Teem Management Co shall provide property management services to Guangdong Yuehai Land in respect of the properties of the Yuecai City (Northern Land) of the Buxin Project for the period from 13 November 2020 to 12 November 2022 (both days inclusive).

During the year under review, no service fee was paid by Guangdong Yuehai Land to Teem Management Co.

Teem Management Co is a subsidiary of Guangdong Holdings, the ultimate controlling shareholder of the Company, hence, an associate of Guangdong Holdings and a connected person of the Company. According to the Listing Rules, the entering into of the Shenzhen City Preliminary Property Services Agreement constituted a continuing connected transaction of the Company which was subject to annual review, reporting and announcement requirements. Further details of the transaction are set out in the announcement of the Company dated 13 November 2020.

Report of the Directors (continued)

Connected Transactions (continued)

III. Continuing Connected Transactions pursuant to Rule 14A.60(1) of the Listing Rules

Reference is made to the announcement of the Company dated 19 November 2020 regarding the Disposal of Yuehai Yueshenghuo. Yuehai Yueshenghuo was a wholly-owned subsidiary of the Company, upon completion of the Disposal of Yuehai Yueshenghuo on 23 November 2020, Yuehai Yueshenghuo became a wholly-owned subsidiary of Guangdong Holdings, the ultimate controlling shareholder of the Company, hence, an associate of Guangdong Holdings and a connected person of the Company.

Prior to Yuehai Yueshenghuo becoming a wholly-owned subsidiary of Guangdong Holdings, it had entered into the following agreements (the "Existing Agreements") in respect of continuing transactions with the Group. Upon completion of the Disposal of Yuehai Yueshenghuo, the transactions contemplated under the Existing Agreements constituted continuing connected transactions of the Company. As the Group continues to conduct the transactions contemplated under the Existing Agreements, the Company is required to comply with the annual review and disclosure requirements pursuant to Rule 14A.60(1) of the Listing Rules.

(1) *Buji Factory Property Services Agreement*

On 31 March 2020, 粤海科技(深圳)有限公司 (Yuehai Technology (Shenzhen) Co., Ltd.) ("Yuehai Technology") and Yuehai Yueshenghuo entered into the Buji Factory Property Services Agreement, pursuant to which, Yuehai Yueshenghuo shall provide property management services to Yuehai Technology in respect of the Buji factory premises of Yuehai Technology for the period from 1 April 2020 to 31 March 2021 (both days inclusive).

On 26 March 2021, Yuehai Technology and Yuehai Yueshenghuo entered into a new Buji Factory Property Services Agreement, pursuant to which, Yuehai Yueshenghuo shall continue to provide property management services to Yuehai Technology in respect of the Buji factory premises of Yuehai Technology for the period from 1 April 2021 to 31 March 2023 (both days inclusive).

For the period from 23 November 2020 to 31 December 2020, the relevant service fees paid by Yuehai Technology to Yuehai Yueshenghuo were approximately RMB69,000 (equivalent to approximately HK\$78,000).

(2) *Shiyan Factory Property Services Agreement*

On 31 March 2020, Yuehai Technology and Yuehai Yueshenghuo entered into the Shiyan Factory Property Services Agreement, pursuant to which, Yuehai Yueshenghuo shall provide property management services to Yuehai Technology in respect of the Shiyan factory premises of Yuehai Technology for the period from 1 April 2020 to 31 March 2021 (both days inclusive).

On 26 March 2021, Yuehai Technology and Yuehai Yueshenghuo entered into a new Shiyan Factory Property Services Agreement, pursuant to which, Yuehai Yueshenghuo shall continue to provide property management services to Yuehai Technology in respect of the Shiyan factory premises of Yuehai Technology for the period from 1 April 2021 to 31 March 2023 (both days inclusive).

For the period from 23 November 2020 to 31 December 2020, the relevant service fees paid by Yuehai Technology to Yuehai Yueshenghuo were approximately RMB36,000 (equivalent to approximately HK\$40,000).

Report of the Directors (continued)

Connected Transactions (continued)

III. Continuing Connected Transactions pursuant to Rule 14A.60(1) of the Listing Rules (continued)

(3) Yuecai City Sales Centre Property Services Agreement

On 3 January 2020, Guangdong Yuehai Land and Yuehai Yueshenghuo entered into the Yuecai City Sales Centre Property Services Agreement, pursuant to which, Yuehai Yueshenghuo shall provide property management services to Guangdong Yuehai Land at the sales centre of Yuecai City for the period from 1 January 2020 to 31 December 2020 (both days inclusive).

On 19 November 2020, Guangdong Yuehai Land and Yuehai Yueshenghuo entered into the Supplemental Agreement to the Yuecai City Sales Centre Property Services Agreement, pursuant to which, Yuehai Yueshenghuo shall continue to provide property management services to Guangdong Yuehai Land at the sales centre of Yuecai City for the period from 1 January 2021 to 31 May 2021 (both days inclusive).

For the period from 23 November 2020 to 31 December 2020, the relevant service fees paid by Guangdong Yuehai Land to Yuehai Yueshenghuo RMB448,000 (equivalent to approximately HK\$504,000).

(4) Yuecai City Northwest Demonstration Area Property Services Agreement

On 20 August 2020, Guangdong Yuehai Land and Yuehai Yueshenghuo entered into the Yuecai City Northwest Demonstration Area Property Services Agreement, pursuant to which, Yuehai Yueshenghuo shall provide property management services to Guangdong Yuehai Land at the Northwest Demonstration Area of Yuecai City for the period from 20 August 2020 to 19 August 2021 (both days inclusive).

For the period from 23 November 2020 to 31 December 2020, the relevant service fees paid by Guangdong Yuehai Land to Yuehai Yueshenghuo were approximately RMB440,000 (equivalent to approximately HK\$495,000).

(5) Yuecai City Preliminary Property Management Services Agreement

On 10 October 2018, Guangdong Yuehai Land and Yuehai Yueshenghuo entered into the Yuecai City Preliminary Property Management Services Agreement, pursuant to which, Yuehai Yueshenghuo shall provide property management services to Guangdong Yuehai Land in respect of the properties on the Northwestern Land of Yuecai City for the period from 30 June 2020 to 29 June 2025 (both days inclusive).

For the period from 23 November 2020 to 31 December 2020, the relevant service fees paid by Guangdong Yuehai Land to Yuehai Yueshenghuo were approximately RMB539,000 (equivalent to approximately HK\$606,000).

Further details of the above transactions are set out in the announcement of the Company dated 19 November 2020, and note 30(a) to the financial statements — the transactions under “Property management fee paid to fellow subsidiaries”.

Report of the Directors (continued)

Connected Transactions (continued)

III. Continuing Connected Transactions pursuant to Rule 14A.60(1) of the Listing Rules (continued)

The Board, including the Independent Non-Executive Directors, has reviewed the continuing connected transactions set out above and has confirmed that such continuing connected transactions were entered into (a) in the ordinary and usual course of business of the Group; (b) on normal commercial terms or better; and (c) in accordance with the relevant agreements governing them on terms that are fair and reasonable and in the interests of the shareholders of the Company as a whole.

PricewaterhouseCoopers, the Company's auditor, were engaged to report on the Group's continuing connected transactions in accordance with Hong Kong Standard on Assurance Engagements 3000 (Revised) Assurance Engagements Other Than Audits or Reviews of Historical Financial Information and with reference to Practice Note 740 Auditor's Letter on Continuing Connected Transactions under the Hong Kong Listing Rules issued by the Hong Kong Institute of Certified Public Accountants. PricewaterhouseCoopers have issued their unqualified letter containing their findings and conclusions in respect of the continuing connected transactions set out above in accordance with Rule 14A.56 of the Listing Rules. A copy of the auditor's letter has been provided by the Company to the Hong Kong Stock Exchange.

IV. Continuing Connected Transactions Subsequent to the Year under Review

Subsequent to the year under review, the Group has entered into the continuing connected transactions and disclosed in accordance with Chapter 14A of the Listing Rules as follows:

(1) *Guangdong Land Buxin Project Property Leasing Services Agreement*

Reference is made to the announcement of the Company dated 15 January 2021 regarding the continuing connected transaction of the Guangdong Land Buxin Project Property Leasing Services Agreement (the "Buxin Project Property Leasing Services Agreement"), entered into between Guangdong Yuehai Land, a wholly-owned subsidiary of the Company, and 廣東粵海天河城(集團)股份有限公司 (GDH Teem (Holdings) Limited) ("GDH Teem").

On 15 January 2021, Guangdong Yuehai Land and GDH Teem entered into the Buxin Project Property Leasing Services Agreement, pursuant to which, GDH Teem shall (i) grant the right to use the name of "天河城" for the commercial and shopping center under the Buxin Project and (ii) provide property leasing services in respect of the commercial and shopping center under the Buxin Project, to Guangdong Yuehai Land for the period from 16 January 2021 to 15 January 2022 (both days inclusive), subject to the annual caps of RMB12,650,000 (equivalent to approximately HK\$15,175,000) and RMB350,000 (equivalent to approximately HK\$420,000) for the years 2021 and 2022 respectively.

GDH Teem is a subsidiary of Guangdong Holdings, the ultimate controlling shareholder of the Company, hence, an associate of Guangdong Holdings and a connected person of the Company. According to the Listing Rules, the entering into of the Buxin Project Property Leasing Services Agreement constituted a continuing connected transaction of the Company which was subject to annual review, reporting and announcement requirements. Further details of the transaction are set out in the announcement of the Company dated 15 January 2021.

Report of the Directors (continued)

Connected Transactions (continued)

IV. Continuing Connected Transactions Subsequent to the Year under Review (continued)

(2) *Laurel House Nursery Property Leasing Services Agreement*

Reference is made to the announcement of the Company dated 15 January 2021 regarding the continuing connected transaction of the Laurel House Nursery Property Leasing Services Agreement (the "Laurel House Nursery Property Leasing Services Agreement"), entered into between GYPD, a wholly-owned subsidiary of the Company, and Teem Management Co.

On 24 December 2020, GYPD and Teem Management Co entered into the Laurel House Nursery Property Leasing Services Agreement, pursuant to which, Teem Management Co shall provide property leasing services in respect of the Laurel House Nursery to GYPD for the period from 1 January 2021 to 31 December 2023 (both days inclusive), subject to the annual cap of RMB150,000 (equivalent to approximately HK\$180,000) for each of the three years ending 31 December 2023.

Teem Management Co is a subsidiary of Guangdong Holdings, the ultimate controlling shareholder of the Company, hence, an associate of Guangdong Holdings and a connected person of the Company. According to the Listing Rules, the entering into of the Laurel House Nursery Property Leasing Services Agreement constituted a continuing connected transaction of the Company. On a standalone basis, since all of the applicable percentage ratios in respect of the Laurel House Nursery Property Leasing Services Agreement calculated pursuant to the Listing Rules are less than 0.1%, the transaction was fully exempt from the annual review, announcement and independent shareholders' approval requirements under the Listing Rules.

The Buxin Project Property Leasing Services Agreement and the Laurel House Nursery Property Leasing Services Agreement (the "Property Leasing Services Agreements") have been aggregated pursuant to the Listing Rules on the basis that both of them relate to the provision of property leasing services by the Guangdong Holdings Group to the Group. As the highest applicable percentage ratio (on an aggregated basis) in respect of the Property Leasing Services Agreements calculated pursuant to the Listing Rules is more than 0.1% but all of the applicable percentage ratios are less than 5%, the transactions are therefore subject to the annual review and announcement requirements under the Listing Rules, but are exempt from the independent shareholders' approval requirement. Further details of the transaction regarding the Laurel House Nursery Property Leasing Services Agreement are set out in the announcement of the Company dated 15 January 2021.

(3) *Continuing Connected Transactions pursuant to Rule 14A.60(1) of the Listing Rules*

Reference is made to the announcement of the Company dated 29 October 2020 regarding the Huizhou Acquisition. Upon completion of the Huizhou Acquisition on 18 January 2021, Huiyang Yuehai and 惠州市粵海房地產開發有限公司 (Huizhou City Yuehai Property Development Co., Ltd.) ("Huizhou Yuehai") became wholly-owned subsidiaries of the Company.

Report of the Directors (continued)

Connected Transactions (continued)

IV. Continuing Connected Transactions Subsequent to the Year under Review (continued)

(3) *Continuing Connected Transactions pursuant to Rule 14A.60(1) of the Listing Rules (continued)*

Prior to Huiyang Yuehai and Huizhou Yuehai becoming wholly-owned subsidiaries of the Company, they had entered into the following agreements (the "Existing Huizhou Agreements") in respect of continuing transactions with the subsidiaries of Guangdong Holdings. Upon completion of the Huizhou Acquisition, the transactions contemplated under the Existing Huizhou Agreements constituted continuing connected transactions of the Company. As the Group continues to conduct the transactions contemplated under the Existing Huizhou Agreements, the Company is required to comply with the annual review and disclosure requirements pursuant to Rule 14A.60(1) of the Listing Rules.

(i) Huizhou Dayawan Project Site Security Services Agreement

On 29 February 2020, Huizhou Yuehai and YPM entered into the Huizhou Dayawan Project Site Security Services Agreement, pursuant to which, YPM shall provide security services to Huizhou Yuehai at the site of Huizhou Dayawan Project for the period from 1 March 2020 to 28 February 2021 (both days inclusive).

(ii) Huiyang Lijiang Garden Administrative Services Agreement

On 30 September 2020, Huiyang Yuehai and YPM entered into the Huiyang Lijiang Garden Administrative Services Agreement, pursuant to which, YPM shall provide day-to-day administrative services for the Huiyang Lijiang Garden project for the period from 1 October 2020 to 30 September 2021 (both days inclusive).

(iii) Huiyang Lijiang Garden Commercial Property Rental Services Agreement

On 22 October 2020, Huiyang Yuehai and Teem Management Co entered into the Huiyang Lijiang Garden Commercial Property Rental Services Agreement, pursuant to which, Teem Management Co shall provide commercial property rental services to Huiyang Yuehai in respect of certain commercial properties in Huiyang Lijiang Garden for the period from 16 September 2020 to 31 December 2025 (both days inclusive).

(iv) Huiyang Lijiang Garden Car Park Operation Management Services Agreement

On 31 December 2019, Huiyang Yuehai and YPM Huiyang Branch entered into the Huiyang Lijiang Garden Car Park Operation Management Services Agreement, pursuant to which, YPM Huiyang Branch shall provide daily operation management services for the car park in Huiyang Lijiang Garden for the period from 1 January 2020 to 31 December 2022 (both days inclusive).

YPM, YPM Huiyang Branch and Teem Management Co are subsidiaries of Guangdong Holdings, the ultimate controlling shareholder of the Company, hence, associates of Guangdong Holdings and connected persons of the Company. Therefore, the transactions contemplated under the Existing Huizhou Agreements constituted continuing connected transactions of the Company. Further details of the transactions are set out in the announcement of the Company dated 29 October 2020.

Report of the Directors (continued)

Related Party Transactions

Details of the significant related party transactions in the normal course of business are provided in note 30(a) to the financial statements. The related party transactions described in notes (v) and (ix) of note 30(a) to the financial statements also constitute connected transactions or continuing connected transactions discloseable under the Listing Rules (details are set out under the section headed “Connected Transactions” of this report). In respect of these connected transactions and continuing connected transactions, the Company has complied with the disclosure requirements in accordance with Chapter 14A of the Listing Rules.

Apart from the connected transactions and continuing connected transactions disclosed in the section headed “Connected Transactions” of this report, none of the other related party transactions as disclosed in note 30(a) to the financial statements is subject to the reporting, announcement and independent shareholders’ approval requirements of the Listing Rules.

Disclosure under Rule 13.21 of the Listing Rules

On 3 February 2021, the Company accepted a facility letter (the “Facility Letter”) issued by a bank (the “Bank”) whereby a term loan facility (the “Facility”) for 360 days in the principal amount of HK\$1,000 million would be made available by the Bank to the Company subject to the terms and conditions of the Facility Letter.

Pursuant to the Facility Letter, the Bank may by notice to the Company require the Company to fully repay the loan under the Facility within one month if, among others, any one of the following events has occurred:

- (i) the Guangdong Provincial People’s Government of the People’s Republic of China ceases to be the single largest shareholder and holds (direct or indirect) less than 50% interest of Guangdong Holdings; or
- (ii) Guangdong Holdings ceases to be the single largest shareholder and holds (direct or indirect) less than 50% interest of GDI.

In addition, the Company shall undertake to ensure that GDI continues to be the single largest shareholder and holds (direct or indirect) not less than 50% interest of the Company.

Purchase, Sale and Redemption of Listed Securities

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company’s listed securities during the year under review.

Equity-Linked Agreements

During the year ended 31 December 2020, the Company had not entered into any equity-linked agreements.

Report of the Directors (continued)

Significant Contracts with Controlling Shareholders or its Subsidiaries

Save as disclosed in pages 32 to 41 of this report, the Company and the controlling shareholders of the Company or its subsidiaries had not entered into any contracts of significance during the year under review.

Pre-Emptive Rights

There are no provisions for pre-emptive rights under the Bye-Laws and there are no restrictions against such rights under the laws of Bermuda, being the jurisdiction in which the Company is incorporated.

Public Float

As at the date of this report, the Company has maintained the prescribed public float under the Listing Rules, based on the information that is publicly available to the Company and within the knowledge of the Directors.

Major Customers and Suppliers

Sales to the Group's five largest customers accounted for less than 30% of the Group's total sales for the year under review.

Purchases from the Group's five largest suppliers accounted for approximately 91.5% of the Group's total purchases for the year and purchases from the Group's largest supplier included therein accounted for approximately 68.7% of the Group's total purchases for the year under review.

None of the Directors, their respective associates or any shareholders (which, to the best knowledge of the Directors, own more than 5% of the issued ordinary shares of the Company) had any interest in the Group's five largest customers or suppliers.

Auditor

PricewaterhouseCoopers will retire and a resolution for their reappointment as auditor of the Company will be proposed at the 2021 Annual General Meeting.

By Order of the Board
XU Yeqin
Chairman

Hong Kong, 26 March 2021

Corporate Governance Report

Corporate Governance Code

The Group recognises the importance of achieving the highest standard of corporate governance consistent with the needs and requirements of its businesses and the best interest of all of its stakeholders and is fully committed to doing so. It is also with these objectives in mind that the Group has applied the principles of the code provisions of the Corporate Governance Code (the “CG Code”) contained in Appendix 14 to the Listing Rules.

In the opinion of the Directors, the Company has complied with the code provisions and, where appropriate, adopted the applicable recommended best practices set out in the CG Code throughout the year ended 31 December 2020.

Directors’ Securities Transactions

The Company has adopted the Model Code as set out in Appendix 10 to the Listing Rules as its own code of conduct for dealing in securities of the Company by the Directors and also implemented internal policy to govern the dealing in securities of the Company by the employees of the Group. In response to specific enquiry made, all the Directors confirmed that they had complied with the required standards of dealings as set out in the Model Code during the year under review.

