



建發國際投資集團有限公司  
C&D International Investment Group Limited

(Incorporated in the Cayman Islands with limited liability)

Stock Code: 1908

# 2021

## INTERIM REPORT



房地產開發及房地產產業鏈綜合投資服務商  
Real estate development and real estate industry chain investment services

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# CORPORATE INFORMATION

## BOARD OF DIRECTORS

### Executive Directors

Mr. ZHUANG Yuekai (*Chairman*)  
Ms. ZHAO Chengmin  
Mr. LIN Weiguo (*Chief Executive Officer*)

### Non-executive Directors

Mr. HUANG Wenzhou  
Ms. YE Yanliu  
Mr. WANG Wenhui

### Independent Non-executive Directors

Mr. WONG Chi Wai  
Mr. WONG Tat Yan, Paul  
Mr. CHAN Chun Yee

## COMPANY SECRETARY

Miss LEUNG Ching Ching

## AUDIT COMMITTEE

Mr. WONG Chi Wai (*Committee Chairman*)  
Mr. WONG Tat Yan, Paul  
Mr. CHAN Chun Yee

## REMUNERATION COMMITTEE

Mr. WONG Tat Yan, Paul (*Committee Chairman*)  
Mr. WONG Chi Wai  
Mr. CHAN Chun Yee  
Mr. ZHUANG Yuekai (*Note*)

## NOMINATION COMMITTEE

Mr. ZHUANG Yuekai (*Committee Chairman*)  
Mr. CHAN Chun Yee  
Mr. WONG Chi Wai  
Mr. WONG Tat Yan, Paul

## INDEPENDENT AUDITOR

Grant Thornton Hong Kong Limited

## PRINCIPAL BANKERS

(in alphabetical order)  
Agricultural Bank of China Limited  
Bank of Beijing Co., Ltd.  
Bank of China (Hong Kong) Limited  
Bank of China Limited  
Bank of Communications Co., Ltd.  
Bank Of Hangzhou Co., Ltd.  
Bank Of Jiangsu Co., Ltd.  
China Construction Bank Corporation  
China Everbright Bank Company Limited  
China Merchants Bank Co., Ltd.  
China Minsheng Banking Corp., Ltd.  
Industrial and Commercial Bank of China Limited  
Industrial Bank Co., Ltd.  
Ping An Bank Co., Ltd.  
Postal Savings Bank of China  
Shanghai Pudong Development Bank

## REGISTERED OFFICE

Second Floor, Century Yard  
Cricket Square, P.O. Box 902  
Grand Cayman, KY1-1103  
Cayman Islands

## HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Office No. 3517  
35th Floor, Wu Chung House  
213 Queen's Road East  
Wanchai, Hong Kong

## PRINCIPAL SHARE REGISTRAR AND TRANSFER AGENT

Tricor Services (Cayman Islands) Limited  
Second Floor, Century Yard  
Cricket Square, P.O. Box 902  
Grand Cayman, KY1-1103  
Cayman Islands

## HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

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

## LEGAL ADVISER AS TO HONG KONG LAWS

King & Wood Mallesons

## STOCK CODE

1908

## COMPANY'S WEBSITE

[www.cndintl.com](http://www.cndintl.com)  
(the contents of which do not form part of this report)

Note: Mr. ZHUANG Yuekai has ceased to act as a member of the remuneration committee of the Board with effect from 15 March 2021.

# INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

## INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2021

The board (the “Board”) of directors (the “Directors”) of C&D International Investment Group Limited (the “Company”) is pleased to announce the following unaudited interim consolidated results of the Company and its subsidiaries (collectively, the “Group”) for the six months ended 30 June 2021 (the “Period”) together with the comparative figures for the corresponding period in 2020 (the “corresponding period of the previous year”).

	Notes	For the six months ended 30 June 2021 RMB'000 (Unaudited)	For the six months ended 30 June 2020 RMB'000 (Unaudited) (restated)
<b>Revenue</b>	4	<b>8,396,275</b>	2,462,753
Cost of sales		<b>(7,346,373)</b>	(1,938,940)
<b>Gross profit</b>		<b>1,049,902</b>	523,813
Other income	6	<b>277,755</b>	133,503
Loss on changes in fair value of investment properties		<b>(860)</b>	(4,608)
Administrative expenses		<b>(54,002)</b>	(49,345)
Selling expenses		<b>(749,188)</b>	(398,265)
(Provision for)/reversal of provision for expected credit losses allowance		<b>(7,418)</b>	11,643
Finance costs	7	<b>(188,641)</b>	(142,450)
Share of profit of associates		<b>35,643</b>	33,195
Share of profit of joint ventures		<b>13,942</b>	567
<b>Profit before income tax from continuing operations</b>	8	<b>377,133</b>	108,053
Income tax expense	9	<b>(47,856)</b>	(24,191)
<b>Profit for the period from continuing operations</b>		<b>329,277</b>	83,862
<b>Discontinued operation</b>			
Profit for the period from a discontinued operation	10	–	31,620
<b>Profit for the period</b>		<b>329,277</b>	115,482
<b>Other comprehensive income</b>			
<b>Items that may be reclassified subsequently to profit or loss:</b>			
Currency translation differences		<b>20,148</b>	(43,139)
<b>Total comprehensive income for the period</b>		<b>349,425</b>	72,343

# INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Notes	For the six months ended 30 June 2021 RMB'000 (Unaudited)	For the six months ended 30 June 2020 RMB'000 (Unaudited) (restated)
<b>Profit for the period attributable to:</b>			
Equity holders of the Company		303,188	151,105
Non-controlling interests		26,089	(35,623)
		<b>329,277</b>	115,482
<b>Total comprehensive income for the Period attributable to:</b>			
Equity holders of the Company		323,347	107,985
Non-controlling interests		26,078	(35,642)
		<b>349,425</b>	72,343
<b>Earnings per share for profit attributable to the equity holders of the Company</b>			
Basic earnings per share			
— For profit for the period (RMB cents)		25.64	5.80
— For profit from continuing operations (RMB cents)	12	25.64	3.09
Diluted earnings per share			
— For profit for the period (RMB cents)		25.64	5.70
— For profit from continuing operations (RMB cents)	12	25.64	3.04

# INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Notes	As at 30 June 2021 RMB'000 (Unaudited)	As at 31 December 2020 RMB'000 (Audited)
<b>ASSETS AND LIABILITIES</b>			
<b>Non-current assets</b>			
Property, plant and equipment		98,596	116,020
Right-of-use assets		222,632	227,842
Investment properties	13	1,237,360	1,328,060
Interests in associates		8,364,407	5,927,351
Interest in joint ventures		663,518	668,417
Other financial assets	14	331,110	377,840
Deposits for acquisition of land use rights		64,166	64,166
Deferred tax assets		4,508,330	2,591,854
		<b>15,490,119</b>	<b>11,301,550</b>
<b>Current assets</b>			
Inventories of properties and other contract costs	15		
— Properties under development		180,664,694	113,191,414
— Properties held for sale		4,487,087	5,690,644
— Other contract costs		986,910	599,440
Trade and other receivables	16	5,621,632	5,475,040
Amounts due from non-controlling interests	19	23,889,393	12,591,609
Other financial assets	14	79,500	25,840
Deposits for acquisition of land use rights		18,527,347	5,915,970
Prepaid taxes		1,716,278	639,181
Cash at banks and on hand	17	33,696,145	27,992,866
		<b>269,668,986</b>	<b>172,122,004</b>
<b>Total assets</b>		<b>285,159,105</b>	<b>183,423,554</b>
<b>Current liabilities</b>			
Trade and other payables	18	20,645,664	16,122,619
Contract liabilities		116,802,488	66,115,894
Amounts due to related companies	19	6,708,394	3,936,789
Amounts due to non-controlling interests	19	13,286,943	3,011,547
Interest-bearing borrowings	20	4,448,272	3,272,636
Income tax liabilities		3,240,116	3,229,140
Lease liabilities		30,122	28,325
Receipts under securitisation arrangements	21	1,995,965	—
		<b>167,157,964</b>	<b>95,716,950</b>

# INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Notes	As at 30 June 2021 RMB'000 (Unaudited)	As at 31 December 2020 RMB'000 (Audited)
<b>Net current assets</b>		<b>102,511,022</b>	76,405,054
<b>Total assets less current liabilities</b>		<b>118,001,141</b>	87,706,604
<b>Non-current liabilities</b>			
Loans from intermediate holding company	19	<b>32,028,252</b>	24,421,624
Lease liabilities		<b>134,253</b>	138,327
Receipts under securitisation arrangements	21	–	1,993,583
Interest-bearing borrowings	20	<b>34,689,303</b>	23,520,939
Deferred tax liabilities		<b>330,349</b>	280,562
		<b>67,182,157</b>	50,355,035
<b>Total liabilities</b>		<b>234,340,121</b>	146,071,985
<b>Net assets</b>		<b>50,818,984</b>	37,351,569
<b>EQUITY</b>			
Share capital	22	<b>108,938</b>	100,636
Reserves		<b>9,518,668</b>	8,214,729
<b>Equity attributable to the equity holders of the Company</b>		<b>9,627,606</b>	8,315,365
<b>Equity attributable to the subscriber of the perpetual loan</b>		<b>14,500,000</b>	9,500,000
<b>Equity attributable to owners of the parent</b>		<b>24,127,606</b>	17,815,365
Non-controlling interests		<b>26,691,378</b>	19,536,204
<b>Total equity</b>		<b>50,818,984</b>	37,351,569

# INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Equity attributable to the equity holders of the Company										
	Share capital RMB'000	Perpetual convertible bond RMB'000	Share premium RMB'000	Statutory reserve RMB'000	Exchange reserve RMB'000	Capital reserve RMB'000	Revaluation reserve RMB'000	Retained earnings RMB'000	Total RMB'000	Non-controlling interests RMB'000	Total equity RMB'000
<b>Balance at 1 January 2020</b>	76,921	1,759,626	1,690,891	493,507	32,843	(144,432)	2,692	3,386,101	7,298,149	12,311,793	19,609,942
<b>Total comprehensive income for the Period</b>											
Profit for the Period	-	-	-	-	-	-	-	151,105	151,105	(35,623)	115,482
Other comprehensive income	-	-	-	-	(43,120)	-	-	-	(43,120)	(19)	(43,139)
— Currency translation differences	-	-	-	-	(43,120)	-	-	-	(43,120)	(19)	(43,139)
Total comprehensive income	-	-	-	-	(43,120)	-	-	151,105	107,985	(35,642)	72,343
<b>Transactions with owners</b>											
Conversion of perpetual convertible bond	23,715	(1,759,626)	1,735,911	-	-	-	-	-	-	-	-
Distributions to holders of perpetual convertible bond	-	-	(84,038)	-	-	-	-	-	(84,038)	-	(84,038)
2019 final dividend approved and paid	-	-	(884,835)	-	-	-	-	-	(884,835)	-	(884,835)
Deregistration of a subsidiary	-	-	-	-	-	-	-	-	-	(2,195,205)	(2,195,205)
Deemed disposal of subsidiaries	-	-	-	-	-	-	-	-	-	(236,822)	(236,822)
Capital contribution from non-controlling interests	-	-	-	-	-	-	-	-	-	1,613,064	1,613,064
Acquisition of subsidiaries	-	-	-	-	-	-	-	-	-	3,660	3,660
Dividends paid to former shareholders of subsidiaries	-	-	-	-	-	-	-	-	-	(1,485)	(1,485)
Changes in ownership interests in subsidiaries without change of control	-	-	-	-	-	(8,146)	-	-	(8,146)	(23,015)	(31,161)
<b>Total transactions with owners</b>	23,715	(1,759,626)	767,038	-	-	(8,146)	-	-	(977,019)	(839,803)	(1,816,822)
<b>Balance at 30 June 2020 (unaudited)</b>	100,636	-	2,457,929	493,507	(10,277)	(152,578)	2,692	3,537,206	6,429,115	11,436,348	17,865,463



# INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Equity attributable to owners of the parent										Non-controlling interests	Total equity
	Equity attributable to the equity holders of the Company											
	Share capital	Share premium*	Statutory reserve*	Exchange reserve*	Capital reserve*	Revaluation reserve*	Retained earnings*	Perpetual loan	Total	Total		
RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
<b>Balance at 1 January 2021</b>	100,636	2,447,947	834,574	65,518	(41,207)	2,692	4,905,205	9,500,000	17,815,365	19,536,204	37,351,569	
<b>Total comprehensive income for the Period</b>												
Profit for the Period	-	-	-	-	-	-	303,188	-	303,188	26,089	329,277	
Other comprehensive income	-	-	-	20,159	-	-	-	-	20,159	(11)	20,148	
— Currency translation differences	-	-	-	20,159	-	-	-	-	20,159	(11)	20,148	
<b>Total comprehensive income</b>	-	-	-	20,159	-	-	303,188	-	323,347	26,078	349,425	
<b>Transactions with owners</b>												
Issuance of share capital, net of transaction costs	5,366	772,180	-	-	-	-	-	-	777,546	-	777,546	
Issuance of ordinary shares in respect of the Restricted Share Incentive Scheme	2,936	209,072	-	-	-	-	-	-	212,008	-	212,008	
Issuance of a perpetual loan	-	-	-	-	-	-	-	5,000,000	5,000,000	-	5,000,000	
Capital contribution from non-controlling interests	-	-	-	-	-	-	-	-	-	7,573,143	7,573,143	
Capital reduction of subsidiaries	-	-	-	-	-	-	-	-	-	(384,000)	(384,000)	
Disposal of subsidiaries	-	-	-	-	14,369	-	(14,369)	-	-	4,535	4,535	
Change in ownership interests in subsidiaries without change of control	-	-	-	-	(660)	-	-	-	(660)	(2,540)	(3,200)	
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	-	(62,042)	(62,042)	
<b>Total transactions with owners</b>	8,302	981,252	-	-	13,709	-	(14,369)	5,000,000	988,894	7,129,096	13,117,990	
<b>Balance at 30 June 2021 (unaudited)</b>	108,938	3,429,199	834,574	85,677	(27,498)	2,692	5,194,024	14,500,000	9,627,606	26,691,378	50,818,984	

\* These reserve accounts comprise the Group's reserves of RMB9,518,668,000 in the consolidated statement of financial position.

## INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	Note	For the six months ended 30 June 2021 RMB'000 (Unaudited)	For the six months ended 30 June 2020 RMB'000 (Unaudited)
Net cash used in operating activities		(20,876,742)	(12,303,934)
Net cash (used in)/generated from investing activities		(3,979,287)	1,985,488
Net cash generated from financing activities (Note)		29,433,993	8,101,361
Net increase in cash and cash equivalents		4,577,964	(2,217,085)
Cash and cash equivalents as at 1 January		27,367,880	10,385,864
Effect of foreign exchange rate changes on cash and cash equivalents		(2,413)	2,737
Cash and cash equivalents as at 30 June	17	31,943,431	8,171,516

Note: Included in net cash used in financing activities for the six months ended 30 June 2021 were repayment of interest-bearing borrowings of approximately RMB136,288.75 million (corresponding period of the previous year: approximately RMB98,884.55 million).

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 1. GENERAL INFORMATION

The Company's functional currency is Hong Kong Dollars ("HK\$"). However, the interim condensed consolidated financial information for the six months ended 30 June 2021 (the "Interim Financial Information") is presented in Renminbi ("RMB"), as the directors of the Company consider that RMB is the functional currency of the primary economic environment in which most of the Group's transactions are denominated and settled in and this presentation is more useful for its existing and potential investors. The Interim Financial Information is presented in thousands of RMB ("RMB'000"), unless otherwise stated.

Well Land International Limited ("Well Land") is the Company's immediate holding company which was incorporated in the British Virgin Islands ("BVI") with limited liability; C&D Real Estate Corporation Limited\* (建發房地產集團有限公司) ("C&D Real Estate") which was incorporated in the People's Republic of China ("PRC" or "China") with limited liability is the Company's intermediate holding company and Xiamen C&D Corporation Limited\* (廈門建發集團有限公司) ("Xiamen C&D") which was incorporated in the PRC with limited liability is the Company's ultimate holding company.

## 2. BASIS OF PREPARATION

The Interim Financial Information is prepared in accordance with Hong Kong Accounting Standards ("HKASs") 34 "Interim Financial Reporting" issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") as well as the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

The Interim Financial Information does not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2020.

## 3. ADOPTION OF NEW AND AMENDED HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs")

### **New and amended HKFRSs that are effective for annual periods beginning on or after 1 January 2021**

The accounting policies and methods of computation used in the preparation of the Interim Financial Report are consistent with those used in the annual financial statements for the year ended 31 December 2020, except for the adoption of the following new and amended HKFRSs effective as of 1 January 2021. The Group has not early adopted any other standard, interpretation or amendment that has been issued but not yet effective.

Amendments to HKFRS 9, HKAS 39,  
HKFRS 7, HKFRS 4 and HKFRS 16  
Amendments to HKFRS 16

Interest Rate Benchmark Reform — Phase 2  
Covid-19-Related Rent Concession

The adoption of the new and amended HKFRSs had no material impact on how the results and financial position for the current and prior periods have been prepared and presented.

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 3. ADOPTION OF NEW AND AMENDED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (Continued)

### HKFRSs in issued but not yet effective

At the date of authorisation of this Interim Financial Report, certain new and amended HKFRSs have been published but are not yet effective, and have not been adopted early by the Group.

HKFRS 17	Insurance Contracts and related amendment <sup>2</sup>
Amendments to HKFRS 3	Reference to the Conceptual Framework <sup>4</sup>
Amendments to HKFRS 10 and HKAS 28	Sale or contribution of assets between an investor and its associate or Joint Venture <sup>3</sup>
Amendments to HKFRS 16	Covid-19-Related Rent Concessions beyond 30 June 2021 <sup>5</sup>
Amendments to HKAS 1	Classification of Liabilities as Current or Non-current <sup>2</sup>
Amendments to HKAS 1 and HKFRS Practice Statement 2	Disclosure of Accounting Policies <sup>2</sup>
Amendments to HKAS 8	Definition of Accounting Estimates <sup>2</sup>
Amendments to HKAS 12	Deferred Tax related to Assets and Liabilities arising from a Single Transaction <sup>2</sup>
Amendments to HKAS 16	Property, Plant and Equipment — Proceeds before Intended Use <sup>1</sup>
Amendments to HKAS 37	Onerous Contracts — Cost of Fulfilling a Contract <sup>1</sup>
Amendments to HKFRSs	Annual Improvements to HKFRS Standards 2018–2020 <sup>1</sup>
Accounting Guideline 5 (Revised)	Merger Accounting for Common Control Combination <sup>4</sup>

<sup>1</sup> Effective for annual periods beginning on or after 1 January 2022

<sup>2</sup> Effective for annual periods beginning on or after 1 January 2023

<sup>3</sup> Effective date not yet determined

<sup>4</sup> Effective for business combination/common control combination for which the acquisition/combination date is on or after the beginning of the first annual period beginning on or after 1 January 2022

<sup>5</sup> Effective for annual periods beginning on or after 1 June 2021

The Group is in the process of making an assessment of what the impact of these developments is expected to be in the Period of initial application. So far it has concluded that the adoption of them is unlikely to have a significant impact on the Group’s consolidated financial statements.

## 4. REVENUE FROM CONTINUING OPERATIONS

Revenue from the Group’s principal activities recognised during the Period is as follows:

	For the six months ended	
	30 June	
	2021	2020
	RMB’000	RMB’000
	(Unaudited)	(Unaudited)
		(restated)
Sales of properties	8,216,069	2,377,133
Others (Note)	180,206	85,620
	<b>8,396,275</b>	2,462,753

Note: Others mainly comprises entrusted construction services income of RMB65,996,000 (corresponding period of the previous year: RMB20,760,000) and rental income from property leasing of RMB86,097,000 (corresponding period of the previous year: RMB54,232,000) which does not fall within the scope of HKFRS 15.

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 5. SEGMENT INFORMATION

The Group identifies operating segments and prepares segment information based on the regular internal financial information reported to the chief operating decision-maker, i.e. the executive directors, for their decisions about resources allocation to the Group's business components and for their review of the performance of those components. The business components in the internal financial information reported to the executive directors are determined following the Group's major line of business.

The Group has one reportable segment for continuing operations. The segment is managed separately as each business offers different products and services and requires different business strategies. All inter-segment transfers, if any, are carried out at arm's length prices. The following summary describes the operation of the Group's reportable segment:

### Continuing operations

Property development – Construction and sales of residential units, commercial shops and car parking spaces

### Discontinued operation

Property management services – Rendering of property management services

The measurement policies the Group uses for reporting segment results under HKFRS 8 "Operating segments" are the same as those used in its financial statements prepared under HKFRSs, except for corporate income and expenses (including income tax expense) which are not directly attributable to the business activities of any operating segment and are not included in arriving at the operating results of the operating segment.

The Group determines its operating segments based on the reports reviewed by the chief operating decision-maker that are used to make strategic decisions.

The chief operating decision-maker has been identified as the Company's executive directors.

In previous years, the chief operating decision-maker of the Company assessed the performance of the Group organised into four business segments as follows: property development, property management services, commercial assets management and entrusted construction services.

The Group has amended the format of reportable segments information provided to the chief operating decision-maker for assessing the performance of the operating segments. Upon the spin-off and separately listed the shares of its property management services business on 31 December 2020 (note 10), the Group has concluded that there is only one reportable segment, property development, as the others are individually and collectively insignificant for segment reporting purposes. The comparative information has been restated accordingly.

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 5. SEGMENT INFORMATION *(Continued)*

### Segment revenue and results

	Continuing operations Property development RMB'000 (unaudited)
<b>For the six months ended 30 June 2021</b>	
Disaggregated by timing of revenue recognition:	
— Point in time	8,216,069
— Over time	—
Inter-segment revenue	8,216,069 —
Revenue to external customers	8,216,069
Reportable segment profit before income tax	312,844
Other segment information:	
Interest income	150,431
Interest expense	(181,076)
Share of results of associates	26,434
Share of results of joint ventures	276
Depreciation of property, plant and equipment	(3,714)
Depreciation of right-of-use assets	(13,118)
Provision for expected credit losses ("ECL") allowance on loans to associates	(1,815)
Reversal of provision for ECL allowance on trade and other receivables	5,961
Provision for ECL allowance on amounts due from non-controlling interests	(11,309)
Reversal of provision for inventories of properties	354

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 5. SEGMENT INFORMATION *(Continued)*

### Segment revenue and results *(Continued)*

	Continuing operations property development RMB'000 (unaudited)	Discontinued operation property management services RMB'000 (unaudited)	Total RMB'000 (unaudited)
<b>For the six months ended 30 June 2020</b>			
Disaggregated by timing of revenue recognition:			
— Point in time	<b>2,377,133</b>	—	<b>2,377,133</b>
— Over time	—	<b>439,729</b>	<b>439,729</b>
	<b>2,377,133</b>	<b>439,729</b>	<b>2,816,862</b>
Inter-segment revenue	—	<b>(56,082)</b>	<b>(56,082)</b>
Revenue to external customers	<b>2,377,133</b>	<b>383,647</b>	<b>2,760,780</b>
Reportable segment profit before income tax	<b>114,746</b>	<b>17,417</b>	<b>132,163</b>
Other segment information:			
Interest income	<b>115,446</b>	<b>45</b>	<b>115,491</b>
Interest expense	<b>(118,100)</b>	<b>(25,579)</b>	<b>(143,679)</b>
Share of profit/(loss) of associates	<b>26,739</b>	<b>(598)</b>	<b>26,141</b>
Depreciation of right-of-use assets	<b>(8,788)</b>	<b>(430)</b>	<b>(9,218)</b>
Depreciation of property, plant and equipment	<b>(2,205)</b>	<b>(1,522)</b>	<b>(3,727)</b>
Reversal of provision for ECL allowance on loans to associates	<b>1,809</b>	—	<b>1,809</b>
(Provision for)/reversal of provision for ECL allowance on trade and other receivables	<b>8,661</b>	<b>(3,035)</b>	<b>5,626</b>
Reversal of provision for ECL allowance on amounts due from non-controlling interests	<b>1,473</b>	—	<b>1,473</b>
Reversal of provision for inventories of properties	<b>4,728</b>	—	<b>4,728</b>

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 5. SEGMENT INFORMATION *(Continued)*

### Segment revenue and results *(Continued)*

The reconciliations of the Group's reportable segments revenue and profit before income tax from continuing operations are as follows:

	For the six months ended 30 June	
	2021 RMB'000 (unaudited)	2020 RMB'000 (unaudited) (restated)
Reportable segment revenue from continuing operation	8,216,069	2,377,133
Unallocated revenue	180,206	85,620
<b>Consolidated revenue from continuing operations</b>	<b>8,396,275</b>	<b>2,462,753</b>
Reportable segment profit before income tax from continuing operation	312,844	114,746
Unallocated interest income	3,594	580
Unallocated interest expenses	(7,565)	(24,350)
Unallocated share of result of associates	9,209	6,456
Unallocated share of result of joint ventures	13,666	567
Unallocated changes in fair value of investment properties	(860)	(4,608)
Unallocated income and expenses	57,065	31,377
Unallocated provision for ECL allowance on trade and other receivables	(255)	(300)
Unallocated depreciation	(10,565)	(16,415)
<b>Consolidated profit before income tax from continuing operations</b>	<b>377,133</b>	<b>108,053</b>

As chief operating decision-maker of the Group considers most of the Group's revenue and results are attributable to the market in the PRC and the Group's assets are substantially located inside the PRC, no geographical information is presented.

For the six months ended 30 June 2021 and 2020, the Group did not depend on any single customer under each of the segments.



# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 6. OTHER INCOME FROM CONTINUING OPERATIONS

	For the six months ended 30 June	
	2021 RMB'000 (Unaudited)	2020 RMB'000 (Unaudited) (restated)
Interest income from:		
— banks	123,471	57,753
— loans to associates	18,366	31,779
— financial assets at amortised cost	—	516
— others	12,188	25,978
	154,025	116,026
Compensation income	73,036	10,746
Gain/(loss) on changes in fair value of financial assets measured at FVTPL	9,930	(1,090)
Gain on disposal of subsidiaries	31,774	—
Government grants	2,536	2,475
Sundry income	6,454	5,346
	277,755	133,503

## 7. FINANCE COSTS FROM CONTINUING OPERATIONS

	For the six months ended 30 June	
	2021 RMB'000 (Unaudited)	2020 RMB'000 (Unaudited) (restated)
Interest charges on:		
Bank borrowings	739,102	631,219
Loans from intermediate holding company	628,936	666,184
Amounts due to non-controlling shareholders	111,427	38,937
Receipts under securitisation arrangements	153,292	80,942
Significant financing component of contract liabilities	1,362,228	630,094
New standards on leases	4,826	945
Total borrowing costs	2,999,811	2,048,321
Less: Interest capitalised	(2,811,170)	(1,905,871)
	188,641	142,450

Borrowing costs have been capitalised at various applicable rates ranging from 2.75% to 11.5% per annum (corresponding period of the previous year: 3.2% to 11.5% per annum).