Board of Directors

The Board which is accountable to the shareholders of the Company, is responsible for the leadership and control of the Company and oversees the Group’s businesses, strategic decisions and performances. The management is entrusted by the Board with the authority and responsibility for the day-to-day management of the Group. Major corporate matters that are specifically delegated by the Board to the management include the preparation of interim and annual reports and announcements for Board approval before publishing, execution of business strategies and initiatives adopted by the Board, implementation of adequate systems of internal controls and risk management procedures, and compliance with relevant statutory and regulatory requirements and rules and regulations. It is the responsibility of the Board to determine the appropriate corporate governance practices applicable to the Company’s circumstances and to ensure processes and procedures are in place to achieve the Company’s corporate governance objectives.

As at the date of this report, the Board comprises five Executive Directors, being Mr. XU Yeqin who is also the Chairman of the Board, Mr. LI Yonggang, who is also the Managing Director, Mr. WU Mingchang, Ms. ZHU Guang and Mr. ZHANG Jun who is also the Chief Financial Officer, and three Independent Non-Executive Directors, being Mr. Alan Howard SMITH, Mr. Felix FONG Wo and Mr. Vincent Marshall LEE Kwan Ho.

An updated list of Directors identifying their roles and functions is available on the websites of the Company and Hong Kong Exchanges and Clearing Limited (“HKEx”).

The Board meets regularly to discuss the overall strategy as well as the operation and financial performance of the Company, and to review and approve the Company’s annual, interim and quarterly results. During the year under review, ten Board meetings were held and attendance of each Director at the Board meetings is set out in the section headed “Board and Committees Meetings” of this report.

Corporate Governance Report (continued)

Board of Directors (continued)

The Company has devised the annual meeting schedule for next year before the end of the year, setting out all meeting dates of the Board and its committees, in order for the Directors to plan ahead. At least fourteen days' notice of a Board meeting is normally given to all Directors who are provided with an opportunity to include matters for discussion in the agenda. The Company Secretary assists the Chairman in preparing the agenda for meetings to comply with all applicable rules and regulations. The agenda and the accompanying Board papers are normally sent to Directors at least three days before the intended date of a Board meeting. Draft minutes of each Board meeting are circulated to Directors for their comment before being tabled at the next Board meeting for approval. All minutes are kept by the Company Secretary and are open for inspection at any reasonable time on reasonable notice by any Director.

According to the current Board practice, if a Director has a conflict of interest in a matter to be considered by the Board, which the Board has determined to be material, the matter will be dealt with by the Board at a duly convened Board meeting. The Bye-Laws also stipulate that save for the exceptions as provided therein, a Director shall abstain from voting and not be counted in the quorum at meetings for approving any contract or arrangement in which such Director or any of his/her associates has a material interest. Every Director is entitled to have access to the Board papers and related materials as well as to the advice and services of the Company Secretary.

Corporate Governance Functions

It is the responsibility of the Board to determine the appropriate corporate governance practices applicable to the Company's circumstances and to ensure processes and procedures are in place to achieve the Company's corporate governance objectives.

The duties of the Board performing corporate governance functions under the CG Code include:

- (a) to develop and review the Company's policies and practices on corporate governance;
- (b) to review and monitor the training and continuous professional development of Directors and senior management of the Company;
- (c) to review and monitor the Company's policies and practices on compliance with legal and regulatory requirements;
- (d) to develop, review and monitor the code of conduct and compliance manual (if any) applicable to employees and Directors of the Company; and
- (e) to review the Company's compliance with the CG Code and the information disclosed in the Corporate Governance Report.

During the year under review, the Board considered, among other matters, the following corporate governance issues:

- (a) reviewed the training and continuous professional development of Directors;
- (b) monitored the report or complaint regarding possible improprieties in financial reporting and internal control (if any);
- (c) reviewed the effectiveness of the risk management and internal control systems of the Company through the Internal Audit Department and the Audit Committee; and
- (d) reviewed the Company's compliance with the CG Code and the information disclosed in the Corporate Governance Report.

Corporate Governance Report (continued)

Chairman and Managing Director

As at the date of this report, the Chairman of the Board is Mr. XU Yeqin and the Managing Director is Mr. LI Yonggang. Their roles are clearly defined and segregated to ensure independence, proper checks and balances. Mr. Xu provides leadership for the Board and oversees its functioning, ensuring that the Board works effectively and acts in the best interest of the Group. Under the guidance of the Board, Mr. Li as the Managing Director focuses on the day-to-day management of the Group's business, and leads the management team of the Group.

Non-Executive Directors

All Directors, including Non-Executive Directors, appointed to fill a causal vacancy or as an additional member to the existing Board shall hold office only until the first general meeting after their appointment and shall be eligible for re-election.

Moreover, each Non-Executive Director (including Independent Non-Executive Director) is appointed for a term of not more than approximately three years expiring on the earlier of either (a) the conclusion of the annual general meeting of the Company in the year of the third anniversary of the appointment or re-election of that Director; or (b) the expiration of the period within which the annual general meeting of the Company is required to be held in the year of the third anniversary of the appointment or re-election of that Director and in any event, subject to earlier determination in accordance with the Bye-Laws and/or applicable laws and regulations.

During the year under review, the Non-Executive Directors (including Independent Non-Executive Directors) provided the Company with a wide range of expertise and a balance of skills and brought independent judgment on issues of strategic direction, development, performance and risk management through their contribution at Board meetings and committee meetings.

Independence of Independent Non-Executive Directors

During the year under review and up to the date of this report, the Company has complied with the requirements under Rules 3.10(1), 3.10(2) and 3.10A of the Listing Rules. The Company has received annual confirmation of independence from the three Independent Non-Executive Directors, namely Mr. Alan Howard SMITH, Mr. Felix FONG Wo and Mr. Vincent Marshall LEE Kwan Ho in accordance with Rule 3.13 of the Listing Rules.

Mr. Alan Howard SMITH, Mr. Felix FONG Wo and Mr. Vincent Marshall LEE Kwan Ho have served the Board for more than nine years. They have clearly demonstrated their willingness to exercise independent judgement and to provide objective opinions to the management. There is no evidence that length of tenure is having an adverse impact on their independence. The Board therefore considers that Mr. Alan Howard SMITH, Mr. Felix FONG Wo and Mr. Vincent Marshall LEE Kwan Ho remain independent, notwithstanding the length of their tenure.

The Nomination Committee has assessed the independence of all the Independent Non-Executive Directors and has concluded that all of them are independent within the definition of the Listing Rules. Further, up to the date of this report, the Board is not aware of the occurrence of any events, which would cause it to believe that the independence of any of the Independent Non-Executive Directors has been impaired.

Relationship amongst Directors

The Board members do not have any financial, business, family or other material/relevant relationships with each other. Such balanced Board composition also ensures that strong independence exists across the Board. The biographies of the Directors as set out on pages 19 to 22 of this annual report, demonstrate a diversity of skills, expertise, experience and qualifications of the Directors.

Corporate Governance Report (continued)

Directors' Induction and Continuous Professional Development

Upon the appointment of the Board members, each newly appointed Director is provided with necessary induction and information to ensure that he/she has a proper understanding of the Company's operations and businesses as well as his/her responsibilities under the relevant statutes, laws, rules and regulations.

The Company encourages the Directors to enroll in a wide range of professional development courses and seminars relating to the Listing Rules, Hong Kong ordinances and corporate governance practices so that they can continuously develop and refresh their relevant knowledge and skills. Some Directors attended seminars or conferences organised by government authorities, professional bodies or industrial organisations, etc. in relation to corporate governance, updates on laws, rules and regulations, accounting, financial, management or other professional skills. During the year, the Company organised training for Directors and provided them with reading materials.

According to the records kept by the Company, the Directors attended the following trainings during the year under review:

Name of Director	Attending Directors' trainings organised by the Company, other companies or organisations	Reading materials
Executive Directors		
XU Yejin ^(Note 1)	✓	✓
LI Yonggang ^(Note 2)	✓	✓
WU Mingchang	✓	✓
ZHU Guang	✓	✓
ZHANG Jun ^(Note 3)	✓	✓
Independent Non-Executive Directors		
Alan Howard SMITH	✓	✓
Felix FONG Wo	✓	✓
Vincent Marshall LEE Kwan Ho	✓	✓

Notes:

1. Mr. XU Yejin has been appointed as the Chairman and an Executive Director of the Company with effect from 20 February 2020.
2. Mr. LI Yonggang has been appointed as an Executive Director and the Managing Director the Company with effect from 20 February 2020.
3. Mr. ZHANG Jun has been appointed as an Executive Director of the Company with effect from 20 February 2020.

Board Diversity Policy

The Board has adopted a board diversity policy (the "Board Diversity Policy") which sets out the approach to achieve diversity on the Board.

The Company recognises and embraces the benefits of having a diverse Board and sees increasing diversity at Board level as an essential element in supporting the attainment of the Company's strategic objectives and sustainable development.

Corporate Governance Report (continued)

Board Diversity Policy (continued)

The Company seeks to achieve Board diversity through the consideration of a number of factors, including but not limited to gender, age, cultural background, educational level, length of service, professional experience, skills and knowledge. The Company will also take into consideration its own business model and specific needs from time to time. All Board appointments are based on meritocracy and candidates are considered against objective criteria, having due regard to the benefits of diversity on the Board.

The Nomination Committee has set the measurable objectives based on several focused areas: gender, age, cultural background, educational level, length of service, professional experience, skills and knowledge for the implementation of Board diversity of the Company. The Nomination Committee reviews the Board Diversity Policy, as appropriate, to ensure its continued effectiveness from time to time.

As at the date of this report, the Board comprises eight Directors, amongst them, three are Independent Non-Executive Directors, with diverse backgrounds, thereby promoting critical review and control of the management process. The Board maintains a balanced composition and is characterised by significant diversity, whether considered in terms of age, professional experience, skills and knowledge.

Having reviewed the implementation of the Board Diversity Policy and the structure, size and composition of the Board, the Nomination Committee and the Board considered that the Company had met the requirements of the Board Diversity Policy.

Dividend Policy

The Group is currently still in the stage of business development and intends to prioritise the application of funds towards its existing projects and future business development. The Group takes an active approach in contemplating and delving into the possibility of seeking out opportunities for real estate development and investment projects in first-tier and second-tier cities in Mainland China (particularly in cities located in the Guangdong-Hong Kong-Macao Greater Bay Area, the Pearl River Delta and the “Core, Coastal Belt and Zone Initiative”). The Company aims to generate stable and sustainable returns for its shareholders in the long run.

The Board will review the dividend policy of the Company from time to time. In deciding whether to propose the payment of any dividend and in determining the amount thereof, the Board will take into account the Group’s operating income, operating cash flows, financial position, investment and financing needs and so on.

There can be no assurance that any dividend will be proposed or declared in any given year.

Board Committees

The Board has established the Remuneration Committee, the Nomination Committee and the Audit Committee.

Corporate Governance Report (continued)

Remuneration Committee

The Company established the Remuneration Committee in June 2005. The Remuneration Committee has been delegated responsibility from the Board to determine the remuneration packages of individual Executive Directors and senior management. The terms of reference of the Remuneration Committee detailing its authority and duties are available on the websites of the Company and HKEx.

As at the date of this report, the Remuneration Committee comprises three Independent Non-Executive Directors, being Mr. Felix FONG Wo, Mr. Alan Howard SMITH and Mr. Vincent Marshall LEE Kwan Ho. Mr. Felix FONG Wo is the chairman of the Remuneration Committee.

The Remuneration Committee shall meet at least once a year in accordance with its terms of reference. Two Remuneration Committee meetings were held in 2020 and the attendance of each member is set out in the section headed "Board and Committees Meetings" of this report.

In 2020, the Remuneration Committee reviewed and approved the proposed remuneration packages for the newly appointed Executive Directors and their annual remuneration package and performance bonus.

Details of the Directors' emoluments for the year 2020 are set out in note 7 to the financial statements.

Nomination Committee

The Company established the Nomination Committee in March 2012. The Nomination Committee is responsible for, amongst other things, reviewing the structure, size and composition of the Board, assisting the Board in the development and review of the Board Diversity Policy (and the measurable objectives for its implementation), and the Directors' Nomination Policy, identifying individuals suitably qualified to become Board members, assessing the independence of Independent Non-Executive Directors in accordance with the criteria prescribed under the Listing Rules and the CG Code, making recommendation on the re-appointment of the retiring Directors and succession planning for Directors. The terms of reference of the Nomination Committee detailing its authority and duties are available on the websites of the Company and HKEx.

As at the date of this report, the Nomination Committee comprises the Chairman of the Board, Mr. XU Yeqin, and three Independent Non-Executive Directors, being Mr. Alan Howard SMITH, Mr. Felix FONG Wo and Mr. Vincent Marshall LEE Kwan Ho. Mr. XU Yeqin is the chairman of the Nomination Committee.

The Nomination Committee shall meet at least once a year in accordance with its terms of reference. Two Nomination Committee meetings were held in 2020 and the attendance of each member is set out in the section headed "Board and Committees Meetings" of this report.

In 2020, the Nomination Committee performed the works as summarised below:

- (a) assessed the independence of the Independent Non-Executive Directors;
- (b) considered and recommended to the Board the re-appointment of the retiring Directors;
- (c) reviewed the implementation of the Board Diversity Policy and the structure, size and composition of the Board; and
- (d) considered and recommended to the Board for the appointments of the Chairman, Executive Directors and Managing Director of the Company.

Corporate Governance Report (continued)

Directors' Nomination Policy

The Board has adopted a Directors' nomination policy (the "Directors' Nomination Policy") to formally set out the criteria and process in the nomination and appointment of Directors. According to the Directors' Nomination Policy, the ultimate responsibility for selection and appointment of Directors rests with the entire Board or the shareholders in general meeting, as the case may be. The Board has delegated the relevant screening and evaluation process to the Nomination Committee, which identifies suitably qualified candidates and recommends them to the Board. In assessing the suitability of a proposed candidate, the Nomination Committee takes into consideration the candidate's integrity, qualifications, skills, knowledge, experiences relevant to the Company's business and corporate strategy, his/her commitment to enhancing shareholder value and devoting sufficient time to effectively carry out their duties, fulfilment of the independence requirements as set out in the Listing Rules (for Independent Non-Executive Directors) and diversity on the Board. After reaching its decision, the Nomination Committee nominates such candidates to the Board for approval and appointment. As mentioned above, all Directors appointed to fill a casual vacancy or as an additional member to the existing Board shall hold office only until the first general meeting after their appointment and shall be eligible for re-election. The Board will make recommendation to shareholders in respect of the proposed re-election of Directors at general meetings.

Audit Committee

The Company established the Audit Committee in September 1998. The Audit Committee oversees matters concerning the external auditor including making recommendations to the Board regarding the appointment of the external auditor, reviewing the scope of their audit work and approving their fees. The Audit Committee further ensures that the management has put in place effective systems of the risk management and internal control and maintains an overview of the Group's risk management system and financial controls. It reviews the adequacy of resources, qualifications and experience of staff of the Company's accounting, internal audit and financial reporting functions and their training and budget. In addition, it reviews the internal audit schedules of the Group, considers the Group's internal audit reports and monitors the effectiveness of the internal audit function. The terms of reference of the Audit Committee detailing its authority and duties are available on the websites of the Company and HKEx.

As at the date of this report, the Audit Committee comprises three Independent Non-Executive Directors, being Mr. Vincent Marshall LEE Kwan Ho, Mr. Alan Howard SMITH and Mr. Felix FONG Wo. Mr. Vincent Marshall LEE Kwan Ho is the chairman of the Audit Committee.

The Company has complied with Rule 3.21 of the Listing Rules, which requires that at least one of the members of the Audit Committee (which must comprise a minimum of three members with Non-Executive Directors only and must be chaired by an Independent Non-Executive Director) is an Independent Non-Executive Director who possesses appropriate professional qualifications or accounting or related financial management expertise.

The Audit Committee shall meet at least twice a year in accordance with its terms of reference. Four Audit Committee meetings were held in 2020 and the attendance of each member is set out in the section headed "Board and Committees Meetings" of this report. In addition to its four meetings as aforesaid, the Audit Committee also had one private meeting with the external auditor without the presence of the management to discuss any area of concern.

Corporate Governance Report (continued)

Audit Committee (continued)

In 2020, the Audit Committee performed the works as summarised below:

- (a) reviewed the annual caps on continuing connected transactions of the Company;
- (b) reviewed and recommended 2019 final results, auditor's findings and draft final results announcement for the Board's approval;
- (c) reviewed and considered various accounting issues and new accounting standards and their financial impacts;
- (d) reviewed the internal audit plan of 2020;
- (e) reviewed and recommended 2020 interim and quarterly results, auditor's findings, draft interim and quarterly results announcements for the Board's approval;
- (f) reviewed and recommended the internal audit reports for the Board's approval; and
- (g) assessed the effectiveness of risk management and internal control systems of the Group for 2019.

Auditor's Remuneration

During the year under review, the remuneration paid/payable to the Company's auditor, PricewaterhouseCoopers, is set out as follows:

Services rendered	Fee paid/payable <i>HK\$'000</i>
Audit of annual financial statements	2,340
Review of interim results	772
Agreed-upon procedures in respect of quarterly results	539
Agreed-upon procedures in respect of continuing connected transactions	52
Due diligence services	607
Reporting accountant services	2,105
Review the calculation of the discounted estimated future cash flow from the commercial valuations	280
Tax advisory services	37
	6,732

Corporate Governance Report (continued)

Board and Committees Meetings

The individual attendance records of each Director at the meetings of the Board, the Nomination Committee, the Remuneration Committee, the Audit Committee and the general meetings of the Company during the year ended 31 December 2020 are set out below:

Name of Director	Board Meeting	Nomination Committee Meeting	Remuneration Committee Meeting	Audit Committee Meeting	Annual General Meeting	Special General Meeting
Non-Executive Director						
HOU Wailin ^(Note 1)	1/1	1/1	N/A	N/A	N/A	N/A
Executive Directors						
XU Yeqin ^(Note 2)	9/9	1/1	N/A	N/A	1/1	1/1
LI Yonggang ^(Note 3)	8/9	N/A	N/A	N/A	1/1	1/1
WU Mingchang	10/10	N/A	N/A	N/A	1/1	0/1
ZHU Guang	9/10	N/A	N/A	N/A	1/1	1/1
ZHANG Jun ^(Note 4)	9/9	N/A	N/A	N/A	1/1	1/1
ZHAO Chunxiao ^(Note 5)	1/1	N/A	N/A	N/A	N/A	N/A
LI Wai Keung ^(Note 6)	0/1	N/A	N/A	N/A	N/A	N/A
Independent Non-Executive Directors						
Alan Howard SMITH	10/10	2/2	2/2	4/4	1/1	1/1
Felix FONG Wo	10/10	2/2	2/2	4/4	1/1	1/1
Vincent Marshall LEE Kwan Ho	10/10	2/2	2/2	4/4	1/1	1/1

Notes:

1. Mr. HOU Wailin resigned as the Chairman and a Non-Executive Director of the Company with effect from 20 February 2020.
2. Mr. XU Yeqin has been appointed as the Chairman and an Executive Director of the Company with effect from 20 February 2020.
3. Mr. LI Yonggang has been appointed as an Executive Director and the Managing Director of the Company with effect from 20 February 2020.
4. Mr. ZHANG Jun has been appointed as an Executive Director of the Company with effect from 20 February 2020.
5. Ms. ZHAO Chunxiao resigned as an Executive Director and the Chief Executive Officer of the Company with effect from 20 February 2020.
6. Mr. LI Wai Keung resigned as an Executive Director of the Company with effect from 20 February 2020.

Corporate Governance Report (continued)

Accountability and Audit

The Board is responsible for overseeing the preparation of financial statements for the year ended 31 December 2020, which give a true and fair view of the financial position of the Group and of the results and cash flows for that financial year. In preparing the financial statements for the year ended 31 December 2020, the Board has selected appropriate accounting policies, applied them consistently in accordance with the Hong Kong Financial Reporting Standards and Hong Kong Accounting Standards which are pertinent to its operations and relevant to the financial statements, made judgements and estimates that are prudent and reasonable, and ensured the preparation of the financial statements on a going concern basis.

The Group endeavours to present a balanced, clear and comprehensible assessment of the Group's performance, position and prospects. The annual and interim results of the Company are announced in a timely manner within the limit of three months and two months respectively after the end of the relevant periods in accordance with the Listing Rules. To further enhance the Company's level of corporate governance and transparency, the Company has announced its unaudited financial information for the first and third quarters during the financial year ended 31 December 2020, and will continue to publish unaudited financial information for the two quarters in the future.

The Directors have acknowledged their responsibility for preparing all information and representations contained in the financial statements of the Company for the year ended 31 December 2020.

Risk Management and Internal Control

The Board has overall responsibilities for maintaining and ensuring effective implementation of the risk management and internal control systems of the Group. Such systems are designed to prudently manage the Group's risks within an acceptable risk profile. The Board has delegated to management the implementation of such systems of risk management and internal controls as well as the review of relevant financial, operational and compliance controls and risk management procedures.

The management under the supervision of the Board has established an on-going process for identifying, evaluating and managing the significant risks faced by the Group and this process includes updating the systems of risk management and internal control when there are changes to business environment or regulatory guidelines.

The management assists the Board with the implementation of all relevant policies and procedures on risk and control by identifying and assessing the risk faced and designing, operating and monitoring suitable risk management and internal control to mitigate and control these risks. The key processes that have been established in reviewing the adequacy and integrity of the systems of risk management and internal control include the following:

A defined management structure is maintained with specified limits of authority and control responsibilities, which is designed to (a) safeguard assets from inappropriate use; (b) maintain proper accounts; (c) ensure compliance with laws and regulations; and (d) identify, manage and mitigate key risks to the Group.

In addition to the duties of the Audit Committee as mentioned above, the Audit Committee, inter alia, reviews the financial controls, risk management, internal control systems of the Group and any significant internal control issues identified by the Internal Audit Department, the external auditor and the management. It also conducts review of the internal audit functions with particular emphasis on the scope and quality of the internal audits and independence of the Internal Audit Department. During its annual review, the Audit Committee also considers the adequacy of resources, qualifications and experience of staff of the Group's accounting, financial reporting and internal audit functions, and their training programmes and budgets.

Corporate Governance Report (continued)

Risk Management and Internal Control (continued)

The Internal Audit Department monitors compliance with policies and procedures and the effectiveness of the risk management and internal control systems and highlights significant findings in respect of any non-compliance. It plays an important role in the Group's risk management and internal control framework, and provides objective assurance to the Board that the sound internal control system is maintained and operated in compliance with the established processes and standards by performing periodic checking. The Internal Audit Department issues reports to the Board and relevant management covering various operational and financial processes of the Group and provides summary reports to the Audit Committee together with the status of implementation of their recommendation in each Audit Committee meeting.

An Inside Information Policy was adopted by the Company which sets out guidelines to the directors, officers and all relevant employees of the Group to ensure inside information (as defined in the Listing Rules) of the Group would be disseminated to the public in equal and timely manner in accordance with applicable laws and regulations.

The Board has reviewed the effectiveness of the Group's risk management and internal control systems and is satisfied that the risk management and internal control systems in place covering all material controls including financial, operational and compliance controls and risk management functions for the year under review and, up to the date of this report, are reasonably effective and adequate.

Company Secretary

The Company Secretary reports to the Chairman and the Managing Director of the Company and is responsible for advising the Board on corporate governance matters.

Mr. Li Wai Keung was appointed as the Company Secretary of the Company since March 2017 and resigned on 20 February 2020.

Ms. Christine MAK Lai Hung has been appointed as the Company Secretary of the Company with effect from 20 February 2020. She is a full time employee of the Company and has extensive experience in company secretarial and corporate governance practices with listed companies. For the year under review, Ms. Mak undertook over fifteen hours of relevant professional training to update her skills and knowledge.

Shareholders' Rights

The following procedures are subject to the Bye-Laws, the Companies Act 1981 of Bermuda and applicable legislations and regulations.

Procedures for shareholders to convene a special general meeting

Registered shareholders holding at the date of deposit of the requisition not less than one-tenth of the paid up capital of the Company carrying the right of voting at general meetings of the Company shall at all times have the right, by written requisition sent to the registered office of the Company at Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda for the attention of the Board or the Company Secretary, to require a special general meeting to be called by the Board for the transaction of any business specified in such requisition; and such special general meeting shall be held within two months after the deposit of such requisition. To ensure that the requisition is received by the Company at the earliest opportunity, a copy of the signed requisition should also be deposited at the head office of the Company in Hong Kong at 18th Floor, Guangdong Investment Tower, 148 Connaught Road Central, Hong Kong marked for the attention of the Board or the Company Secretary.

Corporate Governance Report (continued)

Shareholders' Rights (continued)

Procedures for shareholders to convene a special general meeting (continued)

The written requisition must state the purpose of the general meeting, signed by the registered shareholders concerned and may consist of several documents in like form, each signed by one or more of those shareholders. The written requisition will be verified with the Company's share registrars and upon their confirmation that the requisition is proper and in order, the Company Secretary will ask the Board to convene a special general meeting by serving sufficient notice in accordance with the statutory and regulatory requirements to all the registered shareholders. On the contrary, if the written requisition is invalid, the shareholders concerned will be advised of this outcome and accordingly, a special general meeting will not be convened as requested.

If within 21 days from the date of deposit of the requisition the Board fails to proceed to convene a special general meeting, the requisitionists, or any of them representing more than one half of the total voting rights of all of them, may themselves convene a special general meeting, but any meeting so convened shall not be held after the expiration of three months from the said date.

Procedures for shareholder to put forward proposals at general meetings

The Company holds an annual general meeting every year, and may hold a general meeting known as a special general meeting whenever necessary.

Registered shareholder(s) of the Company holding (a) not less than one-twentieth of the total voting rights of all shareholders having the right to vote at the general meeting; or (b) not less than 100 shareholders, can submit a written request stating the resolution intended to be moved at the next annual general meeting; or a statement of not more than 1,000 words with respect to the matter referred to in any proposed resolution or the business to be dealt with at a particular general meeting.

The written request/statements must be signed by the shareholder(s) concerned and deposited at the Company's registered office at Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda for the attention of the Board or the Company Secretary, not less than six weeks before the annual general meeting in the case of a requisition requiring notice of a resolution and not less than one week before the general meeting in the case of any other requisition. To ensure that the requisition is received by the Company at the earliest opportunity, a copy of the signed requisition should also be deposited at the head office of the Company in Hong Kong at 18th Floor, Guangdong Investment Tower, 148 Connaught Road Central, Hong Kong marked for the attention of the Board or the Company Secretary.

If the written request is in order, the Company Secretary will ask the Board (a) to include the resolution in the agenda for the annual general meeting; or (b) to circulate the statement for the general meeting, provided that the shareholder(s) concerned have deposited a sum of money reasonably determined by the Board sufficient to meet the Company's expenses in serving the notice of the resolution and/or circulating the statement submitted by the shareholder(s) concerned in accordance with the statutory requirements to all the registered shareholders. On the contrary, if the requisition is invalid or the shareholder(s) concerned have failed to deposit sufficient money to meet the Company's expenses for the said purposes, the shareholder(s) concerned will be advised of this outcome and accordingly, the proposed resolution will not be included in the agenda for the annual general meeting; or the statement will not be circulated for the general meeting.

Corporate Governance Report (continued)

Shareholders' Rights (continued)

Shareholders' enquiries

Shareholders should direct their enquiries about their shareholdings to the Company's Hong Kong branch share registrar and transfer office, Tricor Tengis Limited, via its online holding enquiry services at www.tricoris.com, or send email to is-enquiries@hk.tricorglobal.com or call its hotline at (852) 2980 1333, or go in person to its public counter at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong.

Shareholders may also send written enquiries to the Company, for the attention of the Chief Financial Officer or the Company Secretary by mail to 18th Floor, Guangdong Investment Tower, 148 Connaught Road Central, Hong Kong or by fax to (852) 2815 2020.

In addition, the Company is committed to maximising the use of its website as a channel to provide updated information in a timely manner and to strengthen the communications with both the public and the shareholders. The Company has formulated the "Shareholders Communication Policy" which enables shareholders to exercise their rights in an informed manner.

Investor Relations

The Company actively promotes investor relations and communication with the investment community throughout the year under review. The Company responds to requests for information and queries from the investment community including shareholders, analysts and the media.

The Board is committed to providing clear and full information on the Company to shareholders through the publication of notices, announcements, circulars, interim and annual reports. Moreover, additional information on the Company is also available to shareholders and stakeholders through the "Investor Relations" page on the Company's website.

Constitutional Documents

During the year under review, there were no significant changes in the Company's Memorandum of Association and Bye-Laws. An up-to-date version of the Company's Memorandum of Association and Bye-Laws is available on the websites of the Company and HKEx.

Relationship with Stakeholders

The Company recognises that employees, customers and suppliers and business associates are key stakeholders to the Company's success. We strive to achieve corporate sustainability through engaging our employees, providing quality services to our customers, collaborating with business partners (including suppliers and contractors) to deliver quality sustainable products and services and supporting our community.

By Order of the Board
XU Yeqin
Chairman

Hong Kong, 26 March 2021

Independent Auditor's Report



羅兵咸永道

To the Shareholders of Guangdong Land Holdings Limited
(incorporated in Bermuda with limited liability)

Opinion

What we have audited

The consolidated financial statements of Guangdong Land Holdings Limited (the "Company") and its subsidiaries (the "Group") set out on pages 64 to 124, which comprise:

- the consolidated balance sheet as at 31 December 2020;
- the consolidated statement of profit or loss for the year then ended;
- the consolidated statement of comprehensive income for the year then ended;
- the consolidated statement of changes in equity for the year then ended;
- the consolidated statement of cash flows for the year then ended; and
- the notes to the consolidated financial statements, which include a summary of significant accounting policies.

Our opinion

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2020, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

Basis for Opinion

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSAs") issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountants ("the Code"), and we have fulfilled our other ethical responsibilities in accordance with the Code.

PricewaterhouseCoopers, 22/F Prince's Building, Central, Hong Kong
T: +852 2289 8888, F: +852 2810 9888, www.pwchk.com

Independent Auditor's Report (continued)

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matters identified in our audit are summarised as follows:

- Valuation of investment properties; and
- Recoverability of completed properties held for sale and properties held for sale under development.

Key Audit Matter	How our audit addressed the Key Audit Matter
<p>Valuation of investment properties</p> <p>Refer to notes 3(a)(i), 3(b)(ii) and 14 to the consolidated financial statements.</p> <p>As at 31 December 2020, the Group had completed investment properties and investment properties under development stated at fair value of HK\$5,954 million (2019: completed investment properties and investment properties under development stated at fair value, and investment properties under development stated at cost of HK\$1,939 million and HK\$1,003 million respectively). Changes in fair value during the year were recognised and presented as "fair value gains on investment properties" in the consolidated statement of profit or loss.</p> <p><u>Completed investment properties and investment properties under development stated at fair value</u></p> <p>We focused on the valuation of investment properties because the estimation of fair value is subject to high degree of estimation uncertainty. The inherent risk in relation to the valuation of investment properties is considered significant.</p>	<p>Our procedures in relation to the valuation of investment properties included:</p> <p><u>Completed investment properties and investment properties under development stated at fair value</u></p> <ul style="list-style-type: none">• Understanding management's control and process for determining the valuation of investment properties and assessing the inherent risk of material misstatement by considering the degree of estimation uncertainty and the judgement involved in determining assumptions to be applied;• Evaluating the independent valuer's competence, capabilities and objectivity.• Obtaining the valuation reports and meeting with the independent valuer to discuss and involving our in-house valuation experts to assess the appropriateness of the valuation methodologies and the reasonableness of the key assumptions adopted.

Independent Auditor's Report (continued)

Key Audit Matters (continued)

Key Audit Matter	How our audit addressed the Key Audit Matter
<p>Valuation of investment properties (continued)</p> <p>Management has engaged an independent valuer to determine the valuation of the Group's investment properties stated at fair value as at 31 December 2020. The fair value of completed investment properties was principally derived using the income capitalisation method by considering the capitalised reversionary income potential with reference to prevailing capitalisation rates and market rents, and wherever appropriate, the direct comparison method by reference to market evidence of recent transaction prices of comparable properties, and depreciated replacement cost method by considering the cost to reproduce or replace in a new condition the property appraised in accordance with current construction costs for similar property. For investment properties under development, fair value was derived using the residual method and key assumptions included development costs, and developer's profit and risk margins. Significant judgments and estimates of the assumptions were involved in the valuation of investment properties.</p>	<ul style="list-style-type: none">• Checking the accuracy of the input data, on a sample basis, used by the independent valuers including rental income and estimated development cost by agreeing them to the management's records, or other supporting documentation including rental income schedules, construction cost schedules and approved budgets.• Assessing the reasonableness of the key assumptions used in the valuation of properties by comparing estimated development cost, and developer's profit and risk margins for the investment properties under development to invoices and approved budgets, published market yields for capitalisation rates, prevailing market rents to leasing transactions of comparable properties and wherever appropriate, the recent market transaction prices of properties with comparable conditions and locations and the cost to reproduce or replace the property with similar conditions and locations.• Assessing the adequacy of the disclosures related to the valuation of investment properties in the context of HKFRS disclosure requirements.

Independent Auditor's Report (continued)

Key Audit Matters (continued)

Key Audit Matter	How our audit addressed the Key Audit Matter
<p>Valuation of investment properties (continued)</p> <p><u>Measurement basis of investment properties under development</u></p> <p>It is the Group's accounting policy to measure its investment properties under development at cost until their fair values become reliably measurable or the construction is completed, whichever is earlier. The determination of whether the fair values of investment properties under development are reliably measurable on a continuing basis requires significant management judgment. This includes determination as to whether the market for comparable properties is inactive and whether alternative reliable measurements of fair values are available.</p> <p>After considering the stage of development and factors such as (i) whether the construction permits have been obtained; (ii) whether the development plans have been approved; and (iii) whether the remaining construction cost can be accurately estimated, the directors of the Company concluded that the fair values of investment properties under development of HK\$5,481 million could be measured reliably at the end of the current reporting period and, therefore, such investment properties under development were measured at fair value as of 31 December 2020.</p> <p>Due to significant management judgements and estimates in the valuation of investment properties, we considered this a key audit matter.</p>	<p><u>Measurement basis of investment properties under development</u></p> <ul style="list-style-type: none">Evaluating the judgments and assessment performed by management by considering the stage of development of the relevant investment properties under development at year end to determine whether the fair value of the investment properties under development could be reliably measured, and verifying key factors considered by management including (i) whether the construction permits have been obtained; (ii) whether the development plans have been approved; and (iii) whether the remaining construction cost can be accurately estimated. <p>Based on the procedures performed, we considered that the risk assessment of valuation of investment properties remained appropriate. The methods, key assumptions and judgements, and data used in the valuation of investment properties and the measurement basis adopted for investment properties under development were supported by the available evidence.</p>

Independent Auditor's Report (continued)

Key Audit Matters (continued)

Key Audit Matter	How our audit addressed the Key Audit Matter
<p>Recoverability of completed properties held for sale and properties held for sale under development</p> <p>Refer to notes 3(a)(ii) and 15 to the consolidated financial statements.</p> <p>The Group's balance sheet includes HK\$3,111 million (2019: HK\$3,349 million) of completed properties held for sale and HK\$5,284 million (2019: HK\$3,648 million) of properties held for sale under development as at 31 December 2020.</p> <p>We focused on the recoverability of completed properties held for sale and properties held for sale under development because the estimation of net realisable value is subject to high degree of estimation uncertainty and the related inherent risk is considered significant.</p> <p>Management assessed the recoverability of completed properties held for sale and properties held for sale under development based on an estimation of the net realisable value of the underlying properties. This involves estimation of anticipated costs to completion based on existing plans (for properties held for sale under development), committed construction contracts and expected future sales price based on prevailing market conditions such as current market prices of properties with comparable conditions and locations.</p> <p>If the estimated net realisable value is lower than the carrying value of the underlying properties, a provision for impairment losses may be required.</p> <p>Due to significant management judgements and estimates involved in assessing the net realisable value of completed properties held for sale and properties held for sale under development, we considered this a key audit matter.</p>	<p>Our procedures in relation to management's assessment of the recoverability of completed properties held for sale and properties held for sale under development included:</p> <ul style="list-style-type: none">• Understanding management's control and process for assessing the recoverability of completed properties held for sale and properties held for sale under development, and assessing the inherent risk of material misstatement by considering the degree of estimation uncertainty and the judgement involved in determining assumptions to be applied;• Understanding, evaluating and validating the controls over cost budgeting for estimated cost to completion.• Assessing the reasonableness of key assumptions and estimates in management's assessment including:<ul style="list-style-type: none">— expected future sales prices which we compared to contracted sales prices of the underlying properties or current market prices of properties with comparable conditions and locations, where applicable;— anticipated costs to completion and committed construction contracts that we compared to latest approved budgets on total construction costs and checked to supporting documentation such as quantity surveyor reports and construction contracts (for properties held for sale under development).• Assessing the adequacy of the disclosures related to the recoverability of completed properties held for sale and properties held for sale under development in the context of HKFRS disclosure requirements. <p>Based on the procedures performed, we considered that the risk assessment of recoverability of completed properties held for sale and properties held for sale under development remained appropriate, and the methods, significant assumptions and data used by management is supported by the available evidence.</p>

Independent Auditor's Report (continued)

Other Information

The directors of the Company are responsible for the other information. The other information comprises all of the information included in the annual report other than the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Directors and the Audit Committee for the Consolidated Financial Statements

The directors of the Company are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRSs issued by the HKICPA and the disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

The Audit Committee is responsible for overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. We report our opinion solely to you, as a body, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with HKSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Independent Auditor's Report (continued)

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (continued)

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Audit Committee with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the Audit Committee, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Cho Kin Lun.

PricewaterhouseCoopers
Certified Public Accountants

Hong Kong, 26 March 2021

Consolidated Statement of Profit or Loss

For the year ended 31 December 2020

	Notes	2020 HK\$'000	2019 HK\$'000
Revenue	5	4,000,332	1,836,676
Cost of sales		(2,770,328)	(1,520,248)
Gross profit		1,230,004	316,428
Other income	5	788	—
Other gains, net	5	7,866	11,844
Fair value gains on investment properties	14	1,962,563	575,640
Selling and marketing expenses		(208,748)	(86,037)
Administrative expenses		(192,146)	(117,939)
Operating profit		2,800,327	699,936
Finance income	8	32,094	11,168
Finance cost	8	(75,969)	(76,279)
Finance cost, net	8	(43,875)	(65,111)
Profit before tax	6	2,756,452	634,825
Income tax expense	9	(1,068,898)	(285,336)
Profit for the year		1,687,554	349,489
Attributable to:			
Owners of the Company		1,681,922	341,063
Non-controlling interests		5,632	8,426
		1,687,554	349,489
Earnings per share			
Basic and diluted	10	HK98.27 cents	HK19.93 cents

The notes on page 70 to 124 are integral part of the consolidated financial statements.