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 8. PROFIT BEFORE INCOME TAX FROM CONTINUING OPERATIONS

Profit before income tax is arrived at after charging/(crediting):

	For the six months ended 30 June	
	2021 RMB'000 (Unaudited)	2020 RMB'000 (Unaudited) (restated)
Auditor's remuneration	–	–
Cost of properties sold	<b>7,305,056</b>	1,912,830
Depreciation:		
— Owned assets	<b>9,438</b>	10,722
— Right-of-use assets	<b>17,959</b>	16,686
(Provision for)/reversal of provision for ECL allowance on loans to associates	<b>(1,815)</b>	1,809
Reversal of expected credit provision on trade and other receivables	<b>5,706</b>	8,361
(Provision for)/reversal of provision for ECL allowance on amounts due from non-controlling interests	<b>(11,309)</b>	1,473
Net foreign exchange gain/(loss)	<b>1</b>	(34)
Lease charges:		
— Leases with lease term less than twelve months	<b>11,535</b>	3,625
Outgoings in respect of investment properties that generated rental income	<b>2,231</b>	1,482
Reversal of provision for inventories of properties and other contract costs	<b>354</b>	4,728

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 9. INCOME TAX EXPENSE FROM CONTINUING OPERATIONS

	For the six months ended 30 June	
	2021 RMB'000 (Unaudited)	2020 RMB'000 (Unaudited) (restated)
<b>Current income tax</b>		
PRC corporate income tax ("CIT")		
— The period	<b>1,964,857</b>	757,096
PRC land appreciation tax ("LAT")	<b>(50,312)</b>	3,452
	<b>1,914,545</b>	760,548
<b>Deferred tax</b>	<b>(1,866,689)</b>	(736,357)
<b>Total income tax expense</b>	<b>47,856</b>	24,191

Notes:

### (a) Hong Kong profits tax

No Hong Kong profits tax has been provided as the Group did not derive any assessable profit arising in Hong Kong during the Period (2020: Nil).

### (b) PRC CIT

The income tax provision of the Group in respect of operations in the PRC has been calculated at the applicable tax rate on the estimated assessable profits for the Period, based on the existing legislation, interpretations and practices in respect thereof.

PRC CIT has been provided on the estimated assessable profits of subsidiaries operating in the PRC at 25% (2020: 25%).

### (c) PRC LAT

Under the Provisional Rules on LAT Implementation Rules of the PRC implemented on 27 January 1995, all gains from the sales or transfer of land use rights, buildings and their attached facilities in the PRC are subject to LAT at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds of sale of properties less deductible expenditures including cost of land use rights, borrowing costs, additional tax and all property development expenditures. There are certain exemptions available for the sale of ordinary residential properties if the appreciation values do not exceed 20% of the total deductible items (as defined in the relevant PRC tax laws). Sales of commercial properties are not eligible for such an exemption.

### (d) PRC withholding income tax

Pursuant to the Detailed Implementation Regulations for implementation of the new CIT Law issued on 6 December 2007, a 10% withholding income tax shall be levied on the dividends remitted by the companies established in the PRC to their foreign investors starting from 1 January 2008. Dividends coming from the profits generated by the PRC companies after 1 January 2008 shall be subject to this withholding income tax.

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 9. INCOME TAX EXPENSE FROM CONTINUING OPERATIONS *(Continued)*

Notes: (Continued)

### (e) Cayman Islands corporate tax

Pursuant to the rules and regulations of Cayman Islands, the Group is not subject to any corporate tax in Cayman Islands for the six months ended 30 June 2021 and 2020.

### (f) BVI profits tax

Pursuant to the rules and regulations of the BVI, the Group is not subject to any income tax in the BVI for the six months ended 30 June 2021 and 2020.

### (g) Australia profits tax

No Australia profits tax has been provided as the Group did not derive any assessable profit arising in Australia during the six months ended 30 June 2021 and 2020.

## 10. DISCONTINUED OPERATION

During the year ended 31 December 2020, the Company proposed to spin-off and separately listed the shares of the property management services business of the Group under C&D Property Management Group Co., Ltd (“C&D Property”, together with its subsidiaries, “C&D Property Group”) on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) (the “Spin-off”).

On 30 September 2020, C&D Property submitted an application to the Stock Exchange for the listing by way of introduction of, and permission to deal in the shares of C&D Property on the Main Board of the Stock Exchange.

In December 2020, the Company’s board of directors declared a conditional distribution in specie of all the issued share capital of C&D Property to the Company’s qualifying shareholders (the “Distribution”). On 31 December 2020, the shares of C&D Property Group were listed on the Stock Exchange and C&D Property Group ceased to be the subsidiaries of the Company thereafter.

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 10. DISCONTINUED OPERATION *(Continued)*

The consolidated results of C&D Property Group for the period are presented below as a discontinued operation:

	For the period from 1 January 2020 to 30 June 2020 RMB'000 (Unaudited)
<b>Revenue</b>	<b>390,760</b>
Cost of sales	<b>(289,881)</b>
Gross profit	<b>100,879</b>
Other net gain	<b>19,953</b>
Administrative expenses	<b>(2,148)</b>
Selling expenses	<b>(52,448)</b>
Provision for ECL allowance	<b>(3,035)</b>
Finance costs	<b>(16,076)</b>
Share of results of associates	<b>(1,344)</b>
<b>Profit before income tax from discontinued operation</b>	<b>45,781</b>
Income tax expense	<b>(14,161)</b>
<b>Profit for the period from discontinued operation</b>	<b>31,620</b>
Profit for the period attributable to:	
— Equity holders of the Company	<b>31,322</b>
— Non-controlling interests	<b>298</b>
	<b>31,620</b>

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 10. DISCONTINUED OPERATION *(Continued)*

	For the period from 1 January 2020 to 30 June 2020
Earnings per share (expressed in RMB cents per share):	
— Basic, from the discontinued operation	2.71
— Diluted, from the discontinued operation	2.66

The calculations of basic and diluted earnings per share from the discontinued operation are based on:

	For the period from 1 January 2020 to 30 June 2020 RMB'000
Profit of the Company attributable to equity holders of the Company from the discontinued operation	31,322
Weighted average number of ordinary shares in issue during the period used in the basic earnings per share calculation (thousands) (note 12)	1,156,185
Weighted average number of ordinary shares in issue during the period used in the diluted earnings per share calculation (thousands) (note 12)	1,176,711

## 11. DIVIDEND

### Dividends attributable to the period

	Note	For the six months ended 30 June	
		2021 RMB'000	2020 RMB'000
Proposed interim dividend of HK\$1.1 per ordinary share (2020: Nil)	(i) (ii)	1,182,258	—

Note:

- (i) The Board resolved not to declare an interim dividend for the six months ended 30 June 2020 on 24 August 2020.
- (ii) The Board declared 2021 interim dividend of HK\$1.1 per share. Eligible Shareholders may select to receive the interim dividend in the form of all in new Shares or partly in new Shares and partly in cash or all in cash. Such interim dividend has not been recognised as a liability in this interim financial information.

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 12. EARNINGS PER SHARE FROM CONTINUING OPERATIONS

### (A) Basic earnings per share

Basic earnings per share is calculated by dividing the profit for the period attributable to the equity holders of the Company by the weighted average number of ordinary shares in issue during the Period.

	For the six months ended 30 June	
	2021 RMB'000 (Unaudited)	2020 RMB'000 (Unaudited) (restated)
Profit for the period attributable to the equity holders of the Company	303,188	119,783
Distributions to holders of perpetual convertible bond	–	(84,038)
Profit for the purpose of basic earnings per share	303,188	35,745
Weighted average number of ordinary shares in issue during the Period (thousands)	1,182,293	1,156,185
Earnings per share (expressed in RMB cents per share)	25.64	3.09

### (B) Diluted earnings per share

Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares to assume conversion of all dilutive potential ordinary shares.

	For the six months ended 30 June	
	2021 RMB'000 (Unaudited)	2020 RMB'000 (Unaudited) (restated)
Earnings for the purpose of diluted earnings per share	303,188	35,745
Weighted average number of ordinary shares for the purpose of basic earnings per share (thousands)	1,182,293	1,156,185
Effect of dilutive potential ordinary share: Perpetual convertible bond (thousands)	–	20,526
Weighted average number of ordinary shares in issue (thousands)	1,182,293	1,176,711
Earnings per share (expressed in RMB cents per share)	25.64	3.04

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 13. INVESTMENT PROPERTIES

Movements of the carrying amounts presented in the consolidated statement of financial position can be summarised as follows:

	<b>As at 30 June 2021 RMB'000 (Unaudited)</b>	As at 31 December 2020 RMB'000 (Audited)
Carrying amount at 1 January	1,328,060	1,255,730
Change in fair value of investment properties	(860)	(15,294)
Subsequent expenditures	8,160	9,622
Addition	–	100,000
Disposal	(98,000)	(21,998)
Carrying amount at 30 June 2021/31 December 2020	<b>1,237,360</b>	1,328,060

As at 30 June 2021, the investment properties with a fair value of RMB636,000,000 (as at 31 December 2020: RMB633,000,000) have been pledged to banks to secure the Group's bank borrowings. Details of the secured bank borrowings are set out in Note 20.

The analysis of the net carrying amounts of investment properties according to lease periods is as follows:

	<b>As at 30 June 2021 RMB'000 (Unaudited)</b>	As at 31 December 2020 RMB'000 (Audited)
In PRC:		
Leases of between 10 to 50 years	<b>1,237,360</b>	1,328,060



# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 13. INVESTMENT PROPERTIES *(Continued)*

### Valuation process and methodologies

Investment properties were valued at 30 June 2021 and 31 December 2020 by independent, professional and qualified valuer, DTZ Debenham Tie Leung International Property Advisers (Guangzhou) Co., Ltd. (“DTZ”), who has the relevant experience in the location and category of properties being valued.

There was no change to the valuation techniques during the Period. The fair value measurement is based on the above properties’ highest and best use, which does not differ from their actual use.

Discussions of valuation processes and results are held between management and the valuer on a semi-annual basis, in line with the Group’s interim and annual reporting dates.

### Fair value hierarchy

Fair value adjustment of investment properties is recognised in the line item “Loss on changes in fair value of investment properties” on the face of the consolidated statement of profit or loss and other comprehensive income.

The following table shows the Group’s investment properties measured at fair value in the consolidated statement of financial position on a recurring basis, categorised into three levels of a fair value hierarchy. The levels are based on the observability of significant inputs to the measurements, as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets and liabilities.
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3: unobservable inputs for the asset or liability.

	<b>Fair value measurements categorised into Level 3 RMB’000</b>
<b>Recurring fair value measurement As at 30 June 2021</b>	
Investment properties	<b>1,237,360</b>
As at 31 December 2020	
Investment properties	1,328,060

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 13. INVESTMENT PROPERTIES (Continued)

### Fair value hierarchy (Continued)

There were no transfers into or out of Level 3 during the Period. The Group's policy is to recognise transfers between levels of fair value hierarchy in the reporting period in which they occur.

The fair value of investment properties is determined using the direct capitalisation method by capitalising the rental income derived from the existing tenancies with due provision for the reversionary income potential of the properties. The fair value measurement is positively correlated to the market monthly rental rate and factors adjustment, and negatively correlated to capitalisation rate.

	Valuation techniques	Significant unobservable inputs	Range	
			As at 30 June 2021	As at 31 December 2020
Investment properties (Nanning District)	Direct capitalisation method	Market monthly rental rate taking into account of individual factors such as location, environment, age, accessibility, floor, size, etc. (RMB/sq.m.)	30–1,850	35–1,400
		Capitalisation rate of reversionary income	3.5%–7.25%	3.5%–7.25%
Investment properties (Shanghai District)	Direct capitalisation method	Market monthly rental rate taking into account of individual factors such as location, environment, age, accessibility, floor, size, etc. (RMB/sq.m.)	212–471	197–438
		Capitalisation rate of reversionary income	5.50%–6.00%	5.50%–6.00%
Investment properties (Jian'ou District)	Direct capitalisation method	Market monthly rental rate taking into account of individual factors such as location, environment, age, accessibility, floor, size, etc. (RMB/sq.m.)	–	69–98
		Capitalisation rate of reversionary income	–	5.5%

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 14. OTHER FINANCIAL ASSETS

	As at 30 June 2021 RMB'000 (Unaudited)	As at 31 December 2020 RMB'000 (Audited)
<b>Other current financial assets:</b>		
<b>Financial assets measured at fair value through profit or loss</b>		
Subordinated tranche securities (Note (i))	79,500	25,840
<b>Other non-current financial assets:</b>		
<b>Financial assets at amortised cost</b>		
Debt investment	21,000	–
<b>Financial assets measured at fair value through profit or loss</b>		
Subordinated tranche securities (Note (i))	189,110	256,840
Unlisted equity securities (Note (ii))	121,000	121,000
	<b>310,110</b>	377,840
	<b>331,110</b>	377,840

Notes:

- (i) As at 30 June 2021, the amount comprises five (2020: five) non-tradable subordinated tranche securities, which have no fixed coupon rate and an entitlement to residual returns upon maturity, with the maturity date on 30 December 2021, 25 February 2022, 29 April 2022, 30 September 2022 and 30 December 2022.
- (ii) As at 30 June 2021 and 31 December 2020, unlisted equity securities represented approximately 10.5% equity interest in Hangzhou Zhenlu Investment Company Limited\* (杭州臻祿投資有限公司), a company in the PRC.

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 15. INVENTORIES OF PROPERTIES AND OTHER CONTRACT COSTS

	As at 30 June 2021 RMB'000 (Unaudited)	As at 31 December 2020 RMB'000 (Audited)
Inventories of properties		
Properties under development (Note (a))	180,664,694	113,191,414
Properties held for sale (Note (a))	4,487,087	5,690,644
	<b>185,151,781</b>	118,882,058
Other contract costs (Note (b))	986,910	599,440
	<b>186,138,691</b>	119,481,498
Inventories of properties	<b>185,450,433</b>	119,181,064
Less: Provision for inventories	<b>(298,652)</b>	(299,006)
	<b>185,151,781</b>	118,882,058

Notes:

### (a) Inventories of properties

The properties under development and properties held for sale are located in the PRC and Australia. The relevant land use rights are on lease of 40 to 70 years.

As at 30 June 2021, properties under development with carrying amount of RMB44,996,904,000 (31 December 2020: RMB28,313,762,000) have been pledged to banks to secure the Group's bank borrowings. Details of the secured bank borrowings are set out in note 20.

The properties held for sale and properties under development of the Group are located as follows:

	As at 30 June 2021 RMB'000 (Unaudited)	As at 31 December 2020 RMB'000 (Audited)
Properties under development		
— PRC	180,603,418	113,128,793
— Australia	61,276	62,621
	<b>180,664,694</b>	113,191,414
Properties held for sale		
— PRC	4,487,087	5,690,644
	<b>185,151,781</b>	118,882,058

### (b) Other contract costs

Contract costs capitalised relate to the incremental sales commissions paid to property agents whose selling activities resulted in customers entering into sale and purchase agreements for the Group's properties which are still under construction at the reporting date. Contract costs are recognised as part of "Selling expenses" in the consolidated statement of profit or loss and other comprehensive income in the period in which revenue from the related property sales is recognised. The amount of capitalised costs recognised in profit or loss during the Period was RMB70,339,000. There was no impairment in relation to the costs capitalised during the Period.

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 16. TRADE AND OTHER RECEIVABLES

	As at 30 June 2021 RMB'000 (Unaudited)	As at 31 December 2020 RMB'000 (Audited)
<b>Trade receivables</b>		
From third parties	<b>331,183</b>	465,391
Less: Accumulated impairment loss	<b>(22,061)</b>	(23,322)
	<b>309,122</b>	442,069
<b>Other receivables</b>		
Deposits	<b>506,869</b>	209,962
Prepayment	<b>53,121</b>	24,182
Other receivables	<b>939,433</b>	425,468
Prepayment for proposed development projects (Note)	–	2,308,372
Value-added-tax receivables	<b>3,827,769</b>	2,084,114
	<b>5,327,192</b>	5,052,098
Less: Loss allowance	<b>(14,682)</b>	(19,127)
	<b>5,312,510</b>	5,032,971
	<b>5,621,632</b>	5,475,040

Note: The Group has entered into several contractual arrangements with independent third parties in respect of the proposed acquisition of equity interests in certain PRC entities, which own land use rights or property development projects in the PRC.

The directors of the Group considered that the fair values of trade and other receivables are not materially different from their carrying amounts because these amounts have short maturity periods on their inception.

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 16. TRADE AND OTHER RECEIVABLES *(Continued)*

Trade receivables generally have credit terms of 30 days and no interest is charged. Trade receivables in respect of sales of properties are settled in accordance with the terms stipulated in the sale and purchase agreements. For the trade receivables derived from rental income and entrusted services income, the income is paid in accordance with the terms of the respective agreements and the balance is due on presentation.

Based on the invoice dates, the ageing analysis of the trade receivables is as follows:

	<b>As at 30 June 2021 RMB'000 (Unaudited)</b>	As at 31 December 2020 RMB'000 (Audited)
0–30 days	<b>110,859</b>	433,027
31–90 days	<b>41,255</b>	8,555
91–180 days	<b>88,446</b>	–
181–365 days	<b>68,139</b>	16
Over 1 year	<b>423</b>	471
	<b>309,122</b>	442,069

Movements of the Group's provision for impairment of trade receivables are as follows:

	RMB'000
As at 31 December 2020	23,322
Reversal of provision for impairment	(1,261)
As at 30 June 2021	22,061

Movements of the Group's loss allowance on other receivables are as follows:

As at 31 December 2020	19,127
Reversal of provision for impairment	(4,445)
As at 30 June 2021	14,682

At each reporting date, the Group reviews receivables for evidence of impairment on both individual and collective basis. The Group applies the simplified approach of 12-month ECL method to trade receivables and other receivables in providing for ECL prescribed by HKFRS 9. During the Period, the Group has reversed the provision of impairment for trade receivables and other receivables of approximately RMB1,261,000 and RMB4,445,000 respectively.

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 17. CASH AT BANKS AND ON HAND

	<b>As at 30 June 2021 RMB'000 (Unaudited)</b>	As at 31 December 2020 RMB'000 (Audited)
Cash at banks and on hand	<b>31,943,431</b>	27,367,880
Restricted bank deposits	<b>1,752,714</b>	624,986
	<b>33,696,145</b>	27,992,866

Included in cash at banks and on hand of the Group is approximately RMB33,133,670,000 (31 December 2020: approximately RMB27,955,226,000) of bank balances denominated in RMB placed with banks in the PRC. RMB is not a freely convertible currency. Under the PRC's Foreign Exchange Control Regulations and Administration of Settlement and Sales and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for foreign currencies through banks that are authorised to conduct foreign exchange business.

Restricted bank deposits represented security deposits for construction of pre-sale properties denominated in RMB placed in designated accounts. In accordance with relevant government requirements, certain property development companies of the Group are required to place in designated bank accounts certain amount of pre-sale proceeds as security deposits for the construction of the related properties. The deposits can only be used for payments for construction costs of the relevant properties when approval from related government authority is obtained. Such security deposits will be released upon completion of construction of the related properties.

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 18. TRADE AND OTHER PAYABLES

	<b>As at 30 June 2021 RMB'000 (Unaudited)</b>	As at 31 December 2020 RMB'000 (Audited)
<b>Trade payables</b>	<b>11,304,102</b>	11,244,915
<b>Other payables</b>		
Receipts in advance and other payables	7,354,806	2,046,237
Interest payable	542,594	375,398
Salaries payable	309,810	631,477
Value-added-tax payable	168,019	800,861
Deposits received	665,805	352,050
Accrued expenses	83,714	443,637
Collection and payment on behalf of others	216,814	228,044
	<b>9,341,562</b>	4,877,704
	<b>20,645,664</b>	16,122,619

The carrying values of trade and other payables are considered to be a reasonable approximation of their fair values.

The credit terms of trade payables vary according to the terms agreed with different suppliers. Included in trade payables are trade creditors with the following aging analysis, based on invoice dates, as at the end of the Period:

	<b>As at 30 June 2021 RMB'000 (Unaudited)</b>	As at 31 December 2020 RMB'000 (Audited)
0–30 days	4,645,968	9,819,012
31–60 days	1,049,894	456,987
61–90 days	965,271	121,939
Over 90 days	4,642,969	846,977
	<b>11,304,102</b>	11,244,915



## NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

### 19. AMOUNTS DUE FROM/(TO) RELATED COMPANIES/NON-CONTROLLING INTERESTS/ LOANS FROM INTERMEDIATE HOLDING COMPANY

	As at 30 June 2021 RMB'000 (Unaudited)	As at 31 December 2020 RMB'000 (Audited)
Amounts due from non-controlling interests	23,913,306	12,604,213
Less: Loss allowance	(23,913)	(12,604)
	<b>23,889,393</b>	12,591,609

	As at 30 June 2021 RMB'000 (Unaudited)	As at 31 December 2020 RMB'000 (Audited)
Amounts due to related companies:		
— Associates	6,226,937	3,208,580
— Intermediate holding company	481,457	728,209
	<b>6,708,394</b>	3,936,789
Amounts due to non-controlling interests	<b>13,286,943</b>	3,011,547

As at 30 June 2021 and 31 December 2020, the amounts due from/(to) non-controlling interests/associates/intermediate holding company/immediate holding company are unsecured, interest-free and repayable on demand, except for amounts due to non-controlling interests of RMB3,796,000,000 (as at 31 December 2020: RMB2,329,305,000) bear interest ranging from 3.85% to 11.5% (as at 31 December 2020: 3.85% to 11.5%) per annum.

As at 30 June 2021, the loans from intermediate holding company are unsecured, bearing interest at effective interest rate of 4.81% (31 December 2020: at effective interest rate of 5.5%) per annum and would not be repayable within one year.

The carrying amounts of the balances approximate their fair values.

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 19. AMOUNTS DUE FROM/(TO) RELATED COMPANIES/NON-CONTROLLING INTERESTS/ LOANS FROM INTERMEDIATE HOLDING COMPANY *(Continued)*

Movements of the Group's loss allowance on amounts due from non-controlling interests are as follows:

	RMB'000
Balance as at 31 December 2020	12,604
Provision for impairment during the Period	11,309
<b>Balance as at 30 June 2021</b>	<b>23,913</b>

At each reporting date, the Group reviews receivables for evidence of impairment on both individual and collective basis. The Group applies the 12-month ECL method to amounts due from non-controlling interests in providing for ECL prescribed by HKFRS 9. During the Period, the Group has made provision for amounts due from non-controlling interests of approximately RMB11,309,000.

## 20. INTEREST-BEARING BORROWINGS

	As at 30 June 2021 RMB'000 (Unaudited)	As at 31 December 2020 RMB'000 (Audited)
Bank loans		
— Secured	22,347,857	16,214,506
— Unsecured	16,789,718	10,579,069
	<b>39,137,575</b>	26,793,575

The Group's bank loans were repayable as follows:

	As at 30 June 2021 RMB'000 (Unaudited)	As at 31 December 2020 RMB'000 (Audited)
Carrying amount repayable		
Within one year or on demand	4,448,272	3,272,636
In the second year	10,413,409	6,248,547
In the third to fifth year	23,990,008	16,975,811
After the fifth year	285,886	296,581
	<b>39,137,575</b>	26,793,575
Less: Amounts shown under current liabilities	<b>(4,448,272)</b>	(3,272,636)
	<b>34,689,303</b>	23,520,939

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 20. INTEREST-BEARING BORROWINGS (Continued)

As at 30 June 2021 and 31 December 2020, the Group's bank loans were secured by the legal charges over the Group's properties under development with carrying value of approximately RMB44,996,904,000 (as at 31 December 2020: approximately RMB28,313,762,000) and investment properties with fair value of approximately RMB636,000,000 (as at 31 December 2020: RMB633,000,000).

As at 30 June 2021 and 31 December 2020, the unsecured borrowings were guaranteed by C&D Real Estate, the intermediate holding company of the Group, except for the unsecured borrowings of RMB332,831,000 (31 December 2020: RMB339,020,000) were guaranteed by the subsidiaries of the Group.

As at 30 June 2021 and 31 December 2020, the bank loans bear interest of effective interest rates ranging from 3.8% to 5.0% (31 December 2020: from 3.8% to 7.0%) per annum, except for bank loans of RMB332,831,000 (31 December 2020: RMB339,020,000) which bear interest of a fixed interest rate of 2.75% (31 December 2020: 2.75%) per annum.

As at 30 June 2021 and 31 December 2020, the bank loans of approximately RMB332,831,000 (as at 31 December 2020: RMB339,020,000) and RMB15,886,000 (as at 31 December 2020: RMB16,640,000) were denominated in HK\$ and Australian dollar ("AUD") respectively.

## 21. RECEIPTS UNDER SECURITISATION ARRANGEMENTS

These represented proceeds received from issuance of receipts under securitisation arrangements collateralised by certain future trade receivables for the remaining receipts from sales of properties and property management service, less amounts prepaid. These securities bear interest of an effective interest rate ranging from 6.13% to 6.82% per annum and are repayable in April 2022. The Company holds all subordinated tranche securities.

## 22. SHARE CAPITAL

	Number of shares	Amount RMB'000
<b>Authorised:</b>		
Ordinary shares of HK\$0.1 each		
As at 31 December 2020 (audited) and 30 June 2021 (unaudited)	3,000,000,000	254,870
<b>Issued and fully paid:</b>		
As at 31 December 2020 (audited)	1,176,711,106	100,636
Issuance of new shares (a)	65,000,000	5,366
Restricted Share Incentive Scheme (b)	35,300,000	2,936
As at 30 June 2021 (unaudited)	1,277,011,106	108,938

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 22. SHARE CAPITAL *(Continued)*

- (a) On 15 June 2021, the Company completed the placing of 65,000,000 ordinary shares of HK\$0.1 each at a placing price of HK\$14.50 per share under general mandate with total proceed of HK\$942,500,000 (equivalents to RMB777,958,000), giving rise to an increase in share premium of approximately RMB772,593,000. Share issuance expenses directly attributable to the issue of new shares amounting to RMB413,000 was treated as a deduction against the share premium account.