Consolidated Statement of Comprehensive Income

For the year ended 31 December 2020

	2020 HK\$'000	2019 HK\$'000
Profit for the year	1,687,554	349,489
Other comprehensive income/(loss)		
Other comprehensive income/(loss) to be reclassified to profit or loss in subsequent periods:		
Exchange differences on translation of foreign operations	397,165	(116,752)
Total comprehensive income for the year	2,084,719	232,737
Total comprehensive income for the year attributable to:		
Owners of the Company	2,071,934	226,740
Non-controlling interests	12,785	5,997
	2,084,719	232,737

The notes on page 70 to 124 are integral part of the consolidated financial statements.

Consolidated Balance Sheet

As at 31 December 2020

	Notes	2020 HK\$'000	2019 HK\$'000
Assets			
Non-current assets			
Property, plant and equipment	11	40,726	44,702
Construction in progress	11	48,692	—
Right-of-use assets	12	10,484	18,780
Intangible asset	13	23,319	—
Investment properties	14	5,953,642	2,941,373
Deferred tax assets	22	393,045	192,951
Total non-current assets		6,469,908	3,197,806
Current assets			
Completed properties held for sale	15	3,111,389	3,349,289
Properties held for sale under development	15	5,284,351	3,648,306
Prepayments, land and other deposits and other receivables	16	3,198,422	184,780
Contract assets	17	54,645	26,119
Tax recoverable		—	103,313
Pledged bank deposit	18	—	42,895
Restricted bank balances	18	96,681	298,712
Cash and cash equivalents	18	2,647,323	1,001,458
Total current assets		14,392,811	8,654,872
Total assets		20,862,719	11,852,678
Liabilities			
Current liabilities			
Trade payables	19	(101,213)	(1,565)
Other payables, accruals and provisions	19	(1,371,635)	(532,730)
Contract liabilities	20	(2,106,881)	(1,444,888)
Lease liabilities	12	(6,542)	(9,078)
Tax payable		(1,468,852)	(506,345)
Bank borrowings	21	(735,152)	(234,423)
Loan from a fellow subsidiary	30(c)	(475,280)	(446,520)
Total current liabilities		(6,265,555)	(3,175,549)
Net current assets		8,127,256	5,479,323
Total assets less current liabilities		14,597,164	8,677,129

Consolidated Balance Sheet (continued)

As at 31 December 2020

	Notes	2020 HK\$'000	2019 HK\$'000
Non-current liabilities			
Bank borrowings	21	(1,941,119)	(1,495,842)
Loans from a fellow subsidiary	30(c)	(4,610,216)	(982,344)
Lease liabilities	12	(4,209)	(10,415)
Deferred tax liabilities	22	(1,071,175)	(1,318,518)
Other payable	19	(15,134)	—
Total non-current liabilities		(7,641,853)	(3,807,119)
Total liabilities		(13,907,408)	(6,982,668)
Net assets		6,955,311	4,870,010
Equity			
Equity attributable to owners of the Company			
Share capital	23	171,154	171,154
Reserves	24	6,664,629	4,592,695
Non-controlling interests	25	6,835,783 119,528	4,763,849 106,161
Total equity		6,955,311	4,870,010

LI Yonggang
Director

ZHANG Jun
Director

The notes on page 70 to 124 are integral part of the consolidated financial statements.

Consolidated Statement of Changes in Equity

For the year ended 31 December 2020

	Attributable to owners of the Company										
	Share capital HK\$'000	Share premium account* HK\$'000	Capital reserve* HK\$'000	Property revaluation reserve* HK\$'000	Enterprise development funds* HK\$'000	Reserve funds* HK\$'000	Exchange fluctuation reserve* HK\$'000	Retained profits* HK\$'000	Total HK\$'000	Non-controlling interest HK\$'000	Total equity HK\$'000
At 1 January 2019	171,154	1,688,606	13,824	6,984	216	164,354	(32,182)	2,524,153	4,537,109	122,907	4,660,016
Profit for the year	—	—	—	—	—	—	—	341,063	341,063	8,426	349,489
Other comprehensive loss for the year:											
Exchange differences on translation of foreign operations	—	—	—	—	—	—	(114,323)	—	(114,323)	(2,429)	(116,752)
Total comprehensive (loss)/income for the year	—	—	—	—	—	—	(114,323)	341,063	226,740	5,997	232,737
Transactions with owners in their capacity as owners:											
Dividends declared to non-controlling interest	—	—	—	—	—	—	—	—	—	(22,743)	(22,743)
Transfer to reserve funds	—	—	—	—	—	53,731	—	(53,731)	—	—	—
At 31 December 2019	171,154	1,688,606	13,824	6,984	216	218,085	(146,505)	2,811,485	4,763,849	106,161	4,870,010

	Attributable to owners of the Company										
	Share capital HK\$'000	Share premium account* HK\$'000	Capital reserve* HK\$'000	Property revaluation reserve* HK\$'000	Enterprise development funds* HK\$'000	Reserve funds* HK\$'000	Exchange fluctuation reserve* HK\$'000	Retained profits* HK\$'000	Total HK\$'000	Non-controlling interest HK\$'000	Total equity HK\$'000
At 1 January 2020	171,154	1,688,606	13,824	6,984	216	218,085	(146,505)	2,811,485	4,763,849	106,161	4,870,010
Profit for the year	—	—	—	—	—	—	—	1,681,922	1,681,922	5,632	1,687,554
Other comprehensive income for the year:											
Exchange differences on translation of foreign operations	—	—	—	—	—	—	390,012	—	390,012	7,153	397,165
Total comprehensive income for the year	—	—	—	—	—	—	390,012	1,681,922	2,071,934	12,785	2,084,719
Transactions with owners in their capacity as owners:											
Capital contribution from non-controlling interest	—	—	—	—	—	—	—	—	—	582	582
Transfer to reserve funds	—	—	—	—	—	73,152	—	(73,152)	—	—	—
At 31 December 2020	171,154	1,688,606	13,824	6,984	216	291,237	243,507	4,420,255	6,835,783	119,528	6,955,311

* These reserve accounts comprise the consolidated reserves of HK\$6,664,629,000 (2019: HK\$4,592,695,000) in the consolidated balance sheet.

The notes on page 70 to 124 are integral part of the consolidated financial statements.

Consolidated Statement of Cash Flows

For the year ended 31 December 2020

	Notes	2020 HK\$'000	2019 HK\$'000
Cash flows from operating activities			
Net cash (used in)/generated from operations	28(a)	(1,360,022)	494,464
Interest received		32,242	12,307
Interest paid		(125,454)	(117,725)
PRC tax refund		104,145	
PRC tax paid		(661,814)	(700,602)
Net cash flows used in operating activities		(2,010,903)	(311,556)
Cash flows from investing activities			
Proceeds from disposal of property, plant and equipment		—	2,315
Purchases of property, plant and equipment	11	(10,240)	(3,304)
Additions to investment properties		(728,001)	(211,508)
Additions to construction in progress	11	(11,701)	—
Additions to intangible asset		(9,554)	—
Net proceeds from disposal of a subsidiary		68	—
Net cash flows used in investing activities		(759,428)	(212,497)
Cash flows from financing activities			
Drawdown of bank borrowings		1,026,695	56,860
Repayment of bank borrowings		(236,313)	(797,177)
Increase in loans from a fellow subsidiary		3,375,900	1,455,616
Principal elements of lease payments		(9,082)	(5,409)
Increase in amount due to non-controlling interest		125,299	—
Net cash flows from financing activities	28(b)	4,282,499	709,890
Net increase in cash and cash equivalents		1,512,168	185,837
Cash and cash equivalents at beginning of year		1,001,458	835,579
Effect of foreign exchange rate changes, net		133,697	(19,958)
Cash and cash equivalents at end of year	18	2,647,323	1,001,458

The notes on page 70 to 124 are integral part of the consolidated financial statements.

Notes to Financial Statements

1 General Information

Guangdong Land Holdings Limited (the “Company”) is a limited liability company incorporated in Bermuda. The address of its registered office is Clarendon House, 2 Church Street, Hamilton HM11, Bermuda. In the opinion of the directors, the ultimate holding company of the Company is Guangdong Holdings Limited (廣東粵海控股集團有限公司) (“Guangdong Holdings”), a company established in the People’s Republic of China (the “PRC”).

During the year, the Company and its subsidiaries (together, the “Group”) were involved in property development and investment businesses. The principal activities of the Company’s principal subsidiaries are set out in note 34.

The Company has its listing on The Stock Exchange of Hong Kong Limited.

2 Summary of Significant Accounting Policies

The significant accounting policies applied in the preparation of these consolidated financial statements are set out below. These accounting policies have been consistently applied to all the years presented, unless otherwise stated.

(a) Basis of preparation

The consolidated financial statements of the Group have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) under the historical cost convention, as modified by the revaluation of completed investment properties and investment properties under development which are carried at fair value as of 31 December 2020.

The preparation of financial statements in conformity with HKFRSs requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group’s accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in note 3.

(i) *New amendments to standards and framework adopted by the Group*

The Group has adopted the following new amendments to standards and framework which are mandatory for the financial year beginning 1 January 2020.

HKAS 1 and HKAS 8 (Amendments)	Definition of Material
HKFRS 3 (Amendments)	Definition of a Business
HKFRS 9, HKAS 39 and HKFRS 7 (Amendments)	Interest Rate Benchmark Reform
Conceptual Framework for Financial Reporting 2018	Revised Conceptual Framework for Financial Reporting

The Group has assessed the impact of the adoption of these new amendments to standards and framework. They did not have any significant impact on the Group’s results.

Notes to Financial Statements (continued)

2 Summary of Significant Accounting Policies (continued)

(a) Basis of preparation (continued)

(ii) *Early adoption of Amendment to Hong Kong Financial Reporting Standard 16 on COVID-19-Related Rent Concession ("Amendment to HKFRS 16")*

The Group has early adopted Amendment to HKFRS 16 retrospectively from 1 January 2020. The amendment provides an optional practical expedient allowing lessees to elect not to assess whether a rent concession related to COVID-19 is a lease modification. Lessees adopting this election may account for qualifying rent concessions in the same way as they would if they were not lease modifications. The practical expedient only applies to rent concessions occurring as a direct consequence of the COVID-19 pandemic and only if all of the following conditions are met: (a) the change in lease payments results in revised consideration for the lease that is substantially the same as, or less than, the consideration for the lease immediately preceding the change; (b) any reduction in lease payments affects only payments due on or before 30 June 2021; and (c) there is no substantive change to other terms and conditions of the lease.

The Group has applied the practical expedient to all qualifying COVID-19-related rent concessions. They have been accounted for as negative variable lease payments and recognised in administrative expenses in the consolidated statement of profit or loss for the year ended 31 December 2020, with a corresponding adjustment to the lease liability. There is no impact on the opening balance of equity at 1 January 2020.

(iii) *New standards, amendments to standards and interpretations which are not yet effective for this financial year and have not been early adopted by the Group*

The Group has not early adopted the following new standards, amendments to standards and interpretations that have been issued but are not yet effective for financial periods beginning on or after 1 January 2020:

		Effective for accounting periods beginning on or after
Annual Improvements to HKFRSs (Amendments)	Annual Improvements to HKFRSs 2018 - 2020 Cycle	1 January 2022
HKFRS 3, HKAS 16 and HKAS 37 (Amendments)	Narrow-scope Amendments	1 January 2022
HKAS 1 (Amendments)	Classification of Liabilities as Current or Non-current	1 January 2023
HKFRS 17	Insurance Contracts	1 January 2023
HKFRS 10 and HKAS 28 (Amendments)	Sale or Contribution of Assets Between an Investor and Its Associate or Joint Venture	To be determined

The Group will adopt the new standards, amendments to standards and interpretations and the Group is in the process of assessing the impact on the consolidated financial statements.

Notes to Financial Statements (continued)

2 Summary of Significant Accounting Policies (continued)

(b) Consolidation

(i) Subsidiaries

A subsidiary is an entity (including a structured entity) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

The Group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. Acquisition-related costs are expensed as incurred.

The Group recognises any non-controlling interest in the acquiree on an acquisition-by-acquisition basis. Non-controlling interests in the acquiree that are present ownership interests and entitle their holders to a proportionate share of the entity's net assets in the event of liquidation are measured at either fair value or the present ownership interests, proportionate share in the recognised amounts of the acquiree's identifiable net assets. All other components of non-controlling interests are measured at their acquisition date fair value, unless another measurement basis is required by HKFRS.

If the business combination is achieved in stages, the acquisition date carrying value of the acquirer's previously held equity interest in the acquiree is re-measured to fair value at the acquisition date; any gains or losses arising from such re-measurement are recognised in profit or loss.

Any contingent consideration to be transferred by the Group is recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration that is deemed to be an asset or liability is recognised in profit or loss. Contingent consideration that is classified as equity is not re-measured, and its subsequent settlement is accounted for within equity.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired is recorded as goodwill. If the total of consideration transferred, non-controlling interest recognised and previously held interest measured is less than the fair value of the net assets of the subsidiary acquired in the case of a bargain purchase, the difference is recognised directly in the consolidated income statement.

All intra-group transactions, balances and unrealised gains and losses resulting from intra-group transactions and dividends are eliminated unless the transaction provides evidence of an impairment of transferred asset. When necessary, amounts reported by subsidiaries have been adjusted to conform with the Group's accounting policies.

Notes to Financial Statements (continued)

2 Summary of Significant Accounting Policies (continued)

(b) Consolidation (continued)

(ii) *Changes in ownership interests in subsidiaries without change of control*

Transactions with non-controlling interests that do not result in loss of control are accounted for as equity transactions — that is, as transactions with the owners of the subsidiary in their capacity as owners. The difference between fair value of any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity. Dilution gains or losses on transaction with non-controlling interests are also recorded in equity.

(iii) *Separate financial statements*

Investments in subsidiaries are accounted for at cost less impairment. Cost includes direct attributable costs of investment. The results of subsidiaries are accounted for by the Company on the basis of dividend received and receivable.

Impairment testing of the investments in subsidiaries is required upon receiving a dividend from these investments if the dividend exceeds the total comprehensive income of the subsidiary in the period the dividend is declared or if the carrying amount of the investment in the separate financial statements exceeds the carrying amount in the consolidated financial statements of the investee's net assets including goodwill.

(c) Foreign currency translation

(i) *Functional and presentation currency*

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates ("the functional currency"). The consolidated financial statements are presented in Hong Kong dollar ("HK dollar"), which is the Group's presentation currency and the Company's functional currency.

(ii) *Transactions and balances*

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognised in profit or loss. They are deferred in equity if they relate to qualifying cash flow hedges and qualifying net investment hedges or are attributable to part of the net investment in a foreign operation.

Foreign exchange gains and losses that relate to bank borrowings and cash and cash equivalents are presented in the consolidated statement of profit or loss, within finance costs. All other foreign exchange gains and losses are presented in the consolidated statement of profit or loss on a net basis within "other gains, net".

Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported as part of the fair value gain or loss.

Notes to Financial Statements (continued)

2 Summary of Significant Accounting Policies (continued)

(c) Foreign currency translation (continued)

(iii) Group companies

The results and financial position of all the group entities (none of which has the currency of a hyper-inflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- (a) assets and liabilities for each balance sheet presented are translated at the closing rate at the date of that balance sheet;
- (b) income and expenses for each statement of profit or loss are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the rate on the dates of the transactions); and
- (c) all resulting exchange differences are recognised in other comprehensive income.

When a foreign operation is partially disposed of or sold, exchange differences that were recorded in equity are recognised in the consolidated statement of profit or loss as part of the gain or loss on disposal.

(d) Property, plant and equipment

Property, plant and equipment including buildings are stated at cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognised. All other repairs and maintenance are charged to the consolidated statement of profit or loss during the financial period in which they are incurred.

Depreciation on property, plant and equipment is calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives, as follows:

Buildings	3% - 20%
Office equipment	18% - 20%
Furniture and fixtures	18% - 20%
Motor vehicles	18% - 20%

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the consolidated statement of profit or loss.

Notes to Financial Statements (continued)

2 Summary of Significant Accounting Policies (continued)

(e) Intangible asset

Separately acquired trademarks and licences are shown at historical cost. They have a finite useful life and are subsequently carried at cost less accumulated amortisation and impairment losses.

The Group amortises intangible asset with a limited useful life using the straight-line method over the following period:

Trademark	20 years
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(f) Investment properties

Investment properties, principally comprising leasehold land and buildings, are held for long-term rental yields or for capital appreciation or both, and that are not occupied by the Group. They also include properties that are being constructed or developed for future use as investment properties. Land held under operating leases are accounted for as investment properties when the rest of the definition of an investment property is met. In such cases, the operating leases concerned are accounted for as if they were finance leases.

Completed investment properties are initially measured at cost, including related transaction costs and where applicable borrowing costs. After initial recognition, investment properties are carried at fair value, representing open market value determined at each reporting date by external valuers. Fair value is based on active market prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. If the information is not available, the Group uses alternative valuation methods such as recent prices on less active markets or discounted cash flow projections. Changes in fair values are recorded in the consolidated statement of profit or loss.

If the fair value of investment properties under development cannot be reliably measured, the investment properties under development will be measured at cost until such time as fair value can be measured or construction is completed.

Subsequent expenditure is charged to the asset's carrying amount only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed in the consolidated statement of profit or loss during the financial period in which they are incurred. Investment properties that are being redeveloped for continuing use as investment properties continue to be measured at fair value.

Investment properties are derecognised either when they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal.

Where the Group disposes of an investment property, the transaction price less the carrying value immediately prior to the sale is treated as gain/loss on disposal of investment property and is recorded in consolidated statement of profit or loss.

Notes to Financial Statements (continued)

2 Summary of Significant Accounting Policies (continued)

- (g) Properties held for sale under development and completed properties held for sale

Properties held for sale under development are investments in land and buildings on which construction work and development have not been completed and are stated at the lower of cost and net realisable value. Borrowing costs incurred during the construction period and up to the date of completion of construction are capitalised as development costs. Net realisable value represents the estimated selling price less estimated costs of completion and estimated selling expenses. On completion, the properties are reclassified to completed properties held for sale at the then carrying amount.

Completed properties held for sale are stated at the lower of cost and estimated net realisable value. In respect of unsold properties, cost is determined by apportionment of the total land and development costs, other direct expenses and where applicable borrowing costs attributable to unsold properties. Net realisable value is determined by reference to sale proceeds of properties sold in the ordinary course of business less all estimated selling expenses after the balance sheet date, or by management estimates of anticipated sale proceeds based on prevailing market conditions.

- (h) Leases

The Group leases various offices. Rental contracts are typically made for fixed periods of 3 years. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants, but leased assets may not be used as security for borrowing purposes.

Until 31 December 2018, leases of properties were classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) were charged to profit or loss on a straight-line basis over the period of the lease.