### (b) Restricted Share Incentive Scheme

The shareholders of Company (the "Shareholders") approved the Restricted Share Incentive Scheme on 9 June 2021. Subsequently 35,300,000 restricted shares were issued and allotted to a trustee which holds the restricted shares on behalf of the selected participants until the restricted shares are vested. Selected participants are entitled to the related distribution derived from the relevant restricted shares during the period from the date of the issue of the restricted Shares to the vesting date (both dates inclusive) of such restricted shares, which shall however only be vested by the relevant selected participant on the vesting date subject to fulfilment of vesting conditions of the restricted shares.

The selected participants include certain directors of the Company, certain members of senior management and employees of the Group who under the terms of the Incentive Scheme subscribed for the restricted shares at HKD7.22 per share.

Under the terms of the Incentive Scheme, if the vesting conditions are fulfilled, the restricted shares shall be vested by 40%, 30% and 30% by June 2023, June 2024 and June 2025, respectively.

For the selected participants who do not meet the vesting conditions, the unvested restricted shares remaining at the end of the Incentive Scheme are to be forfeited.

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 23. RELATED PARTY TRANSACTIONS

Save as disclosed elsewhere in these consolidated financial statements, the Group entered into following transactions with related parties:

Name of related parties	Nature of transactions	For the six months ended 30 June	
		2021 RMB'000 (Unaudited)	2020 RMB'000 (Unaudited)
<b>Intermediate holding companies:</b>			
C&D Real Estate (Note (a))	Interest expenses on loan from intermediate holding company	628,936	666,184
<b>Associates:</b>			
Ningde Jiaxing Real Estate Development Co., Ltd.* (寧德嘉行房地產有限公司) (Note (c))	Construction management fee received	37,736	–
Wuxi Jiahe Real Estate Co. Ltd. (Note (b))	Interest income on loans to associate	–	10,857
Wenzhou Zhaouou Real Estate Co., Ltd.* (溫州兆甌房地產有限公司) (Note (b))	Interest income on loans to associate	14,676	–
<b>Fellow subsidiaries:</b>			
Xiamen Heshan Construction and Development Limited* (廈門禾山建設發展有限公司) (“Heshan Construction”) (Note (c))	Construction management fee received	7,208	13,585
C&D Property (Note (d))	Management services expenses	178,262	–

Notes:

- (a) During the six months ended 30 June 2021, the Group incurred loan interest expenses of RMB628,936,000 (corresponding period of the previous year: loan interest expenses of RMB666,184,000) to C&D Real Estate, the intermediate holding company pursuant to framework loan agreement with C&D Real Estate whereby C&D Real Estate agreed to grant RMB40,000 million (2020: RMB40,000 million) loan facilities to certain subsidiaries of the Company for their project development at interest rate of 4.81% (corresponding period of the previous year: 5.5%) per annum.
- (b) During the six months ended 30 June 2021, the Group earned interest income from associates by granting loans for their operations at interest rate of 4.35% to 6% (corresponding period of the previous year: 3.43% to 10%) per annum.
- (c) During the six months ended 30 June 2021, the Group earned construction management fee income by providing services ranging from design, construction and completion to delivery throughout the project construction process with Ningde Jiaxing Real Estate Development Co., Ltd. and Heshan Construction.
- (d) During the six months ended 30 June 2021, C&D Property had provided management services to the Group.

# NOTES TO THE UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

## 23. RELATED PARTY TRANSACTIONS *(Continued)*

### Key management personnel remuneration

Key management of the Group are members of the Board of Directors and senior management. Included in employee benefit expenses are key management personnel remuneration which includes the following expenses:

	For the six months ended 30 June	
	2021 RMB'000 (Unaudited)	2020 RMB'000 (Unaudited)
Basic salaries and allowances (Note)	2,485	2,383
Retirement benefit scheme contributions	68	64
	<b>2,553</b>	2,447

Note: Included the director's fees of three executive Directors for the six months ended 30 June 2021. During the Period, three executive Directors have agreed to waive their director's fee for the three months ended 31 March 2021.

## 24. EVENTS AFTER THE REPORTING DATE

Save as disclosed elsewhere in this report, there were no significant events subsequent to 30 June 2021.

## 25. COMPARATIVE FIGURES

The comparative figures in respect of the consolidated statement of profit or loss and other comprehensive income for the six months ended 30 June 2020 has been restated in order to disclose the discontinued operation separately from continuing operations and conform to the current period's presentation.

# MANAGEMENT DISCUSSION AND ANALYSIS

## MARKET REVIEW

During the Period, China's real estate industry regained its vitality, while key regions drove the overall commodity housing sales market up. The central government has been insisting on the general direction of regulation and control of "housing without speculation", and continued to strictly control the financing environment through policies such as the "three red lines". On the other hand, it proposed "two concentrations" measures to proactively manage the land market from the supply side. The market situation of the real estate has become more volatile, and real estate companies need to actively seek new growth breakthroughs while operating prudently.

Facing new opportunities and challenges during the Period, the Group flexibly responded to the market situation, tightly controlled the progress of the project, actively expanded the business, and effectively carried out and promoted business development. On the one hand, we have seized market opportunities and actively expanded our land bank to expand our business territory. On the other hand, we sped up project development and operation, improved project development efficiency and product quality, and built corporate reputation. The Group has been continuing to create value for society and the Shareholders by combining the dual advantages of its state-owned shareholder background and market-oriented management system.

## BUSINESS REVIEW

The Group is principally engaged in the business of property development, real estate industry chain investment services and emerging industry investment. During the Period, the main source of revenue for the Company was sales of properties.

During the Period, the revenue of the Group was approximately RMB8,396.3 million, representing a year-on-year increase by approximately RMB5,933.5 million as compared with the corresponding period of the previous year (corresponding period of the previous year (restated): approximately RMB2,462.8 million). The gross profit of the Group amounted to approximately RMB1,050 million, representing an increase by approximately RMB526 million (approximately 100.43%) as compared with the corresponding period of the previous year (corresponding period of the previous year (restated): approximately RMB524 million). The profit attributable to the equity holders of the Company amounted to approximately RMB303 million, representing an increase by approximately RMB152 million (approximately 100.65%) as compared with the corresponding period of the previous year (corresponding period of the previous year: approximately RMB151 million).

### Property Development Business

#### Sales of Properties for the Period

During the Period, the Group's revenue from sales of properties was approximately RMB8,216 million, representing an increase of approximately RMB5,839 million as compared with the corresponding period of the previous year (corresponding period of the previous year: approximately RMB2,377 million) and accounting for approximately 97.85% of the Group's total revenue. During the Period, the gross floor area ("GFA") of the properties delivered was approximately 516,000 sq.m., representing an increase of approximately 365,000 sq.m. as compared with the corresponding period of the previous year.

## MANAGEMENT DISCUSSION AND ANALYSIS

The sales amount and GFA of each project recognized during the Period are set out in the following table:

Name of Projects	Cities	Amount (RMB ten thousand)	GFA (sq.m.)	Average selling price (RMB/sq.m.)
Jianfa•Bihushuangxi* (建發•碧湖雙壘)	Zhangzhou	915	619	14,782
Jianfa•Xiyuan* (建發•壘院)	Zhangzhou	2,806	1,605	17,483
Jianfa•Yangzhu* (建發•央著)	Zhangzhou	4,475	3,232	13,846
Jianfa•Yangzhu* (建發•央著)	Fuzhou	21,023	8,593	24,465
Jianfa & Jiulongcang•Yangxi* (建發&九龍倉•央壘)	Guangzhou	65,779	14,764	44,554
Jianfa•Xiyuan* (建發•壘院)	Jian'ou	2,091	3,703	5,647
Jianfa•Xiyuan* (建發•壘院)	Lianjiang	664	2,129	3,119
Jianfa•Lingjun* (建發•領郡)	Lianjiang	14	69	2,029
Shangyue House* (尚悅居)	Longyan	1,240	2,702	4,589
Jianfa•Shouyuan* (建發•首院)	Longyan	2,893	2,895	9,993
Jianfa•Runjinyuan* (建發•潤錦園)	Nanjing	175,904	64,637	27,214
Jianfa•Xiyuan* (建發•壘院)	Nanning	264	1,595	1,655
Jianfa•Yangzhu* (建發•央著)	Jianyang	462	931	4,962
Jianfa•Yangyu* (建發•央譽)	Putian	173,013	128,888	13,424
Jianfa•Yangzhu* (建發•央著)	Putian	303	261	11,609
Jianfa•Zhongyang Tiancheng* (建發•中決天成)	Quanzhou	636	796	7,990
Jianfa & Yangguangcheng•Puyue* (建發&陽光城•璞悅)	Suzhou	8,689	7,254	11,978
Jianfa•Yangyu* (建發•決譽)	Suzhou	554	305	18,164
Jianfa•Dushuwan* (建發•獨墅灣)	Suzhou	975	3,770	2,586
Jianfa•Yangyu* (建發•決譽)	Taicang	34,125	21,715	15,715
Jianfa•Yangzhu* (建發•決著)	Taicang	15,415	12,092	12,748
Duhuizhiguang* (都會之光)	Taicang	72,759	42,547	17,101
Jianfa•Jiuliwan* (建發•玖里灣)	Wuxi	11,171	9,413	11,868
Jianfa•Yulongwan* (建發•御龍灣)	Zhangjiagang	156	84	18,571
Jianfa•Yangyu* (建發•決譽)	Zhangjiagang	19,449	12,423	15,656
Jianfa•Yangxi* (建發•央壘)	Changsha	886	4,328	2,047
Jianfa•Yangzhu* (建發•央著)	Changsha	11,039	8,967	12,311
Jianfa•Xiyue* (建發•壘樾)	Xiamen	73,113	34,888	20,956
Jianfa•Xiyuan* (建發•壘院)	Xianyou	120,794	120,867	9,994
<b>Total</b>		<b>821,607</b>	<b>516,072</b>	<b>15,920</b>



## MANAGEMENT DISCUSSION AND ANALYSIS

The sales amount and GFA of each project recognized in the corresponding period of the previous year are set out in the following table:

Name of Projects	Cities	Amount (RMB ten thousand)	GFA (sq.m.)	Average selling price (RMB/sq.m.)
Jianfa•Yangyu* (建發•泱譽)	Suzhou	41,346	24,070	17,177
Jianfa•Dushuwan* (建發•獨墅灣)	Suzhou	1,889	1,716	11,008
Jianfa & Yangguangcheng•Puyue* (建發&陽光城•璞悅)	Suzhou	18,835	11,081	16,998
Jianfa•Yangzhu* (建發•央著)	Taicang	19,020	10,034	18,956
Jianfa•Yulongwan* (建發•御龍灣)	Zhangjiagang	4,872	3,142	15,506
Jianfa•Yangyu* (建發•泱譽)	Zhangjiagang	105,878	58,022	18,248
Jianfa•Jiuliwan* (建發•玖里灣)	Wuxi	13,701	7,354	18,631
Jianfa•Bihushuangxi* (建發•碧湖雙璽)	Zhangzhou	2,304	1,875	12,288
Jianfa•Shanwaishan* (建發•山外山)	Changtai	870	487	17,864
Jianfa•Shouyuan* (建發•首院)	Longyan	6,609	6,667	9,913
Shangyue House* (尚悅居)	Longyan	490	1,740	2,816
Jianfa•Zhongyang Tiancheng* (建發•中泱天成)	Quanzhou	1,574	1,757	8,958
Jianfa•Lingjun* (建發•領郡)	Lianjiang	646	2,867	2,253
Guandi* (觀邸)	Shaxian	5,071	6,685	7,586
Jianfa•Yangzhu* (建發•央著)	Jianyang	2,680	2,189	12,243
Jianfa•Yuecheng* (建發•悅城)	Jian'ou	1,546	3,733	4,141
Jianfa•Yangzhu* (建發•央著)	Changsha	9,159	6,346	14,433
Jianfa•Yangxi* (建發•央璽)	Changsha	840	1,514	5,548
Jianfa•Xiyuan* (建發•璽院)	Nanning	383	183	20,929
<b>Total</b>		<b>237,713</b>	<b>151,462</b>	<b>15,695</b>

### Contracted Sales for the Period

During the Period, the Group achieved contracted sales of approximately RMB91.709 billion, representing an increase of approximately RMB65.951 billion as compared with the corresponding period of the previous year (corresponding period of the previous year: RMB25.758 billion). During the Period, the contracted sales GFA of properties was approximately 4,299,700 sq.m., representing an increase of approximately 2,741,200 sq.m. as compared with the corresponding period of the previous year (corresponding period of the previous year: approximately 1,558,500 sq.m.).