From 1 January 2019, leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Group. Each lease payment is allocated between the liability and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. The right-of-use asset is depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the fixed payments (including in-substance fixed payments), less any lease incentives receivable.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be determined, the lessee's incremental borrowing rate is used, being the rate that the lessee would have to pay to borrow the funds necessary to obtain an asset of similar value in a similar economic environment with similar terms and conditions.

Notes to Financial Statements (continued)

2 Summary of Significant Accounting Policies (continued)

(h) Leases (continued)

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liability;
- any lease payments made at or before the commencement date less any lease incentives received;
- any initial direct costs; and
- restoration costs.

Payments associated with short-term leases and leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less.

(i) Financial assets

(i) Classification

The Group classifies its financial assets in the following measurement categories:

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

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

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

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

(ii) Recognition and derecognition

Regular way purchases and sales of financial assets are recognised on trade-date, the date on which the Group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

Notes to Financial Statements (continued)

2 Summary of Significant Accounting Policies (continued)

(i) Financial assets (continued)

(iii) Measurement

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

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

Debt instruments

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

- Amortised cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Interest income from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in profit or loss and presented in "other gains, net" together with foreign exchange gains and losses. Impairment losses are presented as separate line item in the consolidated statement of profit or loss.
- FVPL: Assets that do not meet the criteria for amortised cost or FVOCI are measured at FVPL. A gain or loss on a debt investment that is subsequently measured at FVPL is recognised in profit or loss and presented net within "other gains, net" in the period in which it arises.

(iv) Impairment

The Group has four types of financial assets that are subject to HKFRS 9's expected credit loss model:

- other receivables
- restricted bank balances
- cash and cash equivalents; and
- financial guarantees

The Group assesses on a forward-looking basis the expected credit loss associated with its debt instruments carried at amortised cost and financial guarantees. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

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

Notes to Financial Statements (continued)

2 Summary of Significant Accounting Policies (continued)

(i) Financial assets (continued)

(v) *Offsetting financial instruments*

Financial assets and liabilities are offset and the net amount reported in the consolidated balance sheet when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the company or the counterparty.

(j) Impairment of non-financial assets

Assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment. Assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

(k) Trade and other receivables

Trade receivables are amounts due from customers for goods sold or services performed in the ordinary course of business. If collection of trade and other receivables is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If not, they are presented as non-current assets.

Trade receivables are recognised initially at the amount of consideration that is unconditional unless they contain significant financing components, when they are recognised at fair value. Trade receivables are subsequently measured at amortised cost using the effective interest method, less provision for impairment.

(l) Cash and cash equivalents

In the consolidated statement of cash flows, cash and cash equivalents includes cash in hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the consolidated balance sheet, bank overdrafts are shown within borrowings in current liabilities.

(m) Employee benefits

(i) *Employee leave entitlements*

Employee entitlements to annual leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual leave as a result of services rendered by employees up to the balance sheet date.

Employee entitlements to sick leave and maternity leave are not recognised until the time of leave.

Notes to Financial Statements (continued)

2 Summary of Significant Accounting Policies (continued)

(m) Employee benefits (continued)

(ii) Pension obligations

The Group operates several defined contribution retirement schemes and mandatory provident fund schemes which are available to all employees. The assets of the schemes are held separately from those of the Group in independently administered funds. The Group's contributions under the schemes are expensed as incurred. The amount of the Group's contributions is based on specified percentages of the basic salaries of employees. Any contributions forfeited by employees who leave the Group, relating to unvested benefits, are used to reduce the Group's ongoing contributions otherwise payable.

(iii) Bonus entitlements

The expected cost of bonus payments is recognised as liability when the Group has a present legal or constructive obligation as a result of services rendered by employees and a reliable estimate of the obligation can be made.

(n) Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently carried at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the consolidated statement of profit or loss over the period of the borrowings using the effective interest method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are removed from the balance sheet when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed is recognised in the consolidated income statement as other income or finance costs.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the end of the reporting period.

(o) Trade payables

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Trade payables are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

Notes to Financial Statements (continued)

2 Summary of Significant Accounting Policies (continued)

(p) Current and deferred income tax

The tax expense for the period comprises current and deferred income tax. Tax is recognised in the consolidated statement of profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

(i) Current income tax

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the balance sheet date in the countries where the Company and its subsidiaries operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

(ii) Deferred income tax

Inside basis differences

Deferred income tax is recognised, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred income tax liabilities are not recognised if they arise from the initial recognition of goodwill; deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred income tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Outside basis differences

Deferred income tax liabilities are provided on taxable temporary differences arising from investments in subsidiaries, except for deferred income tax liability where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred income tax assets are recognised on deductible temporary differences arising from investments in subsidiaries only to the extent that it is probable the temporary difference will reverse in the future and there is sufficient taxable profit available against which the temporary difference can be utilised.

(iii) Offsetting

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

Notes to Financial Statements (continued)

2 Summary of Significant Accounting Policies (continued)

(q) Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

(r) Revenue recognition

Sales of properties

Under HKFRS 15, revenue is recognised as or when the control of the asset is transferred to the customer. Depending on the terms of the contract and the laws that apply to the contract, control of the asset may be transferred over time or at a point in time. If properties have no alternative use to the Group contractually and the Group has an enforceable right to payment from the customers for performance completed to date, the Group satisfies the performance obligation over time and therefore, recognises revenue over time in accordance with the input method for measuring progress. Otherwise, revenue is recognised at a point in time when the customer obtains control of the completed property.

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

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

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

Rental income

Rental income is recognised in the consolidated statement of profit or loss on a straight-line basis over the lease term.

(s) Contract assets and contract liabilities

Upon entering into a contract with a customer, the Group obtains rights to receive consideration from the customer and assumes performance obligations to transfer goods or provide services to the customer.

The combination of those rights and performance obligations gives rise to a net contract asset or a net contract liability depending on the relationship between the remaining rights and the performance obligations. The contract is an asset and recognised as contract assets if the cumulative revenue recognised in profit or loss exceeds cumulative payments made by customers. Conversely, the contract is a liability and recognised as contract liabilities if the cumulative payments made by customers exceeds the revenue recognised in profit or loss.

Notes to Financial Statements (continued)

2 Summary of Significant Accounting Policies (continued)

(s) Contract assets and contract liabilities (continued)

Contract assets are assessed for impairment under the same approach adopted for impairment assessment of financial assets carried at amortised cost. Contract liabilities are recognised as revenue when the Group transfers the goods or services to the customers and therefore satisfies its performance obligation.

The incremental costs of obtaining a contract with a customer are capitalised and presented as contract assets, if the Group expects to recover those costs, and are subsequently amortised on a systematic basis that is consistent with the transfer to the customers of the goods or services to which the assets relate. The Group recognises an impairment loss in the consolidated statement of profit or loss to the extent that the carrying amount of the contract assets recognised exceeds the remaining amounts of consideration that the Group expects to receive less the costs that directly relate to those goods or services and have not been recognised as expenses.

(t) Share capital

Ordinary shares are classified as equity.

(u) Borrowing costs

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of that asset.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are charged to the consolidated statement of profit or loss in the year in which they are incurred.

(v) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Executive Directors that makes strategic decisions.

(w) Contingent liabilities

A contingent liability is a possible obligation that arises from past events and whose existence will only be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group. It can also be a present obligation arising from past events that is not recognised because it is not probable that outflow of economic resources will be required, or the amount of obligation cannot be measured reliably.

A contingent liability is not recognised but is disclosed in the notes to the financial statements. When a change in the probability of an outflow occurs so that outflow is probable, it will then be recognised as a provision.

Notes to Financial Statements (continued)

2 Summary of Significant Accounting Policies (continued)

(x) Dividend distribution

Dividend distribution to the Company's shareholders is recognised as a liability in the Group's financial statements in the period in which the dividends are approved by the Company's shareholders or directors, where appropriate.

(y) Financial guarantee contracts

Financial guarantee contracts are recognised as a financial liability at the time the guarantee is issued. The liability is initially measured at fair value and subsequently at the higher of:

- the amount determined in accordance with the expected credit loss model under HKFRS 9 Financial Instruments; and
- the amount initially recognised less, where appropriate, the cumulative amount of income recognised in accordance with the principles of HKFRS 15 Revenue from Contracts with Customers.

The fair value of financial guarantees is determined based on the present value of the difference in cash flows between the contractual payments required under the debt instrument and the payments that would be required without the guarantee, or the estimated amount that would be payable to a third party for assuming the obligations.

(z) Earnings per share

(i) Basic earnings per share

Basic earnings per share is calculated by dividing the profit attributable to owners of the company, excluding any costs of servicing equity other than ordinary shares by the weighted average number of ordinary shares outstanding during the financial year, adjusted for bonus elements in ordinary shares issued during the year and excluding treasury shares.

(ii) Diluted earnings per share

Diluted earnings per share adjusts the figures used in the determination of basic earnings per share to take into account the after income tax effect of interest and other financing costs associated with dilutive potential ordinary shares and the weighted average number of additional ordinary shares that would have been outstanding assuming the conversion of all dilutive potential ordinary shares.

3 Critical Accounting Estimates and Judgements

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(a) Critical accounting estimates

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Notes to Financial Statements (continued)

3 Critical Accounting Estimates and Judgements (continued)

(a) Critical accounting estimates (continued)

(i) *Estimate of fair value of investment properties*

The fair value of each completed investment property is individually measured at each balance sheet date by independent professional valuers based on a market value assessment. The best evidence of fair value is current prices in an active market for similar properties. In the absence of such information, the amount is determined within a range of reasonable fair value estimates. The valuers have relied on the income capitalisation method or the market approach. The fair value derived from income capitalisation approach is based upon estimates of future results and a set of assumptions specific to each property to reflect its cashflow profile, while the direct comparison approach considers the recent prices of similar properties with adjustments to reflect the difference in characteristics of the properties.

Fair value of investment properties under development is generally derived using the residual method. This valuation method is essentially a means of valuing the properties by reference to its development potential by deducting development costs together with developer's profit and risk margins from the estimated capital value of the proposed development assuming completed as at the date of valuation.

Details of the estimates and assumptions have been disclosed in note 14.

(ii) *Provision of impairment for properties held for sale under development and completed properties held for sale*

The Group assesses the carrying amounts of properties held for sale under development and completed properties held for sale according to their recoverable amounts based on an estimation of the net realisable value of the underlying properties, taking into account estimated costs to completion based on past experience and committed contracts and expected future sales price based on prevailing market conditions. If the carrying amounts of the underlying stock of properties fluctuate from those values estimated as a result of changes in market condition, material reversal of or provision for impairment losses on properties held for sale under development and completed properties held for sale may result. The assessment requires the use of judgement and estimates.

(iii) *Income taxes*

Significant judgement is required in determining the provision for income tax. There are many transactions and calculations for which the ultimate determination is uncertain during the ordinary course of business. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such difference will impact the income tax and deferred tax provision in the period in which such determination is made.

The Group is subject to land appreciation taxes and withholding tax on capital gains in the PRC. Significant judgement is required in determining the amount of the land appreciation and capital gains, and its related taxes. The Group recognised these land appreciation taxes and withholding tax on capital gains based on management's best estimates according to the understanding of the tax rules. The final tax outcome could be different from the amounts that were initially recorded, and these differences will impact the income tax and deferred income tax provision in the periods in which such taxes have been finalised with local tax authorities.

Deferred tax assets relating to certain temporary differences and tax losses are recognised when management considers whether tax authorities would agree on the deductible temporary difference and whether it is probable that future taxable profit will be available against which the temporary differences or tax losses can be utilised. The outcome of their actual utilisation may be different.

Notes to Financial Statements (continued)

3 Critical Accounting Estimates and Judgements (continued)

(b) Critical judgements in applying the Group's accounting policies

(i) *Distinction between investment properties and properties held for sale*

The Group determines whether a property qualifies as an investment property or property held for sale. In making the judgement, the Group considers the intention of holding the property (land or building). Property held to earn rental or for capital appreciation is considered as investment property whereas property held for sale in the ordinary course of business is considered as property held for sale. The Group considers each property separately in making its judgement.

(ii) *Estimate of fair value of investment properties under development*

Properties under construction or development for future used as investment properties are classified as investment properties under development. If the fair value cannot be reliably measured, the investment properties under development will be measured at cost until such time as fair value can be reliably measured. The Group has to exercise judgement in determining when the fair value of investment properties under development can be reliably measured, which might include the consideration of (i) whether the construction permits have been obtained; (ii) whether the development plans have been approved; and (iii) the remaining construction cost can be accurately estimated. Other indications may also be appropriate in light of the facts and circumstances of individual developments. The directors concluded that the investment properties under development could be measured at fair value given the development plans or the remaining construction cost can be accurately estimated (Note 14).

4 Segment Information

For management purposes, the Group is organised into business units based on the projects and has two reportable segments as follows:

- (a) the property development and investment segment consists of property development and property investment; and
- (b) the other segment consists of corporate and other income and expense items.

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about the resource allocation and performance assessment. Segment performance is evaluated based on reportable segment profit/(loss), which is a measure of adjusted profit before tax. The adjusted profit before tax is measured consistently with the Group's profit before tax except that finance and interest income and finance cost are excluded from such measurement.

Segment assets exclude deferred tax assets as these assets are managed on a group basis.

Segment liabilities exclude deferred tax liabilities as these liabilities are managed on a group basis.

During the current and prior years, there were no intersegment transactions.

Notes to Financial Statements (continued)

4 Segment Information (continued)

(a) Segment result, assets and liabilities

	Property development and investment <i>HK\$'000</i>	Others <i>HK\$'000</i>	Total <i>HK\$'000</i>
Year ended 31 December 2020			
Segment revenue:			
Sales to external customers	4,000,332	—	4,000,332
Segment results	2,842,632	(42,305)	2,800,327
Reconciliation:			
Finance income			32,094
Finance cost			(75,969)
Profit before tax			2,756,452
Year ended 31 December 2019			
Segment revenue:			
Sales to external customers	1,836,676	—	1,836,676
Segment results	724,733	(24,797)	699,936
Reconciliation:			
Finance income			11,168
Finance cost			(76,279)
Profit before tax			634,825

Notes to Financial Statements (continued)

4 Segment Information (continued)

(a) Segment result, assets and liabilities (continued)

	Property development and investment <i>HK\$'000</i>	Others <i>HK\$'000</i>	Total <i>HK\$'000</i>
As at 31 December 2020			
Segment assets	20,417,322	52,352	20,469,674
Reconciliation:			
Unallocated assets			393,045
Total assets			20,862,719
Segment liabilities	(12,797,805)	(38,428)	(12,836,233)
Reconciliation:			
Unallocated liabilities			(1,071,175)
Total liabilities			(13,907,408)
Other information			
Fair value gains on investment properties	1,962,563	—	1,962,563
Depreciation	(20,558)	(3,193)	(23,751)
Capital expenditure	(45,222)	(113)	(45,335)
As at 31 December 2019			
Segment assets	11,563,487	96,240	11,659,727
Reconciliation:			
Unallocated assets			192,951
Total assets			11,852,678
Segment liabilities	(5,624,333)	(39,817)	(5,664,150)
Reconciliation:			
Unallocated liabilities			(1,318,518)
Total liabilities			(6,982,668)
Other information			
Fair value gains on investment properties	575,640	—	575,640
Depreciation	(18,668)	(453)	(19,121)
Capital expenditure	(220,535)	(204)	(220,739)

Notes to Financial Statements (continued)

4 Segment Information (continued)

(b) Geographical information

Revenue and non-current assets information is based on the locations of the customers and the locations of the assets. As the Group's major operations are principally located in Mainland China, no further geographical segment information is provided.

(c) Information about major customers

No revenue from the Group's sales to a single customer amounted to 10% or more of the Group's total revenue for each of the years ended 31 December 2020 and 2019.

5 Revenue, Other Income and Other Gains, Net

An analysis of revenue, other income and other gains, net is as follows:

	2020 HK\$'000	2019 HK\$'000
Revenue		
From contract with customers:		
— Sales of properties recognised at a point in time	3,983,827	1,826,370
From other sources:		
— Rental income	16,505	10,306
	4,000,332	1,836,676
Other income		
Entrusted management services income	788	—
Other gains, net		
Loss on disposal of property, plant and equipment	(87)	(59)
Exchange gains, net	4,930	10,704
Sales deposits forfeiture	791	966
Loss on disposal of a subsidiary (Note)	(396)	—
Others	2,628	233
	7,866	11,844

Note:

On 19 November 2020, the Group (the "Seller") and Yuehai Property Management Co., Ltd. (粵海物業管理有限公司) (the "Purchaser"), a wholly-owned subsidiary of Guangdong Holdings, entered into the Sale and Purchase Agreement, of which the Seller to dispose the entire equity capital of Shenzhen Yuehai Yueshenghuo Property Management Co., Ltd. (深圳市粵海悅生活物業管理有限公司) (the "Disposed Company"), a wholly-owned subsidiary of the Seller which principally engages in property management business in the PRC, at a consideration of RMB6,907,320 (equivalent to approximately HK\$7,773,000). As of the disposal date, the Disposed Company was at a net-asset position of RMB7,259,086 (equivalent to approximately HK\$8,169,000), including cash and cash equivalent of RMB6,846,966 (equivalent to approximately HK\$7,705,000), resulting in a loss of RMB315,766 (equivalent to approximately HK\$396,000).

Notes to Financial Statements (continued)

6 Profit Before Tax

The Group's profit before tax is arrived at after charging/(crediting):

	<i>Notes</i>	2020 HK\$'000	2019 <i>HK\$'000</i>
Cost of sales			
— properties		2,764,975	1,516,504
— others		5,353	3,744
Depreciation of property, plant and equipment	11	17,065	14,057
Depreciation of right-of-use assets	12	6,686	5,064
Rental expenses associated with short-term leases		758	3,443
Business taxes and surcharges		35,182	18,385
Auditor's remuneration			
— audit services		2,260	2,200
— non-audit services		4,392	1,750
Directors' emoluments	7	8,281	1,640
Staff costs			
— wages and salaries		171,173	95,124
— provident fund contributions		10,049	10,627
— forfeited contributions		(22)	(28)
		181,200	105,723
Less: amount capitalised under property development projects		(58,447)	(31,273)
Total staff costs expensed during the year		122,753	74,450

Notes to Financial Statements (continued)

7 Benefits and Interests of Directors and Five Highest Paid Individuals

(a) Directors' emoluments

	Fees HK\$'000	Salaries, allowances and benefits in kind HK\$'000	Performance- related bonuses HK\$'000	Pension scheme contributions HK\$'000	Total remuneration HK\$'000
2020					
<i>Executive Directors:</i>					
XU Yeqin (Chairman) (Note i)	—	900	—	418	1,318
LI Yonggang (Note ii)	—	1,025	2,289	613	3,927
WU Mingchang	—	—	—	—	—
ZHU Guang	—	—	—	—	—
ZHANG Jun	—	569	743	84	1,396
ZHAO Chunxiao (Note iii)	—	—	—	—	—
LI Wai Keung (Note iv)	—	—	—	—	—
	—	2,494	3,032	1,115	6,641
<i>Non-Executive Director:</i>					
HOU Wailin (Note v)	—	—	—	—	—
<i>Independent Non-Executive Directors:</i>					
Alan Howard SMITH	520	—	—	—	520
Felix FONG Wo	560	—	—	—	560
Vincent Marshall LEE Kwan Ho	560	—	—	—	560
	1,640	—	—	—	1,640
2019					
<i>Executive Directors:</i>					
ZHAO Chunxiao (Chief Executive Officer)	—	—	—	—	—
LI Wai Keung	—	—	—	—	—
WU Mingchang	—	—	—	—	—
ZHU Guang (Note vi)	—	—	—	—	—
ZENG Yi (Note vii)	—	—	—	—	—
	—	—	—	—	—
<i>Non-Executive Director:</i>					
HOU Wailin (Chairman) (Note v)	—	—	—	—	—
HUANG Xiaofeng (Note viii)	—	—	—	—	—
	—	—	—	—	—
<i>Independent Non-Executive Directors:</i>					
Alan Howard SMITH	520	—	—	—	520
Felix FONG Wo	560	—	—	—	560
Vincent Marshall LEE Kwan Ho	560	—	—	—	560
	1,640	—	—	—	1,640

Notes to Financial Statements (continued)

7 Benefits and Interests of Directors and Five Highest Paid Individuals (continued)

(a) Directors' emoluments (continued)

Notes:

- (i) XU Yeqin was appointed as an Executive Director and the Chairman of the Board effective from 20 February 2020.
- (ii) LI Yonggang was appointed as an Executive Director effective from 20 February 2020.
- (iii) ZHAO Chunxiao resigned as an Executive Director effective from 20 February 2020.
- (iv) LI Wai Keung resigned as an Executive Director effective from 20 February 2020.
- (v) HOU Wailin was appointed and resigned as a Non-Executive Director and the Chairman of the Board effective from 5 June 2019 and 20 February 2020 respectively.
- (vi) ZHU Guang was appointed as an Executive Director effective from 28 October 2019.
- (vii) ZENG Yi resigned as an Executive Director effective from 28 October 2019.
- (viii) HUANG Xiaofeng resigned as a Non-Executive Director and ceased to be the Chairman of the Board effective from 5 June 2019.

There was no arrangement under which a director waived or agreed to waive any remuneration during the year (2019: Nil).

(b) Directors, material interests in transactions, arrangements or contracts

Save as mentioned elsewhere in the consolidated financial statements, no other transactions, arrangements or contracts of significance in relation to the Group's business to which the Company, its subsidiaries, its fellow subsidiaries or its holding companies was a party or were parties and in which a Director of the Company or any entities connected with a Director had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

(c) Five highest paid individuals

The highest paid individuals during the year included 1 director (2019: did not include any directors). Details of directors' and chief executives' remuneration are set out in note 7(a) above. Details of the remuneration for the year of the five (2019: five) highest paid individuals are as follows:

	2020 HK\$'000	2019 HK\$'000
Salaries, allowances and benefits in kind	4,430	3,352
Performance-related bonuses	6,327	8,280
Pension scheme contributions	1,121	1,087
	11,878	12,719

The number of non-director and non-chief executive highest paid employees whose remuneration fell within the following bands is as follows:

	Number of employees	
	2020	2019
HK\$1,500,001 to HK\$2,000,000	3	—
HK\$2,000,001 to HK\$2,500,000	—	4
HK\$2,500,001 to HK\$3,000,000	1	1
	4	5

Notes to Financial Statements (continued)

8 Finance Income/(Cost)

	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
Finance income		
— bank interest income	32,094	11,168
Finance cost		
— interest expenses on bank loans	107,564	115,748
— interest expenses on loans from a fellow subsidiary	115,860	13,914
— others	1,731	681
Total finance cost incurred	225,155	130,343
Less: amount capitalised under property development projects	(149,186)	(54,064)
Total finance cost expensed during the year	75,969	76,279

For the year ended 31 December 2020, the capitalised interest rate applied to funds borrowed and used for the development of properties is between 3.83% and 4.75% (2019: 4.35% and 4.75%) per annum.

9 Income Tax

No provision for Hong Kong profits tax has been made as the Group did not generate any assessable profits arising in Hong Kong during the year (2019: Nil). Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the jurisdictions in which the Group operates. PRC corporate income tax has been provided at the rate of 25% (2019: 25%) on the estimated assessable profit for the year.

Land appreciation tax ("LAT") has been provided in accordance with the requirements set forth in the relevant PRC laws and regulations. LAT has been provided at ranges of progressive rates of the appreciation values, with certain allowable deductions.

	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
	<i>Note</i>	
Current income tax		
— PRC taxation	533,827	164,610
Under-provision of corporate income tax in		
Mainland China	323	1,197
LAT in Mainland China	1,027,158	478,965
Withholding income tax	—	4,549
Deferred income tax	(492,410)	(363,985)
	1,068,898	285,336

Notes to Financial Statements (continued)

9 Income Tax (continued)

A reconciliation of the tax expense applicable to profit before tax at the statutory rates for the jurisdictions in which the majority of the subsidiaries are domiciled to the tax expense at the effective tax rate is as follows:

	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
Profit before tax	2,756,452	634,825
Tax at the statutory tax rates of 25% (2019: 25%)	689,113	158,706
Tax effect of different taxation rate	318	11,077
Under-provision of corporate income tax in Mainland China	323	1,197
Effect of withholding tax at 5% on the dividend distribution made by a PRC subsidiary	—	4,549
Income not subject to tax	(3,576)	(1,084)
Expenses not deductible for tax	11,909	4,818
Utilisation of previously unrecognised tax losses	(160)	(203)
Recognition of previously unrecognised tax losses	—	(2,400)
Tax losses not recognised	14,512	10,384
LAT deductible for calculation of income tax purposes	(256,789)	(119,741)
Release of deferred LAT liabilities	(413,910)	(260,932)
LAT in Mainland China	1,027,158	478,965
Income tax expense	1,068,898	285,336

10 Earnings Per Share Attributable to Ordinary Equity Holders of the Company

The calculation of the basic earnings per share amount is based on the profit for the year attributable to ordinary equity holders of the Company of HK\$1,681,922,000 (2019: HK\$341,063,000) and the number of ordinary shares of 1,711,536,850 (2019: 1,711,536,850) in issue during the year.

The Group had no potentially dilutive ordinary shares in issue during the year ended 31 December 2020 and 2019.

Notes to Financial Statements (continued)

11 Property, Plant and Equipment

	Note	Buildings HK\$'000	Office equipment HK\$'000	Furniture and fixtures HK\$'000	Motor vehicles HK\$'000	Construction in progress HK\$'000	Total HK\$'000
Cost							
At 1 January 2020		54,661	17,746	1,006	2,412	—	75,825
Additions		4,227	4,382	389	1,242	11,701	21,941
Transfer from investment properties under development		—	—	—	—	34,413	34,413
Disposals		—	(541)	(835)	(323)	—	(1,699)
Exchange differences		4,619	1,255	21	206	2,578	8,679
At 31 December 2020		63,507	22,842	581	3,537	48,692	139,159
Accumulated depreciation							
At 1 January 2020		19,451	9,097	1,006	1,569	—	31,123
Charge for the year	6	11,488	5,196	113	268	—	17,065
Disposals		—	(487)	(834)	(291)	—	(1,612)
Exchange differences		2,288	774	6	97	—	3,165
At 31 December 2020		33,227	14,580	291	1,643	—	49,741
Net book value at 31 December 2020		30,280	8,262	290	1,894	48,692	89,418
Cost							
At 1 January 2019		56,570	17,324	1,006	2,485	—	77,385
Additions		—	3,304	—	—	—	3,304
Disposals		(779)	(2,504)	—	(19)	—	(3,302)
Exchange differences		(1,130)	(378)	—	(54)	—	(1,562)
At 31 December 2019		54,661	17,746	1,006	2,412	—	75,825
Accumulated depreciation							
At 1 January 2019		10,434	5,845	948	1,290	—	18,517
Charge for the year	6	9,582	4,105	58	312	—	14,057
Disposals		(260)	(668)	—	—	—	(928)
Exchange differences		(305)	(185)	—	(33)	—	(523)
At 31 December 2019		19,451	9,097	1,006	1,569	—	31,123
Net book value at 31 December 2019		35,210	8,649	—	843	—	44,702

Notes to Financial Statements (continued)

11 Property, Plant and Equipment (continued)

Depreciation charge was expensed in the following categories in the consolidated statement of profit or loss:

	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
Selling and marketing expenses	11,874	9,572
Administrative expenses	5,191	4,485
	17,065	14,057

12 Right-of-use Assets and Lease Liabilities

(a) Amounts recognised in the consolidated balance sheet

	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
Right-of-use assets		
Properties — offices	10,484	18,780
Lease liabilities		
Current	6,542	9,078
Non-current	4,209	10,415
	10,751	19,493

There were no additions to the right-of-use assets during the year (2019: HK\$13,861,000).

(b) Amounts recognised in the consolidated statement of profit or loss

	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
Depreciation charge of right-of-use assets		
Properties — offices	6,686	5,064
Interest expense included in finance cost	792	681

The total cash outflow for leases including the interest expense during the year was HK\$9,874,000 (2019: HK\$6,090,000).

Notes to Financial Statements (continued)

13 Intangible Asset

	Trademark HK\$'000
Cost	
At 1 January 2020	—
Addition	23,145
Exchange difference	1,294
At 31 December 2020	24,439
Accumulated amortisation	
At 1 January 2020	—
Charge for the year	1,061
Exchange difference	59
At 31 December 2020	1,120
Net book value at 31 December 2020	23,319

14 Investment Properties

	Completed investment properties at fair value HK\$'000 (Note a)	Investment properties under development at fair value HK\$'000 (Note a)	Investment properties under development at cost HK\$'000	Total HK\$'000
2020				
At 1 January 2020	481,762	1,456,771	1,002,840	2,941,373
Additions	—	754,379	—	754,379
Transfer from investment properties under development at cost to investment properties under development at fair value (Note b)	—	968,427	(968,427)	—
Transfer to construction in progress	—	—	(34,413)	(34,413)
Fair value (losses)/gains on investment properties	(29,038)	1,991,601	—	1,962,563
Exchange differences	19,752	309,988	—	329,740
At 31 December 2020	472,476	5,481,166	—	5,953,642

Notes to Financial Statements (continued)

14 Investment Properties (continued)

	Completed investment properties at fair value HK\$'000	Investment properties under development at fair value HK\$'000	Investment properties under development at cost HK\$'000	Total HK\$'000
2019				
At 1 January 2019	522,498	—	1,688,814	2,211,312
Additions	—	99,474	117,961	217,435
Transfer from investment properties under development at cost to investment properties under development at fair value	—	781,900	(781,900)	—
Fair value (losses)/gains on investment properties	(29,840)	605,480	—	575,640
Exchange differences	(10,896)	(30,083)	(22,035)	(63,014)
At 31 December 2019	481,762	1,456,771	1,002,840	2,941,373

As at 31 December 2020, investment properties under development of fair value HK\$4,323,483,000 (2019: completed investment properties of fair value HK\$363,255,000) was pledged to banks as securities for bank borrowings granted to subsidiaries of the Group (Note 21).

Note:

- (a) The Group measures its completed investment properties and investment properties under development at fair value. Independent valuation of the Group's investment properties was performed by the valuer, RHL Appraisal Limited ("RHL") (2019: Vigers Appraisal and Consulting Limited) who hold a recognised relevant professional valuations were conformed to the Hong Kong Institute of Surveyors Valuation Standards issued by the Hong Kong Institute of Surveyors.

The Group's completed investment properties and investment properties under development at fair value carried at fair value of HK\$5,953,642,000 (2019: HK\$1,938,533,000) are valued by fair value measurements using significant unobservable inputs (level 3). The Group's policy is to recognise transfers into and transfers out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer. There were no transfers between Levels 1, 2 and 3 during the year.

- (b) After the development plan was substantially finalised whereby the related construction permit was obtained from the government authority in January 2020 and certain major construction contracts were substantially finalised in the second quarter of 2020, the Group has concluded that the fair value of the Southern Land of the GDH City Project of HK\$968,427,000 can be reliably determined and therefore transferred from cost model to fair value model as at 30 June 2020. The corresponding fair value gain of HK\$1,961,666,000 upon the transfer was recognised in the consolidated statement of profit or loss during the year ended 31 December 2020.

Notes to Financial Statements (continued)

14 Investment Properties (continued)

Fair value measurements using significant unobservable inputs

As at 31 December 2020, the completed commercial properties which is located at Zhuguang Road in the PRC carrying at fair value of HK\$434,881,000 (2019: HK\$450,327,000) is derived using the income capitalisation method. Income capitalisation method is based on the capitalisation of the reversionary income potential by adopting appropriate market yields, which are derived from analysis of sale transactions and valuers' interpretation of prevailing investor requirements or expectations. The prevailing market rents adopted in the valuation have referred to valuers' view of recent lettings, within the subject properties and other comparable properties.

For the commercial properties under development on the Northern Land and the Southern Land of the GDH City Project in the PRC, the respective fair value of HK\$1,789,429,000 (2019: HK\$1,456,771,000) and HK\$3,691,737,000 (2019: N/A) are derived using the residual method. This valuation method is essentially a means of valuing the completed properties by reference to its development potential by deducting development costs together with developer's profit and risk margins from the estimated capital value of the proposed development assuming completed as at the date of valuation.

The warehouse properties in the PRC, carrying at fair value of HK\$37,595,000 (2019: HK\$31,435,000) were assessed by adopting a combination of the market and depreciated replacement cost approaches in assessing the land portions of the properties and the buildings and structures standing on the land respectively. The sum of the two results represents the market value of the properties as a whole. In the valuation of the land portions, reference has been made to the standard land price in Shenzhen, Guangdong, the PRC. As the nature of the buildings and structures cannot be valued on the basis of market value; they have therefore been valued on the basis of their depreciated replacement cost.

The depreciated replacement cost approach considers the cost to reproduce or replace in new condition the property appraised in accordance with current construction costs for similar property in the locality, with allowance for accrued depreciation as evidenced by observed condition or obsolescence, whether arising from physical, functional or economic causes. The depreciated replacement cost approach generally furnishes the most reliable indication of value for properties in the absence of a known market based on comparable sales.

Market approach is based on comparing the property to be valued directly with other comparable properties, which have recently transacted. However, given the heterogeneous nature of real estate properties, appropriate adjustments are usually required to allow for any qualitative differences that may affect the price likely to be achieved by the property under consideration.

Notes to Financial Statements (continued)

14 Investment Properties (continued)

Fair value measurements using significant unobservable inputs (continued)

Information about fair value measurements using significant unobservable inputs:

	Valuation techniques	Significant unobservable inputs	Range or weighted average	
			2020	2019
The Northern Land of the GDH City Project, the investment properties under development at fair value	Residual method	Market yield for the gross development value	6%	4% (Saleable retail portion and carpark)/4.5% (Non-commodity property retail portion)
		Estimated cost of construction (per sq. m.)	HK\$6,752 (Basement carparks, facilities and others)/ HK\$8,440 (Commercial and underground commercial)	HK\$7,740
		Estimated developer's profit	20%	20%
The Southern Land of the GDH City Project, the investment properties under development at fair value	Residual method	Market yield for the gross development value	6%	N/A
		Estimated cost of construction (per sq. m.)	HK\$6,752 (Basement carparks, facilities and others)/ HK\$8,440 (Commercial and underground commercial)/ HK\$10,578 (Office)	N/A
		Estimated developer's profit	20%	N/A

Notes to Financial Statements (continued)

14 Investment Properties (continued)

Fair value measurements using significant unobservable inputs (continued)

	Valuation techniques	Significant unobservable inputs	Range or weighted average	
			2020	2019
Zhuguang Road completed commercial properties	Income capitalisation method	Market yield	4.5% (Term yield)/5% (Reversionary yield)	5%
		Estimated rental per month (per sq. m.)	HK\$70 to HK\$278	HK\$52 to HK\$442
Warehouse properties	Market approach	Estimated land value (per sq. m.)	HK\$712 to HK\$1,557	HK\$755 to HK\$1,308
	Depreciated replacement cost method	Estimated cost of construction (per sq. m.)	HK\$2,139 to HK\$2,213	HK\$2,493 to HK\$2,957

In estimating the fair value of the investment properties, the highest and best use of the properties is their current use.

Prevailing market rents are estimated based on RHL, view of recent lettings, within the subject properties and other comparable properties. The lower the rents, the lower the fair value.

Market yield is estimated by RHL based on the risk profile of the properties being valued. The higher the yield, the lower the fair value.

A significant increase/decrease in the land value and decrease/increase in the estimated cost of construction would result in a significant increase/decrease in the fair values of the investment properties.

Notes to Financial Statements (continued)

15 Completed Properties Held for Sale and Properties Held for Sale under Development

	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
Completed properties held for sale	3,111,389	3,349,289

Completed properties held for sale of HK\$72,531,000 (2019: HK\$1,803,363,000) was pledged to banks as securities for bank borrowings granted to subsidiaries of the Group (Note 21).

	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
Properties held for sale under development expected to be completed and delivered:		
— Within a normal operating cycle included under current assets	5,284,351	3,648,306
Amounts comprise:		
— Land premium	3,861,264	2,656,208
— Construction costs including depreciation and staff costs capitalised	1,326,981	943,910
— Finance cost capitalised	96,106	48,188
	5,284,351	3,648,306

The normal operating circle of the Group's property development generally ranges from one to three years.

At the end of the reporting period, properties held for sale under development of HK\$5,236,409,000 (2019: HK\$1,488,621,000) were not scheduled for completion within twelve months.

Properties held for sale under development of HK\$1,351,819,000 (2019: Nil) was pledged to banks as securities for bank borrowings granted to subsidiaries of the Group (Note 21).

Notes to Financial Statements (continued)

16 Prepayments, Land and Other Deposits and Other Receivables

	Notes	2020 HK\$'000	2019 HK\$'000
Prepayments	(a)	222,246	157,038
Land and other deposits and other receivables	(b)	2,976,176	27,742
		3,198,422	184,780

Notes:

- (a) The balance included the prepayment of construction contracts for Jiangmen Chenyuan Road Project and Zhuhai Jinwan Project of HK\$26,481,000 (2019: Northern Land of the GDH City Project's construction contracts of HK\$30,522,000).
- (b) The balance included the land deposits for Foshan Laurel House Project and Zhongshan GDH City Project of HK\$2,954,000,000 (2019: Nil).

The carrying amount of prepayments, land and other deposits and other receivables are denominated in the following currencies:

	2020 HK\$'000	2019 HK\$'000
Hong Kong dollar	856	1,480
Renminbi	3,197,566	183,140
United States dollar	—	160
	3,198,422	184,780

The Group's consolidated balance as at 31 December 2020 included amounts due from fellow subsidiaries of HK\$3,662,000 (2019: HK\$1,036,000).

None of the above assets is past due. The credit risk of the financial assets included in the above balances are low as the counterparties were either government authorities, state-owned entities or wholly owned subsidiaries of Guangdong Holdings with strong financial position. With no significant increase in credit risk at year end and taking into account of the forward-looking information, the expected credit loss was considered as immaterial to the Group (2019: Same).