## MANAGEMENT DISCUSSION AND ANALYSIS

The sales amount and GFA of each project contracted during the Period are set out in the following table:

Name of Projects	Cities	Amount (RMB ten thousand)	GFA (sq.m.)	Average selling price (RMB/sq.m.)
Jianfa•Panlong Yuan* (建發•磐龍院)	Bengbu	72,923	57,012	12,791
Jianfa & Rongchuang•Changan Hexi* (建發&融創•長安和壘)	Beijing	235,522	32,312	72,890
Jianfa•Shangyuyuan* (建發•尚虞院)	Changshu	30,676	17,158	17,879
Jianfa•Yangxi* (建發•央壘)	Chengdu	404,604	116,499	34,730
Jianfa•Heming* (建發•和鳴)	Foshan	3,098	932	33,240
Jianfa•Hexi* (建發•和壘)	Fuzhou	67,402	40,008	16,847
City of Sky* (天空之城)	Fuzhou	70,705	46,778	15,115
Jianfa•Yangzhu* (建發•央著)	Fuzhou	10,564	4,298	24,579
Jianfa•Yangyun* (建發•養雲)	Fuzhou	408,141	92,777	43,992
Jianfa & Jiulongcang•Yangxi* (建發&九龍倉•央壘)	Guangzhou	105,183	23,290	45,162
Jianfa•Yangzhu* (建發•央著)	Guiyang	67,594	77,334	8,741
Xixi Yunlu* (西溪雲廬)	Hangzhou	1,595	232	68,750
Jianfa•Shuxiangyincui* (建發•書香印翠)	Hangzhou	71,750	16,897	42,463
Jianfa•Tianyuefu (formerly as Jianfa•Tianyue)* (建發•天悅府(原建發•天樾))	Hangzhou	239,118	139,183	17,180
Yangyun Jingshe* (養雲靜舍)	Hangzhou	115,323	21,423	53,831
Jianfa•Tianxiwan Yayuan* (建發•天璽灣雅苑)	Huai'an	34,568	15,969	21,647
Jianfa•Xiyuan* (建發•壘園)	Jinan	5,652	4,965	11,384
Jianfa•Xiyuan* (建發•壘院)	Jian'ou	334	524	6,374
Jianfa•Yuecheng* (建發•悅城)	Jian'ou	22,229	53,495	4,155
Jianfa•Heming (formerly as Land Parcel C32 in Jianyang New District, Wuyi)* (建發•和鳴(原武夷建陽新區C32地塊))	Jianyang	16,407	16,816	9,757
Jianfa•Hexi* (建發•和壘)	Jianyang	30,559	27,716	11,026
Jianfa•Sanli Yunlu* (建發•叁里雲廬)	Nanping	38,777	37,671	10,294
Jianfa•Yangzhu* (建發•央著)	Jianyang	227	315	7,206
Jianfa•Lingjun* (建發•領郡)	Lianjiang	15	70	2,143
Jianfa•Shuxiangfu* (建發•書香府)	Lianjiang	77,968	62,687	12,438
Jianfa•Shuxiangli* (建發•書香里)	Lianjiang	3,233	3,246	9,960
Jianfa•Xiyuan* (建發•壘院)	Lianjiang	535	1,877	2,850
Jianfa & Rongqiao•Shanghai Daguan 01, 03, 04* (建發&融僑•山海大觀 01、03、04)	Lianjiang	1,569	1,764	8,895
Jianfa•Longxitai* (建發•瓏壘台)	Longhai	12,134	9,452	12,837
Jianfa•Heming* (建發•和鳴)	Longyan	5,753	4,847	11,869
Shangyue House* (尚悅居)	Longyan	2,288	4,132	5,537
Jianfa•Shouyuan* (建發•首院)	Longyan	225	642	3,505
Jianfa•Wenjing (formerly as Land Parcel No. 2020 Lot-22 (Longteng South No.7) in Xinluo District)* (建發•文璟 (原新羅區2020拍-22(龍騰南7號)地塊))	Longyan	47,806	37,574	12,723

# MANAGEMENT DISCUSSION AND ANALYSIS

Name of Projects	Cities	Amount (RMB ten thousand)	GFA (sq.m.)	Average selling price (RMB/sq.m.)
Jianfa•Xiyuan* (建發•璽院)	Longyan	881	3,952	2,229
Jianfa•Yunzhu (formerly as Land Parcel 2020 Lot-21 (Beiguan Community) in Xinluo District, Land Parcel 2020 Lot-22 (Chengbei No.1) in Xinluo District)* (建發•雲著 (原新羅區2020拍-21(北關小區)地塊、 新羅區2020拍-22(城北1號)地塊))	Longyan	73,841	55,624	13,275
Jianfa•Jiuxifu* (建發•玖熙府)	Nanjing	146,780	88,961	16,499
Jianfa•Junhefu* (建發•珺和府)	Nanjing	416,612	78,125	53,326
Jianfa•Runjinyuan* (建發•潤錦園)	Nanjing	26,071	10,315	25,275
Jianfa•Yangyu* (建發•央譽)	Nanjing	14,790	12,048	12,276
Jianfa•Beida Longting* (建發•北大龍廷)	Nanning	32,214	34,057	9,459
Jianfa•Hexi* (建發•和璽)	Nanning	4,311	3,330	12,946
Jianfa•Wuxiang Yinyue (formerly as Jianfa• Shuangxi)* (建發•五象印月(原建發•雙璽))	Nanning	167,049	71,950	23,217
Jianfa•Xiyuan* (建發•璽院)	Nanning	461	2,090	2,206
Jianfa•Yangxi* (建發•央璽)	Nanning	113,664	56,670	20,057
Jianfa•Yangzhu* (建發•央著)	Nanning	13,925	5,387	25,849
Jianfa•Hexi* (建發•和璽)	Ningde	246,414	178,909	13,773
Jianfa•Shuxiangfu* (建發•書香府)	Ningde	30,015	29,602	10,140
Jianfa•Tianxing Manyun* (建發•天行縵雲)	Ningde	78,540	53,840	14,588
Jianfa•Heming Lanxi (formerly as Jianfa• Heming Lanxijun)* (建發•和鳴蘭溪 (原建發•和鳴蘭溪郡))	Putian	78,946	39,459	20,007
Jianfa•Panlongfu* (建發•磐龍府)	Putian	140,963	100,474	14,030
Jianfa•Yangyu* (建發•央譽)	Putian	352	279	12,616
Jianfa•Yangzhu* (建發•央著)	Putian	312	248	12,581
Jianfa•Zhongyang Tiancheng* (建發•中泱天成)	Quanzhou	341	469	7,271
Jianfa•Heming* (建發•和鳴)	Xiamen	136,317	52,333	26,048
Jianfa•Hexi* (建發•和璽)	Xiamen	100,581	30,576	32,895
Jianfa•Hezhu* (建發•和著)	Xiamen	261,505	88,652	29,498
Jianfa•Manyun* (建發•縵雲)	Xiamen	504,414	121,084	41,658
Jianfa•Shuxiang Fudi* (建發•書香府邸)	Xiamen	355,770	108,447	32,806
Jianfa•Wanjing (formerly as Jianfa•Hexi Phase II)* (建發•灣璟(原建發•和璽二期))	Xiamen	135,661	40,273	33,685
Jianfa•Wuyuan Yingyue* (建發•五緣映月)	Xiamen	363,001	58,632	61,912
Jianfa•Xiyue* (建發•璽樾)	Xiamen	15,026	2,909	51,653
Jianfa•Yangzhu* (建發•央著)	Xiamen	70	107	6,542
Jianfa•Yangzhu Phase II* (建發•央著二期)	Xiamen	1,525	861	17,712
Jianfa•Yangyun* (建發•養雲)	Xiamen	213,357	37,800	56,444
Jianfa•Yuefu* (建發•悅府)	Xiamen	42,935	23,720	18,101
Jianfa•Jinyuewan* (建發•金玥灣)	Shanghai	178,141	63,310	28,138

## MANAGEMENT DISCUSSION AND ANALYSIS

Name of Projects	Cities	Amount (RMB ten thousand)	GFA (sq.m.)	Average selling price (RMB/sq.m.)
Jianfa•Pushangwan* (建發•浦上灣)	Shanghai	206,877	51,211	40,397
Jianfa•Sishui Heming* (建發•泗水和鳴)	Shanghai	68,106	14,760	46,142
Jianfa•Jingyuexuan* (建發•璟悅軒)	Shenzhen	31,144	7,286	42,745
Jianfa•Yangzhu (formerly as Land Parcel No. 2019S-31 in Quanzhou Shishi City)* (建發•決著(原泉州石獅市2019S-31號 地塊))	Quanzhou	142,051	180,828	7,856
Jianfa•Chunjiang Boyue* (建發•春江泊月)	Suzhou	29,558	16,728	17,670
Jianfa & Yangguangcheng•Puyue* (建發&陽光城•璞悅)	Suzhou	7,761	6,188	12,542
Jianfa•Yangyu* (建發•決譽)	Suzhou	14	35	4,000
Jianfa•Yuanxi* (建發•園璽)	Suzhou	105,997	38,153	27,782
Jianfa•Yuejiangnan* (建發•悅江南)	Suzhou	4,189	1,610	26,019
Duhuizhiguang* (都會之光)	Taicang	41,007	20,519	19,985
Jianfa•Tianjingwan Yayuan* (建發•天鏡灣雅園)	Taicang	98,885	63,667	15,532
Jianfa•Yangyu* (建發•決譽)	Taicang	42,152	24,556	17,166
Jianfa•Yangzhu* (建發•決著)	Taicang	17,531	13,177	13,304
Jianfa•Hexi* (建發•和璽)	Wuxi	291,227	88,411	32,940
Jianfa•Jinyuewan (formerly as Wuxi Jinyuewan)* (建發•金玥灣(原無錫金玥灣))	Wuxi	100,561	55,998	17,958
Jianfa•Jingxue Heming (formerly as Land Parcel No. XDG-2020-60 in Wuxi City, Huishan District)* (建發•靜學和鳴 (原無錫市惠山區XDG-2020-60號地塊))	Wuxi	26,524	10,482	25,304
Jianfa•Jiuliwan* (建發•玖里灣)	Wuxi	5,878	3,797	15,481
Jianfa•Jiuli Yingyue* (建發•玖里映月)	Wuxi	97,412	40,616	23,984
Jianfa•Boyuewan* (建發•泊月灣)	Wuxi	128,277	59,132	21,693
Jianfa•Shangyuan (formerly as Wuxi Shangyuan)* (建發•上院(原無錫上院))	Wuxi	66,368	27,230	24,373
Wudi & Jianfa•Xiyuan* (武地&建發•璽院)	Wuhan	59,343	33,169	17,891
Jianfa & Jinmao•Xiyue* (建發&金茂•璽悅)	Wuhan	33,699	28,510	11,820
Wuyi & Jianfa•Shanwaishan* (武夷&建發•山外山)	Wuyishan	149	591	2,521
Jianfa•Xiyue* (建發•璽悅)	Jian'ou	27,155	35,478	7,654
Jianfa•Yangzhu* (建發•央著)	Yiyang	18,216	22,927	7,945
Jianfa•Boyue (formerly as Land Parcel No. 2020-40 in Yongchun County)* (建發•泊月(原永春縣2020-40號地塊))	Quanzhou	86,991	87,068	9,991
Jianfa•Nanhuyin* (建發•南湖印)	Zhangzhou	140,269	166,130	8,443
Jianfa•Hexi* (建發•和璽)	Zhangjiagang	272,488	140,689	19,368
Jianfa•Yangyu* (建發•決譽)	Zhangjiagang	19,402	11,680	16,611
Jianfa•Yulongwan* (建發•御龍灣)	Zhangjiagang	170	84	20,238

## MANAGEMENT DISCUSSION AND ANALYSIS

Name of Projects	Cities	Amount (RMB ten thousand)	GFA (sq.m.)	Average selling price (RMB/sq.m.)
Jianfa•Yujingwan* (建發•御璟灣)	Zhangjiagang	71,754	64,238	11,170
Jianfa•Xiyuan* (建發•璽院)	Zhangpu	53,495	71,783	7,452
Jianfa•Bihushuangxi* (建發•碧湖雙璽)	Zhangzhou	799	490	16,306
Jianfa•Hezhu (formerly as Land Parcel 2020P11 (Ruijing 02) in Zhangzhou Xiangcheng District)* (建發•和著(原漳州薊城區2020P11 瑞京02)地塊))	Zhangzhou	90,083	65,718	13,708
Jianfa•Wenchangfu* (建發•文昌府)	Zhangzhou	54,577	36,084	15,125
Jianfa•Xiyuan* (建發•璽院)	Zhangzhou	853	510	16,725
Jianfa•Yangyu* (建發•央譽)	Zhangzhou	63,416	40,436	15,683
Jianfa•Yangzhu* (建發•央著)	Zhangzhou	1,390	1,168	11,901
Jinmao & Jianfa•Guanyue* (金茂&建發•觀悅)	Changsha	41,758	27,478	15,197
Jianfa•Jiangshanyue* (建發•江山悅)	Changsha	168,674	120,289	14,022
Jinmao & Jianfa•Boyue* (金茂&建發•泊悅)	Changsha	21,921	16,891	12,978
Jianfa•Songyayuan* (建發•松雅院)	Changsha	60,668	48,336	12,551
Jianfa•Yangxi* (建發•央璽)	Changsha	2,328	5,104	4,561
Jianfa•Yangzhu* (建發•央著)	Changsha	22,534	14,489	15,552
Jianfa•Shanhuyuan* (建發•山湖院)	Changtai	32,073	16,826	19,062
Jianfa•Shanwaishan* (建發•山外山)	Changtai	7,926	8,582	9,236
Jianfa•Hexi (formerly as Land Parcel No. 20165 in Chongqing City, Beibei District)* (建發•和璽(原重慶市 北碚區20165號地塊))	Chongqing	53,062	30,954	17,142
Jianfa•Yangjing* (建發•央璟)	Zhuhai	72,728	18,254	39,842
Jianfa•Yuexi* (建發•悅璽)	Zhuhai	39,652	19,056	20,808
Jianfa•Yangyunfu* (建發•養雲府)	Zhuji	42,537	17,922	23,735
<b>Total</b>		<b>9,170,891</b>	<b>4,299,706</b>	<b>21,329</b>

## MANAGEMENT DISCUSSION AND ANALYSIS

The sales amount and GFA of each project contracted in the corresponding period of the previous year are set out in the following table:

Name of Projects	Cities	Amount (RMB ten thousand)	GFA (sq.m.)	Average selling price (RMB/sq.m.)
Jianfa•Yangzhu* (建發•央著)	Xiamen	85,442	24,509	34,861
Jianfa•Yangzhu Phase II* (建發•央著二期)	Xiamen	127,868	37,009	34,551
Jianfa•Xiyue* (建發•璽樾)	Xiamen	363,647	66,605	54,598
Jianfa•Shanwaishan* (建發•山外山)	Changtai	26,193	16,828	15,565
Jianfa•Bihushuangxi* (建發•碧湖雙璽)	Zhangzhou	2,301	1,935	11,894
Jianfa•Xiyuan* (建發•璽院)	Zhangzhou	34,818	15,364	22,662
Jianfa•Yangzhu* (建發•央著)	Zhangzhou	47,853	28,944	16,533
Jianfa•Yangyu* (建發•央譽)	Zhangzhou	25,395	16,006	15,865
Jianfa•Xiyuan* (建發•璽院)	Zhangpu	47,871	77,724	6,159
Jianfa•Xiyuan* (建發•璽院)	Longyan	3,168	3,048	10,392
Shangyue House* (尚悅居)	Longyan	371	1,585	2,340
Jianfa•Shouyuan* (建發•首院)	Longyan	35,265	30,135	11,702
Jianfa•Jinhuyin* (建發•津湖印)	Longyan	32,366	39,784	8,135
Jianfa•Zhongyang Tiancheng* (建發•中泱天成)	Quanzhou	2,489	2,446	10,178
Jianfa•Yangyu* (建發•央譽)	Putian	269	191	14,084
Jianfa•Panlongfu* (建發•磐龍府)	Putian	141,753	114,028	12,431
Jianfa•Yuhuyihao* (建發•玉湖壹號)	Putian	56,690	34,477	16,443
Jianfa•Xiyuan* (建發•璽院)	Xianyou	95,144	85,896	11,077
Jianfa•Yangzhu* (建發•央著)	Fuzhou	37,604	13,621	27,607
City of Sky* (天空之城)	Fuzhou	85,441	41,254	20,711
Jianfa•Yuefu* (建發•悅府)	Fuzhou	897	862	10,409
Jianfa•Lingjun* (建發•領郡)	Lianjiang	232	1,171	1,981
Jianfa & Rongqiao•Shanghai Daguan 01, 03, 04* (建發&融僑•山海大觀01、03、04)	Lianjiang	4,149	4,029	10,297
Jianfa•Xiyuan* (建發•璽院)	Lianjiang	5,288	7,321	7,223
Jianfa•Shuxiangli* (建發•書香里)	Lianjiang	40,961	32,243	12,704
Guandi* (觀邸)	Shaxian	10	50	1,996
Jianfa•Yangzhu* (建發•央著)	Jianyang	35,321	30,743	11,489
Wuyi & Jianfa•Shanwaishan* (武夷&建發•山外山)	Wuyishan	14,096	10,434	13,509
Jianfa•Yuecheng* (建發•悅城)	Jian'ou	5,301	10,931	4,849
Jianfa•Xiyuan* (建發•璽院)	Jian'ou	25,071	31,738	7,899
Jianfa•Xiyue* (建發•璽悅)	Jian'ou	37,353	44,483	8,397
Jianfa•Tianxing Yangzhu* (建發•天行決著)	Ningde	2,906	2,088	13,917
Jianfa•Tianxing Xiyuan* (建發•天行璽院)	Ningde	120,970	110,217	10,976
Jianfa•Yangzhu* (建發•央著)	Changsha	79,840	47,536	16,796
Jianfa•Yangxi* (建發•央璽)	Changsha	66	119	5,564
Jinmao & Jianfa•Guanyue* (金茂&建發•觀悅)	Changsha	71,995	52,754	13,647
Jinmao & Jianfa•Boyue* (金茂&建發•泊悅)	Changsha	27,533	22,214	12,394

# MANAGEMENT DISCUSSION AND ANALYSIS

Name of Projects	Cities	Amount (RMB ten thousand)	GFA (sq.m.)	Average selling price (RMB/sq.m.)
Jianfa•Jiangshanyue* (建發•江山悅)	Changsha	3,056	2,735	11,174
Jianfa•Songyayuan* (建發•松雅院)	Changsha	23,426	22,625	10,354
Wudi & Jianfa•Xiyuan* (武地&建發•璽院)	Wuhan	2,433	1,303	18,676
Jianfa & Jinmao•Xiyue* (建發&金茂•璽悅)	Wuhan	18,052	14,706	12,275
Jianfa•Dushuwan* (建發•獨墅灣)	Suzhou	2,049	2,868	7,146
Jianfa•Yangyu* (建發•泱譽)	Suzhou	31,854	17,164	18,559
Jianfa & Yangguangcheng•Puyue* (建發&陽光城•璞悅)	Suzhou	16,646	8,994	18,507
Jianfa•Yangyu* (建發•泱譽)	Taicang	19,655	10,513	18,696
Jianfa•Yangzhu* (建發•泱著)	Taicang	31,489	16,442	19,151
DuHuizhiguang* (都會之光)	Taicang	27,361	15,066	18,160
Jianfa•Tianjingwan Yayuan* (建發•天境灣雅園)	Taicang	24,006	10,401	23,080
Jianfa•Yulongwan* (建發•御龍灣)	Zhangjiagang	7,388	5,331	13,859
Jianfa•Yangyu* (建發•泱譽)	Zhangjiagang	52,730	28,286	18,642
Jianfa•Yujingwan* (建發•御璟灣)	Zhangjiagang	57,500	50,414	11,405
Jianfa•Jiuliwan* (建發•玖里灣)	Wuxi	117,780	62,339	18,894
Jianfa•Jiuli Yingyue* (建發•玖里映月)	Wuxi	136,231	62,641	21,748
Jianfa•Hexi* (建發•和璽)	Wuxi	7,605	2,319	32,791
Jianfa•Runjinyuan* (建發•潤錦園)	Nanjing	1,095	702	15,603
Jianfa•Yangyu* (建發•央譽)	Nanjing	58,160	36,556	15,910
Jianfa•Jingyuexuan* (建發•璟悅軒)	Shenzhen	39,429	9,486	41,565
Jianfa•Xiyuan* (建發•璽院)	Nanning	32,622	36,107	9,035
Jianfa•Beida Longting* (建發•北大龍廷)	Nanning	34,415	37,766	9,113
Jianfa•Yangxi* (建發•央璽)	Nanning	61,267	27,848	22,001
Jianfa•Xiyuan* (建發•璽園)	Zhuhai	18,214	9,343	19,495
Jianfa•Yangjing* (建發•央璟)	Zhuhai	4,131	1,080	38,255
Jianfa & Jiulongcang•Yangxi* (建發&九龍倉•央璽)	Guangzhou	23,222	5,130	45,263
<b>Total</b>		<b>2,575,753</b>	<b>1,558,487</b>	<b>16,527</b>

# MANAGEMENT DISCUSSION AND ANALYSIS

## Land Reserves

As at 30 June 2021, the Group had a total of 193 projects in the PRC and Australia, and the aggregate saleable GFA of land reserves was approximately 18,090,000 sq.m..

The amount of saleable GFA of land reserves as at 30 June 2021 is set out in the following table:

Name of Projects	Cities	Saleable GFA (sq.m.)	Interests held by the Group	Attributable GFA (sq.m.)
Jianfa•Panlong Yuan* (建發•磐龍院)	Bengbu	229,077	100%	229,077
Land Parcel L01-06 in Cui Ge Zhuan, Chaoyang District* (朝陽區崔各莊L01-06地塊)	Beijing	76,869	100%	76,869
Jianfa & Rongchuang•Changan Hexi* (建發&融創•長安和壘)	Beijing	51,138	51%	26,080
Jianfa•Shangyuyuan* (建發•尚虞院)	Changshu	77,458	100%	77,458
Jianfa•Yangxi* (建發•央壘)	Chengdu	221,896	100%	221,896
Jianfa•Yangzhu* (建發•央著)	Chengdu	118,547	100%	118,547
Jianfa•Heming* (建發•和鳴)	Foshan	108,718	100%	108,718
TD2021(NH)WG0009, Nanhai District* (南海區TD2021(NH)WG0009)	Foshan	173,585	34%	59,019
Land Parcel in south of Yunfeng Road, east of Daolucun Road, Yundonghai Street, Sanshui District* (三水區雲東海街道魯村路以東韻豐路以南地塊)	Foshan	187,759	33%	61,960
Jianfa•Hexi* (建發•和壘)	Fuzhou	22,186	100%	22,186
Jianfa•Jingyun Mansion* (建發•璟雲公館)	Fuzhou	126,537	100%	126,537
Jianfa•Yangyun* (建發•養雲)	Fuzhou	25,402	100%	25,402
Jianfa•Yuefu* (建發•悅府)	Fuzhou	10,252	100%	10,252
Land Parcel No.2021-11 in Fuqing City* (福清市2021-11號地塊)	Fuzhou	81,421	60%	48,853
Jianfa•Yangzhu* (建發•央著)	Fuzhou	18,852	51.6%	9,728
Land Parcel No. 2021-14 in Jinan District* (晉安區2021-14號地塊)	Fuzhou	186,328	49%	91,301
City of Sky* (天空之城)	Fuzhou	148,963	16.5%	24,579
Land Parcel No. 2021NJY-3 in Henglei Island, Nansha District* (南沙區橫瀝島2021NJY-3地塊)	Guangzhou	118,137	100%	118,137
Jianfa & Jiulongcang•Yangxi* (建發&九龍倉•央壘)	Guangzhou	131,664	64%	84,265
Jianfa•Yangzhu* (建發•央著)	Guiyang	446,141	90%	401,527
Land Parcel in east unit of Xiangfu, Gongshu District* (拱墅區祥符東單元地塊)	Hangzhou	103,144	100%	103,144
Jianfa•Shuxiangyincui* (建發•書香印翠)	Hangzhou	46,043	100%	46,043
Land Parcel No.9 in Fuchun Future City, Tonglu* (桐廬富春未來城9號地塊)	Hangzhou	78,568	100%	78,568
Jianfa•Tianyuefu* (建發•天悅府)	Hangzhou	58,693	80%	46,954
Yangyun Jingshe* (養雲靜舍)	Hangzhou	2,509	40.18%	1,008
Xixi Yunlu* (西溪雲廬)	Hangzhou	28,738	10.5%	3,017
No. BK20210, Binhu District* (濱湖區BK202102號)	Hefei	224,099	100%	224,099
Jianfa•Jiuxifu* (建發•玖熙府)	Hefei	220,329	65%	143,214
Jianfa•Tianxiwan Yayuan* (建發•天壘灣雅苑)	Huai'an	471,524	80%	377,219



# MANAGEMENT DISCUSSION AND ANALYSIS

Name of Projects	Cities	Saleable GFA (sq.m.)	Interests held by the Group	Attributable GFA (sq.m.)
2021TDGP04R0052, Huaiyin District* (槐蔭區2021TDGP04R0052)	Jinan	167,456	100%	167,456
Jianfa•Xiyuan* (建發•壘園)	Jinan	93,865	100%	93,865
2021TDGP13R0079, Changqing District* (長清區2021TDGP13R0079)	Jinan	189,451	100%	189,451
Jianfa•Xiyue* (建發•壘悅)	Jian'ou	139,077	75%	104,308
Jianfa•Xiyuan* (建發•壘院)	Jian'ou	12,055	70%	8,439
Jianfa•Hexi* (建發•和壘)	Jianyang	13,873	100%	13,873
Jianfa•Yangzhu* (建發•央著)	Jianyang	7,502	70%	5,251
Jianfa•Heming (formerly as Land Parcel C32 in Wuyi Jianyang New District)* (建發•和鳴(原武夷建陽新區C32地塊))	Jianyang	87,246	100%	87,246
Land Parcel No. (Xinhui 09) in JCR2021-73, Xinhui District* (新會區JCR2021-73(新會09)號地塊)	Jiangmen	152,969	100%	152,969
No. 2021-C-, Chengdi, High-tech Zone* (高新區澄地2021-C-1號)	Jiangyin	275,100	38%	104,538
Land Parcel in the first phase of the west side of Fotang Avenue, Fotang Town, Yiwu City* (義烏市佛堂鎮佛堂大道西側首期地塊)	Jinhua	123,185	33%	40,651
Land Parcel No. DGD2021006 in Development Zone* (開發區DGD2021006號地塊)	Jiujiang	126,460	71%	89,281
Jianfa•Shuxiangli* (建發•書香里)	Lianjiang	15,378	100%	15,378
Jianfa•Lingjun* (建發•領郡)	Lianjiang	220	78%	172
Jianfa•Xiyuan* (建發•壘院)	Lianjiang	4,406	70%	3,084
Jianfa & Rongqiao•Shanghai Daguan 01, 03, 04* (建發&融橋•山海大觀01、03、04)	Lianjiang	167,600	65%	108,940
Jianfa & Rongqiao•Shanghai Daguan 02* (建發&融橋•山海大觀02)	Lianjiang	148,683	65%	96,644
Jianfa•Shuxiangfu* (建發•書香府)	Lianjiang	60,123	40%	24,049
Jianfa•Panlongfu* (建發•磐龍府)	Liuzhou	92,231	100%	92,231
Jianfa•Longxitai* (建發•瓏壘台)	Longhai	6,663	100%	6,663
Jianfa•Heming* (建發•和鳴)	Longyan	105,261	100%	105,261
Jianfa•Shouyuan* (建發•首院)	Longyan	16,696	100%	16,696
Jianfa•Wenjing (formerly as Land Parcel 2020 Lot-22 (Longteng South No.7) in Xinluo District)* (建發•文璟(原新羅區2020拍-22(龍騰南7號)地塊))	Longyan	85,133	100%	85,133
Jianfa•Yunzhu (formerly as Land Parcel 2020 Lot-21 (Beiguan Community) in Xinluo District, Land Parcel 2020 Lot-22 (Chengbei No. 1) in Xinluo District)* (建發•雲著(原新羅區2020拍-21(北關小區) 地塊、新羅區2020拍-22(城北1號)地塊))	Longyan	187,324	100%	187,324