17 Contract Assets

The Group has recognised the following assets related to contracts with customers which are denominated in Renminbi:

	2020 HK\$'000	2019 HK\$'000
Contract assets relating to sales commission of property sales	54,645	26,119

Notes to Financial Statements (continued)

18 Pledged Bank Deposit, Restricted Bank Balances and Cash and Cash Equivalents

	Notes	2020 HK\$'000	2019 HK\$'000
Cash and bank balances		2,704,980	1,269,745
Time deposits with original maturity of less than three months when acquired		39,024	73,320
		2,744,004	1,343,065
Less: restricted bank balances	(a)	(96,681)	(298,712)
pledged bank deposit	(b)	—	(42,895)
Cash and cash equivalents		2,647,323	1,001,458

The carrying amounts of cash and bank balances are denominated in the following currencies:

	2020 HK\$'000	2019 HK\$'000
Hong Kong dollar	5,604	7,448
Renminbi	2,699,023	1,257,237
United States dollar	39,377	78,380
	2,744,004	1,343,065

Notes:

- (a) Balance at 31 December 2020 mainly represented pre-sale proceeds from and funds in relation to relocated households of the Group's completed properties held for sale and properties held for sale under development placed at designated bank accounts under supervision pursuant to relevant regulations in the PRC amounting to approximately HK\$96,499,000 (2019: HK\$298,541,000).
- (b) Balance at 31 December 2019 represented a pledged deposit placed for an irrevocable guarantee issued by a bank in favour of a contractor in respect of the payment of the consideration under a construction agreement, of up to a maximum amount of HK\$42,895,000.

At the end of the reporting period, cash and bank balances (excluding restricted bank balances and pledged bank deposit) of the Group denominated in Renminbi ("RMB") amounted to HK\$2,602,342,000 (2019: HK\$915,632,000). The RMB is not freely convertible into other currencies, however, under Mainland China's Foreign Exchange Control Regulations and Administration of Settlement, Sale and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for other currencies through banks authorised to conduct foreign exchange business.

Cash at banks earns interest at floating rates based on daily bank deposit rates. Short term time deposits are made for varying periods of between seven days and three months depending on the immediate cash requirements of the Group and earn interest at the respective short-term deposit rates. The bank balances and time deposits are deposited with creditworthy banks with no recent history of default.

Notes to Financial Statements (continued)

19 Trade and Other Payables, Accruals and Provisions

	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
Trade payables (Note a)	101,213	1,565
Construction costs accruals	763,831	404,069
Other payables, accruals and provisions	461,950	104,033
Amounts due to group companies (Note b)	4,921	2,302
Amount due to non-controlling interests (Note b)	156,067	22,326
	1,487,982	534,295
Less: current portion	(1,472,848)	(534,295)
Non-current portion	15,134	—

The carrying amounts of trade and other payables, accruals and provisions approximate their fair values because of their immediate or short-term maturity. The balances are denominated in the following currencies:

	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
Hong Kong dollar	20,341	19,680
Renminbi	1,467,641	514,615
	1,487,982	534,295

Notes:

- (a) An aging analysis of the trade payables as at the end of the reporting period, based on the invoice date, is as follows:

	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
Not yet due	29,705	62
1 to 3 months	2,048	—
Over 3 months	69,460	1,503
	101,213	1,565

- (b) Amounts due to group companies and non-controlling interests are unsecured, non-interest bearing and repayable on demand. The carrying amounts approximate their fair values.

Notes to Financial Statements (continued)

20 Contract Liabilities

The Group has recognised the following liabilities related to contracts with customers:

	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
Contract liabilities	2,106,881	1,444,888

Notes:

- (a) The Group receives payments from customers based on billing schedule as established in contracts. Payments are usually received in advance of the performance under the contracts which are mainly from sales of properties.
- (b) The following table shows how much of the revenue recognised in the current reporting period relates to carried-forward contract liabilities.

	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
Revenue recognised that was included in the contract liability balance at the beginning of the period		
— Property sales	1,405,165	265,988

- (c) The following table shows the amount unsatisfied performance obligations resulting from property sales with an original expected duration of one year or more:

	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
Expected to be recognised within one year	3,598,490	1,522,923

Notes to Financial Statements (continued)

21 Bank Borrowings

	2020 HK\$'000	2019 HK\$'000
Bank borrowings — secured	2,676,271	1,730,265
Bank borrowings repayable as follows:		
Not exceeding 1 year	735,152	234,423
More than 1 year but not exceed 2 years	84,331	680,943
More than 2 year but not exceed 5 years	1,856,788	814,899
	2,676,271	1,730,265
Less: current portion	(735,152)	(234,423)
Non-current portion	1,941,119	1,495,842

Bank borrowings are secured by the following pledged assets:

	2020 HK\$'000	2019 HK\$'000
Completed properties held for sale (Note 15)	72,531	1,803,363
Investment properties (Note 14)	4,323,483	363,255
Properties held for sale under development (Note 15)	1,351,819	—
Pledged bank deposit (Note)	—	—
	5,747,833	2,166,618

Note:

Pursuant to the relevant bank loan agreement, the bank borrowing of HK\$879,268,000 (2019: HK\$837,225,000) is secured by a pledged bank deposit account. As at 31 December 2020, there is nil cash and bank deposit in this designated account (2019: Nil).

Out of the above secured bank borrowings of HK\$2,676,271,000 (2019: HK\$1,730,265,000), an aggregate amount of HK\$712,920,000 (2019: HK\$893,040,000) is also secured by pledge of shares of a subsidiary (Note 34).

The secured bank borrowings of HK\$2,676,271,000 (2019: HK\$1,730,265,000) are repayable by instalments. Such secured bank borrowings are interest bearing at floating rates with contractual interest repricing dates ranged within 6 months.

As at 31 December 2020, the weighted average effective interest rate of the Group's bank borrowings is 4.59% (2019: 5.00%) per annum.

The carrying amounts of bank borrowings approximate their fair values and are denominated in Renminbi.

Notes to Financial Statements (continued)

22 Deferred Tax

The analysis of deferred tax assets and liabilities is as follows:

	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
Deferred tax assets:		
— to be realised after 12 months	378,566	139,145
— to be realised within 12 months	14,479	53,806
	393,045	192,951
Deferred tax liabilities:		
— to be settled after 12 months	(699,171)	(155,471)
— to be settled within 12 months	(372,004)	(1,163,047)
	(1,071,175)	(1,318,518)
	(678,130)	(1,125,567)

The movement on the net deferred tax account is as follows:

	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
Beginning of the year	(1,125,567)	(1,516,072)
Credited in profit or loss	492,410	363,985
Exchange differences	(44,973)	26,520
	(678,130)	(1,125,567)

Notes to Financial Statements (continued)

22 Deferred Tax (continued)

The movements in deferred tax assets and liabilities during the year are as follows:

Deferred tax liabilities

	Revaluation of properties <i>HK\$'000</i>	Fair value adjustments arising from acquisition of subsidiaries <i>HK\$'000</i>	Others <i>HK\$'000</i>	Total <i>HK\$'000</i>
At 1 January 2019	(8,973)	(1,686,992)	(4,353)	(1,700,318)
Deferred tax (charged)/credited to the consolidated statement of profit or loss during the year (Note 9)	(149,441)	508,440	(7,993)	351,006
Exchange differences	2,943	27,609	242	30,794
At 31 December 2019 and 1 January 2020	(155,471)	(1,150,943)	(12,104)	(1,318,518)
Deferred tax (charged)/credited to the consolidated statement of profit or loss during the year (Note 9)	(498,106)	807,912	4,873	314,679
Exchange differences	(37,856)	(28,973)	(507)	(67,336)
At 31 December 2020	(691,433)	(372,004)	(7,738)	(1,071,175)

Deferred tax assets

	Provision for LAT <i>HK\$'000</i>	Tax loss <i>HK\$'000</i>	Others <i>HK\$'000</i>	Total <i>HK\$'000</i>
At 1 January 2019	101,880	38,170	44,196	184,246
Deferred tax credited/(charged) to the consolidated statement of profit or loss during the year (Note 9)	2,474	(437)	10,942	12,979
Exchange differences	(2,277)	(828)	(1,169)	(4,274)
At 31 December 2019 and 1 January 2020	102,077	36,905	53,969	192,951
Deferred tax credited/(charged) to the consolidated statement of profit or loss during the year (Note 9)	211,591	(32,755)	(1,105)	177,731
Exchange differences	18,402	546	3,415	22,363
At 31 December 2020	332,070	4,696	56,279	393,045

Notes to Financial Statements (continued)

22 Deferred Tax (continued)

Deferred tax assets (continued)

The Group has tax losses arising in the PRC of HK\$138,689,000 (2019: HK\$72,712,000) that will expire in one to five years for offsetting against future taxable profits. Deferred tax assets have not been recognised in respect of these losses as the directors considered it is not considered probable that sufficient taxable profits will be available against which the tax losses can be utilised.

Pursuant to the PRC Corporate Income Tax Law, 10% withholding tax is levied on dividends declared to foreign investors from the foreign investment enterprises established in the PRC. The requirement is effective from 1 January 2008 and applies to earnings after 31 December 2007. A lower withholding tax rate may be applied if there is a tax treaty between the PRC and the jurisdiction of the foreign investors. For the Group, the applicable rate is 5%. The Group is therefore liable for withholding taxes on dividends distributed by those subsidiaries established in Mainland China in respect of earnings generated from 1 January 2008.

At 31 December 2020, no deferred tax has been recognised for withholding taxes that would be payable on the undistributed earnings that are subject to withholding taxes of a subsidiary of the Group established in Mainland China. In the opinion of the directors, it is not probable that the subsidiaries will distribute such earnings in the foreseeable future. The aggregate amount of temporary differences associated with unremitted earnings that are subject to withholding taxes of the Group's subsidiaries in Mainland China for which deferred tax liabilities have not been recognised totaled approximately HK\$889,892,000 at 31 December 2020 (2019: HK\$677,789,000).

There are no income tax consequences attaching to the payment of dividends by the Company to its shareholders.

23 Share Capital

	2020 HK\$'000	2019 HK\$'000
Authorised:		
5,000,000,000 ordinary shares of HK\$0.10 each	500,000	500,000
Issued and fully paid:		
1,711,536,850 ordinary shares of HK\$0.10 each	171,154	171,154

24 Reserves

The amounts of the Group's reserves and the movements therein for the current and prior years are presented in the consolidated statement of changes in equity on page 68 of the consolidated financial statements.

Pursuant to the relevant PRC laws and regulations, a portion of the profits of the Group's subsidiaries which are registered in the PRC has been transferred to the enterprise development funds and the reserve funds which are restricted as to use and are not available for distribution. When the balances of these reserves reach 50% of each company's share capital, any further appropriation is optional. The amounts transferred from the retained profits are determined by the board of directors of these subsidiaries.

Notes to Financial Statements (continued)

25 Partly Owned Subsidiary with Material Non-controlling Interest

Details of the Group's subsidiary that has material non-controlling interest are set out below:

	2020	2019
Percentage of equity interest held by non-controlling interest: 廣州市番禺粵海房地產有限公司("GPY")	20%	20%
	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
Profit for the year allocated to non-controlling interest: GPY	5,632	8,426
Dividends declared to non-controlling interest of GPY	—	22,743
Accumulated balance of non-controlling interest at the reporting date: GPY	118,946	106,161

The following tables illustrate the summarised financial information of the above subsidiary. The amounts disclosed are before any inter-company eliminations:

	2020	2019
	HK\$'000	<i>HK\$'000</i>
GPY		
Revenue	120,679	221,483
Total expenses	(92,518)	(179,353)
Profit for the year	28,161	42,130
Total comprehensive income for the year	63,926	29,987
Current assets	2,602,528	735,471
Non-current assets	1,475	207
Current liabilities	(120,188)	(179,610)
Non-current liabilities	(1,889,087)	(25,264)
Net cash flows used in operating activities	(2,277,785)	(283,656)
Net cash flows from investing activities	468,857	266,751
Net cash flows from financing activities	1,750,967	—
Net decrease in cash and cash equivalents	(57,961)	(16,905)

Notes to Financial Statements (continued)

26 Capital Commitments

The Group had the following capital commitments at the end of the reporting period:

	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
Contracted, but not provided for:		
Property development expenditure	1,660,694	1,082,898
Intangible asset	—	31,593
	1,660,694	1,114,491

27 Guarantees

As at 31 December 2020, the Group provided guarantees to certain banks in respect of mortgages granted by banks relating to the mortgage loans arranged for purchasers of the Group's properties. Pursuant to the terms of the guarantees, upon default in mortgage payments by any of these purchasers, the Group is responsible for repaying the outstanding mortgage principals together with the accrued interest and penalties owed by the defaulting purchasers to the banks and the Group is entitled but not limited to take over the legal titles and possession of the related properties. The Group's guarantee period starts from the dates of grant of the relevant mortgage loans and ends upon issuance of the real estate ownership certificates. As at 31 December 2020, the Group's outstanding guarantees amounted to HK\$1,087,082,000 (2019: HK\$653,856,000) for these guarantees.

Notes to Financial Statements (continued)

28 Note to the Consolidated Statement of Cash Flows

- (a) Reconciliation of profit before income tax to net cash (used in)/generated from operations

	2020 HK\$'000	2019 HK\$'000
Profit before income tax	2,756,452	634,825
Depreciation	23,751	19,121
Finance costs	75,969	76,279
Finance income	(32,094)	(11,168)
Loss on disposal of property, plant and equipment	87	59
Gain on lease modification	—	(113)
Exchange gains, net	(4,930)	(10,704)
Fair value gains on investment properties	(1,962,563)	(575,640)
Amortisation	1,061	—
Loss on disposal of a subsidiary	396	—
Operating profit before working capital changes	858,129	132,659
Decrease in completed properties held for sale	429,484	1,516,301
Increase in properties held for sale under development	(1,198,769)	(1,573,241)
Increase in prepayments, land and other deposits and other receivables	(2,844,640)	(100,337)
Increase in contract assets	(25,423)	(26,608)
Increase in amount due from fellow subsidiaries	(2,480)	(77)
Decrease/(increase) in restricted bank balances	209,546	(126,899)
Decrease/(increase) in a pledged bank deposit	43,241	(1,571)
Increase/(decrease) in trade payables	94,277	(2,569)
Increase in other payable and accrued liabilities	535,449	90,256
Increase/(decrease) in amounts due to group companies	2,353	(432,063)
Increase in contract liabilities	538,811	1,018,613
Net cash (used in)/generated from operations	(1,360,022)	494,464

- (b) Reconciliation of liabilities arising from financing activities

	Bank borrowings HK\$'000	Loans from a fellow subsidiary HK\$'000	Lease liabilities HK\$'000	Amounts due to non- controlling interests HK\$'000	Total HK\$'000
At 1 January 2020	1,730,265	1,428,864	19,493	22,326	3,200,948
Cash flows	790,382	3,375,900	(9,082)	125,299	4,282,499
Exchange differences	155,624	280,732	340	8,442	445,138
At 31 December 2020	2,676,271	5,085,496	10,751	156,067	7,928,585

Notes to Financial Statements (continued)

29 Dividends Not Recognised at the End of the Reporting Period

At a meeting held on 26 March 2021, the Board of Directors proposed a final dividend of HK1.53 cents (2019: Nil) per ordinary share for the year ended 31 December 2020 totaling to HK\$26,187,000 based on 1,711,536,850 ordinary share in issue as at 31 December 2020. The actual amount of final dividend payable in respect of the year ended 31 December 2020 will be subject to the actual number of ordinary shares in issue on the record date, which is expected to be on or about 25 June 2021.

30 Related Party Transactions

- (a) In addition to the transactions and balances detailed elsewhere in these financial statements, the Group had the following related party transactions during the year:

	Notes	2020 HK\$'000	2019 HK\$'000
Properties sales to a fellow subsidiary	(i)	—	52,788
Properties pre-sale deposit received from a director	(i)	—	5,178
Rental expenses paid to a fellow subsidiary	(ii)	(3,252)	(3,163)
Information technology related service fee paid to a fellow subsidiary	(iii)	(336)	(258)
Consultancy fee paid to a fellow subsidiary	(iv)	(1,274)	(1,931)
Property management fee paid to fellow subsidiaries	(v)	(5,586)	(9,479)
Service fee paid to a fellow subsidiary	(v)	(4,575)	(1,372)
Advertisement fee paid to a fellow subsidiary	(vi)	(135)	(116)
Interest expenses paid to a fellow subsidiary	(vii)	(115,860)	(13,914)
Entrusted management services income received from the ultimate holding company	(viii)	788	—
Proceeds received from disposal of a subsidiary to a fellow subsidiary	(ix)	7,773	—

Notes:

- (i) The considerations of the properties sales and pre-sale were determined based on the respective prices of the property units that were quoted on the public price list of projects of the Group.
- (ii) The rental was charged in accordance with the terms of agreement entered into between the Group and a fellow subsidiary.
- At the end of the reporting period, the Group had total future minimum lease commitments to its fellow subsidiary of HK\$6,233,000 (2019: HK\$9,485,000) for a lease arrangement ending on 30 November 2022.
- (iii) The service fee was charged in accordance with the terms of an agreement entered into between the Group and a fellow subsidiary.
- (iv) The consultancy fee was charged in accordance with the terms of an agreement entered into between the Group and a fellow subsidiary.
- (v) The property management fee and service fee were charged in accordance with the terms of agreements entered into between the Group and the fellow subsidiaries.
- (vi) The advertisement fee was charged in accordance with the terms of an agreement entered into between the Group and a fellow subsidiary.

Notes to Financial Statements (continued)

30 Related Party Transactions (continued)

- (a) In addition to the transactions and balances detailed elsewhere in these financial statements, the Group had the following related party transactions during the year (continued):

Notes (continued):

- (vii) The interest expenses were charged at effective interest rate of 100% (2019: 100%) of lending rate announced by the People's Bank of China.
- (viii) The entrusted management services income was charged in accordance with the terms of an agreement entered into between the Group and the ultimate holding company.
- (ix) The consideration of the disposal was determined based on the net assets value of the subsidiary that was valued by an external valuer in the PRC.

- (b) Compensation of key management personnel of the Group:

	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
Short term employee benefits	5,526	1,591
Post-employment benefits	1,115	111
Total compensation paid to key management personnel	6,641	1,702

Further details of the directors' emoluments are included in note 7 to the financial statements.

- (c) Outstanding balance with related parties

	Notes	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
Amount due from the ultimate holding company	(i)	832	—
Amounts due from fellow subsidiaries	(i)	2,830	1,036
Amount due to an intermediate holding company	(i)	(258)	(3)
Amounts due to fellow subsidiaries	(i)	(4,663)	(2,299)
Amounts due to non-controlling interests	(i)	(156,067)	(22,326)
Short-term loan from a fellow subsidiary	(ii)	(160,988)	(24,628)
Long-term loans from a fellow subsidiary	(ii)	(475,280)	(446,520)
		(4,610,216)	(982,344)
		(5,246,484)	(1,453,492)

Notes:

- (i) The amounts due from/(to) related parties are unsecured, interest-free and repayable on demand.
- (ii) The short-term loan from a fellow subsidiary is unsecured, interest bearing at interest rate of 4.35% per annum and repayable within one year.

The long-term loans from a fellow subsidiary are unsecured, interest bearing at interest rate of 4.75% per annum and repayable within three (2019: four) years.

Notes to Financial Statements (continued)

31 Financial Risk Management and Financial Instruments

The Group's activities expose it to a variety of financial risks: market risk (including foreign currency risk, fair value interest rate risk and cash flow interest rate risk), credit risk and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

Risk management is carried out by the senior management. The management manages and monitors these risk exposures to ensure appropriate measures are implemented on timely and effective manners.

(a) Market risk

(i) Foreign currency risk

The Group has transactional currency exposures. These exposures arise from revenue or expenses by operating units in currencies other than the units, functional currencies. The Group's monetary assets, financing and transactions are principally denominated in RMB and HK\$. The Group is exposed to the foreign exchange risk arising from changes in the exchange rate of HK\$ against RMB. At present, the Group does not intend to seek to hedge its exposure to foreign exchange fluctuations. However, the Group will constantly review the economic situation and its foreign exchange risk profile and will consider appropriate hedging measures in future as may be necessary.

The following table demonstrates the sensitivity at the end of the reporting period to a reasonably possible change in the RMB exchange rate, with all other variables held constant, of the Group's profit before tax and equity (due to changes in the fair value of monetary assets and liabilities).

	Increase/ (decrease) in RMB rate %	Increase/ (decrease) in profit before tax HK\$'000	Increase/ (decrease) in equity HK\$'000
2020			
If HK\$ weakens against RMB	3	2,561	2,561
If HK\$ strengthens against RMB	(3)	(2,561)	(2,561)
2019			
If HK\$ weakens against RMB	3	2,406	2,406
If HK\$ strengthens against RMB	(3)	(2,406)	(2,406)

(ii) Interest rate risk

The Group is exposed to interest rate risk through the impact of rate changes on interest bearing liabilities and assets. Cash flow interest rate risk is the risk that changes in market interest rates will impact cash flows arising from variable rate financial instruments. The Group's interest-bearing assets mainly include deposits at bank. The Group's floating rate borrowings will be affected by fluctuation of prevailing market interest rates and will expose the Group to cash flow interest rate risk. The Group's borrowings if issued at fixed rates will expose the Group to fair value interest rate risk.

Notes to Financial Statements (continued)

31 Financial Risk Management and Financial Instruments (continued)

(a) Market risk (continued)

(ii) Interest rate risk (continued)

To mitigate the risk, the Group has maintained fixed and floating rate debts. To match with underlying risk faced by the Group, the level of fixed rate debt for the Group is decided after taking into consideration the potential impact of higher interest rates, interest cover and the cash flow cycles of the Group's businesses and investments.

At the end of the reporting periods, if interest rates had been increased or decreased by 50 (2019: 50) basis points and all other variables were held constant, the profit of the Group would have increased or decreased by approximately HK\$5,564,000 (2019: profit of the Group would have decreased or increased by approximately HK\$5,452,000) resulting from the change in interest income on bank deposits and the finance costs of bank and other borrowings after capitalisation.

(b) Credit risk

Credit risk refers to the risk that the counterparty to a financial instrument would fail to discharge its obligation under the terms of the financial instrument and cause a financial loss to the Group. The credit risk of the Group's financial assets, which comprise cash and bank balances, restricted bank balances and other receivables, arises from default of the counterparty, with the maximum exposure equal to the carrying amounts of these instruments.

Other receivables

For the other receivables from third parties and related parties, the counterparties primarily have strong financial position and management considers the credit risk is not high. The Group maintains frequent communications with these counterparties and consider that the expected credit risks of them are minimal in view of the history of cooperation with them and forward-looking information.

To assess whether there is a significant increase in credit risk, the Group compares risk of a default occurring on the assets as at the reporting date with the risk of default as at the date of initial recognition. Especially the following indicators are incorporated:

- (i) significant financial difficulty of the debtor;
- (ii) a breach of contract, such as a default or delinquency in interest or principal payments;
- (iii) the Group, for economic or legal reasons relating to the debtor's financial difficulty, granting to the debtor a concession that the lender would not otherwise consider;
- (iv) it becomes probable that the debtor will enter bankruptcy or other financial reorganisation;
- (v) observable data indicating that there is a measurable decrease in the estimated future cash flows from trade and other receivables since the initial recognition of those assets, although the decrease cannot yet be identified with the individual trade and other receivables in the portfolio;
- (vi) adverse changes in the payment status of debtors; and
- (vii) national or local economic conditions that correlate with defaults on trade and other receivables.

Notes to Financial Statements (continued)

31 Financial Risk Management and Financial Instruments (continued)

(b) Credit risk (continued)

Other receivables (continued)

The Group reviews regularly the recoverable amount of each individual receivable to ensure that adequate impairment losses are made for irrecoverable amounts. Over the term of the financial assets, the Group accounts for its credit risk by appropriately providing for expected credit losses on a timely basis. In calculating the expected credit loss rate, the Group considers historical loss rates for each category of debtors and adjusts for forward looking macroeconomic data.

As at 31 December 2020 and 2019, management consider other receivables and non-trade receivables due from related companies as low credit risk as counterparties have a strong capacity to meet its contractual cash flow obligations in the near term. The Group assessed that the expected credit losses for these receivables are immaterial.

Restricted bank balances and cash and bank balances

The identified impairment loss of restricted bank balances and cash and bank balances was immaterial.

The Group provided guarantees to certain banks in respect of mortgages granted by banks relating to the mortgage loans arranged for purchasers of the Group's properties. Upon default in mortgage payments by these purchasers, the Group is responsible for repaying the outstanding mortgage principals together with the accrued interest and penalties owed by the defaulting purchasers to the banks. Under such circumstances, the Group is entitled to take over the legal titles and possession of the related properties and to sell the properties to recover any amounts paid by the Group to the banks. Therefore, the Group's credit risk is significantly reduced. Nevertheless, the net realisable values of the relevant properties are subject to the fluctuation of the property market in general, the Group assesses at the end of each reporting period the liabilities based on the current estimates of future cash flows. As at 31 December 2020 and 2019, no provision on the guarantees to banks had been made in the consolidated financial statements.

(c) Liquidity risk

The Group monitors its risk to a shortage of funds using a recurring liquidity planning tool. This tool considers the maturity of both its financial instruments and financial assets (e.g. other receivables) and projected cash flows from operations. The Group's objective is to maintain a balance between continuity of funding and flexibility.

Management of the Group has carried out a detailed review of the cash flow forecast of the Group for the next twelve months from the end of the reporting period. Based on this forecast, the directors of the Company have determined that adequate liquidity exists to finance the working capital and capital expenditure requirements of the Group during the forecast period. In preparing the cash flow forecast, the directors of the Company have considered historical cash requirements of the Group as well as other key factors, including the availability of loans financing which may impact the operations of the Group prior to the end of the next twelve months after the end of the reporting period. The directors of the Company are of the opinion that the assumptions and sensitivities which are included in the cash flow forecast are reasonable. However, as with all assumptions in regard to future events, these are subject to inherent limitations and uncertainties and some or all of these assumptions may not be realised.

Notes to Financial Statements (continued)

31 Financial Risk Management and Financial Instruments (continued)

(c) Liquidity risk (continued)

The maturity profile of the Group's financial liabilities as at the end of the reporting period, based on the contractual undiscounted payments, was as follows:

	On demand HK\$'000	Less than 3 months HK\$'000	3 to less than 12 months HK\$'000	1 to 5 years HK\$'000	Total HK\$'000
2020					
Trade payables	—	31,754	66,089	3,370	101,213
Financial liabilities included in other payables, accruals and provisions	953,575	59,725	53,324	—	1,066,624
Bank borrowings	—	34,024	828,217	2,962,001	3,824,242
Loans from a fellow subsidiary	—	—	516,686	5,181,525	5,698,211
Financial guarantee	1,087,082	—	—	—	1,087,082
Lease liabilities	—	2,581	4,322	4,306	11,209
	2,040,657	128,084	1,468,638	8,151,202	11,788,581
	On demand HK\$'000	Less than 3 months HK\$'000	3 to less than 12 months HK\$'000	1 to 5 years HK\$'000	Total HK\$'000
2019					
Trade payables	—	62	1,503	—	1,565
Financial liabilities included in other payables, accruals and provisions	420,630	67,963	23,085	—	511,678
Bank borrowings	—	21,822	298,803	1,640,119	1,960,744
Loans from a fellow subsidiary	—	—	460,822	1,166,305	1,627,127
Financial guarantee	653,856	—	—	—	653,856
Lease liabilities	—	2,417	7,404	10,908	20,729
	1,074,486	92,264	791,617	2,817,332	4,775,699

Notes to Financial Statements (continued)

31 Financial Risk Management and Financial Instruments (continued)

(d) Categories of financial instruments

The carrying amounts of each of the categories of financial instruments as at the end of the reporting period are as follows:

(i) Financial assets

	Financial asset at amortised cost	
	2020	2019
	HK\$'000	HK\$'000
Financial assets included in prepayments, land and other deposits and other receivables	16,146	27,742
Pledged bank deposit	—	42,895
Restricted bank balances	96,681	298,712
Cash and cash equivalents	2,647,323	1,001,458
	2,760,150	1,370,807

(ii) Financial liabilities

	Financial liabilities at amortised cost	
	2020	2019
	HK\$'000	HK\$'000
Bank borrowings	2,676,271	1,730,265
Loans from a fellow subsidiary	5,085,496	1,428,864
Lease liabilities	10,751	19,493
Trade payables	101,213	1,565
Financial liabilities included in other payables, accruals and provisions	1,066,624	511,678
	8,940,355	3,691,865

(e) Fair value estimation

The table below analyses financial instruments carried at fair value, by valuation method. The different levels have been defined as follows:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

The Group has no financial assets and liabilities that are measured at fair value at 31 December 2020 and 2019.

During the year, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3 for the financial asset (2019: Nil).

Notes to Financial Statements (continued)

31 Financial Risk Management and Financial Instruments (continued)

(e) Fair value estimation (continued)

The Group's valuation processes

Management has assessed that the fair values of cash and bank balances, restricted bank balances, financial assets included in deposits and other receivables, trade payables, financial liabilities included in other payables, accruals and provisions approximate to their carrying amounts largely due to the short term maturities of these instruments.

The Group's finance department headed by the finance manager is responsible for determining the policies and procedures for the fair value measurement of financial instruments. The finance manager reports directly to the chief financial officer and the audit committee. At each reporting date, the finance department analyses the movements in the values of financial instruments and determines the major inputs applied in the valuation. The valuation is reviewed and approved by the chief financial officer. The valuation process and results are discussed with the audit committee twice a year for interim and annual financial reporting.

(f) Capital management

The primary objectives of the Group's capital management are to safeguard the Group's ability to continue as a going concern and to maintain healthy capital ratios in order to support its business and maximise shareholders' value.

The Group manages and adjusts its capital structure in light of changes in economic conditions. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. No changes were made in the objectives, policies or processes for managing capital during the years ended 31 December 2020 and 2019.

The Group monitors capital by maintaining an appropriate gearing ratio based on its business development strategy, prevailing market environment and economic condition. The gearing ratio is calculated as net debt divided by total equity. Net debt is calculated as total debt, which includes current and non-current borrowings, and lease liabilities, less cash and cash equivalents. The gearing ratios as at the end of the reporting periods were as follows:

	2020 <i>HK\$'000</i>	2019 <i>HK\$'000</i>
Bank borrowings (Note 21)	2,676,271	1,730,265
Loans from a fellow subsidiary (Note 30(c))	5,085,496	1,428,864
Lease liabilities (Note 12)	10,751	19,493
Less: Cash and cash equivalents (Note 18)	(2,647,323)	(1,001,458)
Net debt	5,125,195	2,177,164
Total equity	6,955,311	4,870,010
Gearing ratio	73.69%	44.71%

Notes to Financial Statements (continued)

32 Balance Sheet of the Company

Information about the balance sheet of the Company at the end of the reporting period is as follows:

	2020 HK\$'000	2019 HK\$'000
Assets		
Non-current assets		
Property, plant and equipment	388	443
Right-of-use assets	5,799	8,824
Investments in subsidiaries	469,577	460,585
Amounts due from subsidiaries	3,987,496	3,948,453
Total non-current assets	4,463,260	4,418,305
Current assets		
Prepayments, deposits and other receivables	134,899	134,640
Restricted bank balances	182	171
Cash and bank balances	5,889	12,495
Total current assets	140,970	147,306
Total assets	4,604,230	4,565,611
Liabilities		
Current liabilities		
Amounts due to subsidiaries	(64,677)	(36,319)
Other payables, accruals and provision	(20,261)	(15,120)
Lease liabilities	(3,035)	(2,895)
Total current liabilities	(87,973)	(54,334)
Net current assets	52,997	92,972
Total assets less current liabilities	4,516,257	4,511,277
Non-current liability		
Lease liabilities	(2,911)	(5,946)
Total liabilities	(90,884)	(60,280)
Net assets	4,513,346	4,505,331
Equity		
Share capital	171,154	171,154
Reserves (Note)	4,342,192	4,334,177
Total equity	4,513,346	4,505,331

Notes to Financial Statements (continued)

32 Balance Sheet of the Company (continued)

Note:

A summary of the Company's reserves is as follows:

	Share premium account HK\$'000	Capital reserve HK\$'000	Retained profits HK\$'000	Total HK\$'000
At 1 January 2019	1,688,606	140,234	2,126,180	3,955,020
Profit for the year and total comprehensive income for the year	—	—	379,157	379,157
At 31 December 2019 and 1 January 2020	1,688,606	140,234	2,505,337	4,334,177
Profit for the year and total comprehensive income for the year	—	—	8,015	8,015
At 31 December 2020	1,688,606	140,234	2,513,352	4,342,192

33 Post-balance Sheet Event

On 29 October 2020, the Group entered into sale and purchase agreement with Guangdong Yuegang Investment Development Co., Ltd. (廣東粵港投資開發有限公司) ("GYID"), a wholly-owned subsidiary of Guangdong Holdings, the ultimate holding company of the Company, to acquire 51% equity interest of Jiangmen Yuehai Land Co., Ltd. (江門粵海置地有限公司) ("Jiangmen Yuehai") at a consideration of RMB954,179,553 (of which including RMB306,000,000 to buy out 51% of the shareholder loan from GYID). The acquisition was completed on 13 January 2021 and Jiangmen Yuehai has become a 51% owned subsidiary of the Company.

On 29 October 2020, the Group entered into sale and purchase agreement with GDH Real Estates (Hui Yang) Limited (粵海房地產開發(惠陽)有限公司) and GYID, both are wholly-owned subsidiaries of Guangdong Holdings, to acquire the entire equity interest of Huiyang Yuehai Property Development Co., Ltd. (惠陽粵海房產發展有限公司) and its subsidiary (together "Huiyang Yuehai") at a consideration of RMB273,797,700. The acquisition was completed on 18 January 2021 and Huiyang Yuehai have become wholly-owned subsidiaries of the Company.

Jiangmen Yuehai and Huiyang Yuehai are principally engaged in properties development businesses. Upon the completion of the above-mentioned connected transactions, the assets, liabilities, results and cash flows of Jiangmen Yuehai and Huiyang Yuehai will be consolidated into the Group's consolidated financial statements.

Notes to Financial Statements (continued)

34 Information about Principal Subsidiaries

Particulars of the Company's principal subsidiaries are as follows:

Company	Place of incorporation/ registration and business	Issued ordinary/ registered share capital	Percentage of equity attributable to the Company		Principal activities
			Direct	Indirect	
廣州市番禺粵海房地產有限公司	PRC/Mainland China	RMB187,300,000	—	80	Property development
粵海科技(深圳)有限公司 [#]	PRC/Mainland China	US\$50,000,000	—	100	Property investment
廣東粵海置地集團有限公司(前稱粵海置地(深圳)有限公司) [#]	PRC/Mainland China	RMB4,000,000,000	—	100	Property development and investment
廣東粵海房地產開發有限公司 [*]	PRC/Mainland China	RMB308,000,000	—	100	Property development and investment
江門市粵海置地房地產投資有限公司	PRC/Mainland China	RMB530,000,000	—	100	Property development
珠海粵海置地有限公司	PRC/Mainland China	RMB930,000,000	—	100	Property development
佛山粵海置地有限公司	PRC/Mainland China	RMB1,000,000,000	—	100	Property development

[#] The subsidiaries were registered as wholly-foreign-owned enterprises under PRC law.

^{*} The shares of this subsidiary were pledged to secure certain bank borrowings (Note 21).

The above table lists the subsidiaries of the Company which, in the opinion of the directors, principally affected the results for the year or formed a substantial portion of the net assets of the Group. To give details of other subsidiaries would, in the opinion of the directors, result in particulars of excessive length.

35 Approval of the Financial Statements

The financial statements were approved and authorised for issue by the board of directors on 26 March 2021.

Particulars of Major Properties

31 December 2020

Investment Properties

Location	Use	Category of lease	Attributable interest of the Group
Commercial portion of Laurel House, Nos. 43 - 79 Zhuguang Road, Yuexiu District, Guangzhou City, Guangdong, PRC	Commercial	Medium	100%
Biao Ma Ling, Buji Town, Longgang District, Shenzhen City, Guangdong, PRC	Commercial	Medium	100%
No. 5 Da Feng Industrial Area, Shiyan Town, Baoan District, Shenzhen City, Guangdong, PRC	Commercial	Medium	100%

Properties Under Development and Investment Properties Under Development

Location	Use	Site area (sq. m.)	Gross floor area (sq. m.)	Attributable interest of the Group
Northern Land and Southern Land of the GDH City 3008 Taibai Road, Luohu District, Shenzhen, Guangdong, PRC	Commercial/ office/mall etc.	49,846	346,051	100%
The Chenyuan Road Project West of Fengxiang Road, Southeast of the intersection of Chenyuan Road and Longteng Road, Pengjiang District, Jiangmen City, Guangdong, PRC	Residential/ Commercial service	59,705	164,216	100%
The Zhuhai Jinwan Project West of Jinhui Road and North of Jinhe East Road, Jinwan District, Zhuhai City, Guangdong, PRC	Residential/ Commercial	66,090	166,692	100%
The Foshan Laurel House Project West of Wenhua Road, South of Liming 2nd Road, Chancheng District, Foshan City, Guangdong, PRC	Residential/ Commercial	43,284	151,493	100%
The Zhongshan GDH City Project Tsuihang New District, Zhongshan City, Guangdong, PRC	Residential	98,811	247,028	100%

Particulars of Major Properties (continued)

31 December 2020

Completed Properties Held For Sale

Location	Use	Site area (sq. m.)	Gross floor area (sq. m.)	Attributable interest of the Group
Northwestern Land of the GDH City 3008 Taibai Road, Luohu District, Shenzhen, Guangdong, PRC	Business apartment/ Commercial	16,680	114,654	100%
Laurel House Nos. 43 - 79 Zhuguang Road, Yuexiu District, Guangzhou City, Guangdong, PRC	Residential	12,168	119,267*	100%
Ruyingju South of Sanzhi Xiangshui Road, Dongxiang Village, Dashi Town, Panyu District, Guangzhou, Guangdong, PRC	Residential	38,771	126,182	80%
Baohuaxuan Nos 15 - 21 Baohua Land South Wenchang South Road, Liwan District, Guangzhou City, Guangdong, PRC	Residential	1,374	5,241	100%

* Represent the gross floor area of the entire project, including the commercial portion.



粤海置地控股有限公司
GUANGDONG LAND HOLDINGS LIMITED