# MANAGEMENT DISCUSSION AND ANALYSIS

Name of Projects	Cities	Saleable GFA (sq.m.)	Interests held by the Group	Attributable GFA (sq.m.)
Shangyue House* (尚悦居)	Longyan	3,827	40%	1,531
Jianfa•Xiyuan* (建發•璽院)	Longyan	2,164	30%	649
Land Parcel A02-06-1 in Nanchang City, Joy City* (南昌市大悅城A02-06-1地塊)	Nanchang	201,081	49%	98,530
Land Parcel D03&04 in Nanchang City, Joy City* (南昌市大悅城D03&04地塊)	Nanchang	153,019	49%	74,979
Land Parcel D05-09 in Nanchang City, Joy City* (南昌市大悅城D05-09地塊)	Nanchang	145,668	49%	71,377
Jianfa•Hezhang* (建發•和章)	Nanjing	76,065	100%	76,065
Jianfa•Hezhu (formerly as Land Parcel No. New District 2020G24 in Jiangbei New District Getang New District)* (建發•和著(原江北新區葛塘 新區2020G24號地塊))	Nanjing	138,930	100%	138,930
Jianfa•Junhefu* (建發•珺和府)	Nanjing	4,764	100%	4,764
Jianfa•Runjinyuan* (建發•潤錦園)	Nanjing	8,050	50%	4,025
Jianfa•Jiuxifu* (建發•玖熙府)	Nanjing	26,158	49%	12,817
Jianfa•Yangyu* (建發•央譽)	Nanjing	23,350	40%	9,340
Jianfa•Hexi* (建發•和璽)	Nanning	73,165	100%	73,165
Jianfa•Heyue* (建發•和悅)	Nanning	74,326	100%	74,326
Jianfa•Wuxiang Yinyue (formerly as Jianfa•Shuangxi)* (建發•五象印月(原建發•雙璽))	Nanning	111,302	100%	111,302
Jianfa•Yangxi* (建發•央璽)	Nanning	124,078	100%	124,078
Jianfa•Yangzhu* (建發•央著)	Nanning	68,073	100%	68,073
Land Parcel No. GC2020-117 in 55 Mu, Longgang, Yongning District* (邕甯區龍崗55畝GC2020-117號地塊)	Nanning	143,685	100%	143,685
Jianfa•Beida Longting* (建發•北大瓏廷)	Nanning	136,827	60%	82,096
Jianfa•Xiyuan* (建發•璽院)	Nanning	26,333	51%	13,430

# MANAGEMENT DISCUSSION AND ANALYSIS

Name of Projects	Cities	Saleable GFA (sq.m.)	Interests held by the Group	Attributable GFA (sq.m.)
No. 2021-02, Wuyishan City* (武夷山市2021-02號)	Nanping	143,457	75%	107,593
Jianfa•Sanli Yunlu (formerly as Land Parcel No. 2020-J-WY-08 in Nanping City*) (建發•叁里雲廬(原南平市2020-J-WY-08號地塊))	Nanping	63,324	70%	44,327
Land Parcel No. 2020-J-WY-06 in Nanping City* (南平市2020-J-WY-06號地塊)	Nanping	124,284	70%	86,999
Land Parcel No. 2020-J-WY-07 in Nanping City* (南平市2020-J-WY-07號地塊)	Nanping	79,960	70%	55,972
Jianfa•Yulongwan* (建發•御龍灣)	Nantong	144,511	100%	144,511
Jianfa•Hongjingyuan* (建發•鴻璟園)	Nantong	177,691	51%	90,622
Jianfa•Chunjianyue* (建發•春江悅)	Ningbo	131,084	80%	104,867
Land Parcel No. 2020-147 (Wantou Parcel) in Yong Chu Chu, Jiangbei District* (江北區甬儲出2020-147號(灣頭地塊)地塊)	Ningbo	72,055	80%	57,644
Jianfa•Shuxiang Mansion* (建發•書香府)	Ningde	119,899	70%	83,929
Jianfa•Tianxing Manyun* (建發•天行縵雲)	Ningde	110,798	60%	66,479
Jianfa•Tianxing Xiyuan* (建發•天行璽院)	Ningde	15,563	55%	8,560
Jianfa•Tianxing Yangzhu* (建發•天行泱著)	Ningde	14,089	50%	7,045
Jianfa•Hexi* (建發•和璽)	Ningde	22,812	50%	11,401
Shidai Jingcheng* (時代璟城)	Ningde	200,994	50%	100,457
Jianfa•Panlongfu* (建發•磐龍府)	Putian	44,955	100%	44,955
Jianfa•Yangyu* (建發•央譽)	Putian	2,012	100%	2,012
Jianfa•Yangzhu* (建發•央著)	Putian	2,982	100%	2,982
Jianfa•Yuhuyihao* (建發•玉湖壹號)	Putian	2,186	100%	2,186
Land Parcel No. 2021-05 in Hanjiang District* (涵江區2021-05號地塊)	Putian	173,092	80%	138,474
Jianfa•Heming Lanxi (formerly as Jianfa•Heming Lanxijun)* (建發•和鳴蘭溪(原建發•和鳴蘭溪郡))	Putian	68,775	51%	35,075
No. PS-2021-10, Chengxiang District* (城廂區PS-2021-10號)	Putian	106,739	40%	42,696
Jianfa•Boyue (formerly as Land Parcel No. 2020-40 in Yongchun County)* (建發•泊月(原永春縣2020-40號地塊))	Quanzhou	58,919	100%	58,919
Jianfa•Yangzhu (formerly as Land Parcel No. 2019S-31 in Quanzhou Shishi City)* (建發•泱著(原泉州石獅市2019S-31號地塊))	Quanzhou	10,518	100%	10,518
Jianfa•Yingyue* (建發•映月)	Quanzhou	281,044	100%	281,044
Land Parcel No. 2021-2 in Li Cheng District* (鯉城區2021-2號地塊)	Quanzhou	116,489	100%	116,489

# MANAGEMENT DISCUSSION AND ANALYSIS

Name of Projects	Cities	Saleable GFA (sq.m.)	Interests held by the Group	Attributable GFA (sq.m.)
Land Parcel No. 2020P09 in Guanqiao, Nanan City* (南安市官橋2020P09號地塊)	Quanzhou	229,368	51%	116,978
Jianfa•Zhongyang Tiancheng* (建發•中泱天成)	Quanzhou	3,735	40%	1,494
Guandi* (觀邸)	Shaxian	8,138	51%	4,150
Land Parcel No. 2021HP03 in Haicang* (海滄2021HP03地塊)	Xiamen	192,597	100%	192,597
Land Parcel No. 2021P04 (Zhongzhai) in Huli District* (湖里區2021P04(鐘宅)地塊)	Xiamen	122,642	100%	122,642
Jianfa•Manyun* (建發•縵雲)	Xiamen	13,994	100%	13,994
Jianfa•Shuxiang Fudi* (建發•書香府邸)	Xiamen	1,611	100%	1,611
Jianfa•Wanjing (formerly as Jianfa•Hexi Phase II)* (建發•灣璟(原建發•和璽二期))	Xiamen	41,306	100%	41,306
Jianfa•Yuefu* (建發•悅府)	Xiamen	27,295	100%	27,295
Jianfa•Xiyue* (建發•璽樾)	Xiamen	773	95%	734
Jianfa•Wuyuan Yingyue* (建發•五緣映月)	Xiamen	5,171	80%	4,137
Jianfa•Yangyun* (建發•養雲)	Xiamen	3,518	80%	2,814
Jianfa•Hezhu* (建發•和著)	Xiamen	46,508	70%	32,556
Land Parcel 2021P03 Xia Zhong in Huli* (湖里2021P03下忠地塊)	Xiamen	60,188	65%	39,122
Jianfa•Hexi* (建發•和璽)	Xiamen	4,691	51%	2,392
Jianfa•Yangzhu Phase II* (建發•央著二期)	Xiamen	3,077	51%	1,569
Jianfa•Heming* (建發•和鳴)	Xiamen	5,998	49.5%	2,969
Jianfa•Yangzhu* (建發•央著)	Xiamen	11,619	49%	5,693
Jianfa•Pushangwan* (建發•浦上灣)	Shanghai	20,513	100%	20,513
Jianfa•Yunjinwan* (建發•雲錦灣)	Shanghai	130,348	100%	130,348
Jianfa•Jinyuewan* (建發•金玥灣)	Shanghai	68,713	51%	35,044
Jianfa•Suhewang* (建發•蘇河望)	Shanghai	101,758	51%	51,897
Jianfa•Sishui Heming* (建發•泗水和鳴)	Shanghai	48,403	49%	23,717
No. DEA2021016, Xinzhou District* (信州區DEA2021016號)	Shangrao	51,655	100%	51,655
No. DEA2021017, Xinzhou District* (信州區DEA2021017號)	Shangrao	156,165	100%	156,165
No. DEA2021112, Central District* (中心區DEA2021112號)	Shangrao	115,305	37%	42,663
Land Parcel No. 7-1 in Zeshui Pai, Shaoxing* (紹興則水牌7-1號地塊)	Shaoxing	104,179	51%	53,131
Jianfa•Jingyuexuan* (建發•璟悅軒)	Shenzhen	9,065	51%	4,623
No. 2013-29-02 (west side of Kasa), Shishi City* (石獅市2013-29-02號(卡颯西側))	Shishi	53,098	100%	53,098
No. 2021S-10 (Jiazengzhai), Shishi City* (石獅市2021S-10號(加曾寨))	Shishi	102,093	100%	102,093

# MANAGEMENT DISCUSSION AND ANALYSIS

Name of Projects	Cities	Saleable GFA (sq.m.)	Interests held by the Group	Attributable GFA (sq.m.)
Jianfa•Chunjiang Boyue* (建發•春江泊月)	Suzhou	13,644	100%	13,644
Jianfa•Dushuwan* (建發•獨墅灣)	Suzhou	14,762	97.5%	14,393
Jianfa•Yuejiangnan* (建發•悅江南)	Suzhou	42,680	100%	42,680
Jianfa•Yunjinwan* (建發•雲錦灣)	Suzhou	90,953	100%	90,953
Jianfa•Yuanxi* (建發•園壘)	Suzhou	145,217	60%	87,130
Jianfa & Yangguangcheng•Puyue* (建發&陽光城•璞悅)	Suzhou	1,287	55%	708
Jianfa•Jingcuiyayuan* (建發•璟萃雅園)	Suzhou	168,591	40%	67,436
Land Parcel No. 2021-WG-32 in High-tech Zone* (高新區2021-WG-32號地塊)	Suzhou	153,370	33%	51,072
Jianfa•Wenhanfu* (建發•文翰府)	Suqian	264,617	100%	264,617
Land Parcel 01 in 2021 (Jing) B Economic Development Zone, Economic Development Zone* (經濟開發區2021(經)B經開區01地塊)	Suqian	342,114	100%	342,114
Land Parcel No. 2021-19 in Wenling City* (溫嶺市2021-19號地塊)	Taizhou	48,708	51%	24,841
Land Parcel No. 2021-17 in Wenling City* (溫嶺市2021-17號地塊)	Taizhou	137,756	35%	48,215
Jianfa•Tianjingwan Yayuan* (建發•天鏡灣雅園)	Taicang	24,390	100%	24,390
Jianfa•Yangyu* (建發•泱譽)	Taicang	25,031	100%	25,031
Jianfa•Yangzhu* (建發•泱著)	Taicang	19,038	100%	19,038
Duhuizhiguang* (都會之光)	Taicang	31,571	30%	9,471
Land Parcel No. 2020-135 in Lucheng District* (鹿城區2020-135號地塊)	Wenzhou	82,649	65%	53,722
Land Parcel No. 2021-18 in Yueqing City* (樂清市2021-18號地塊)	Wenzhou	94,573	33%	31,209
Land Parcel No. 2020-132 in Ouhai District* (甌海區2020-132號地塊)	Wenzhou	372,509	33%	122,928
Jianfa•Boyuewan* (建發•泊月灣)	Wuxi	154,729	100%	154,729
Jianfa•Jingxue Heming (formerly as Land Parcel No. XDG-2020-60 in Wuxi City Huishan District)* (建發•靜學和鳴(原無錫市惠山區 XDG-2020-60號地塊))	Wuxi	222,769	100%	222,769
Jianfa•Jiuliwan* (建發•玖里灣)	Wuxi	313	100%	313

# MANAGEMENT DISCUSSION AND ANALYSIS

Name of Projects	Cities	Saleable GFA (sq.m.)	Interests held by the Group	Attributable GFA (sq.m.)
Jianfa•Shangyuan (formerly as Wuxi Shangyuan)* (建發•上院(原無錫上院))	Wuxi	271,558	100%	271,558
Jianfa•Jinyuewan (formerly as Wuxi Jinyuewan)* (建發•金玥灣(原無錫金玥灣))	Wuxi	186,559	52%	97,011
Land Parcel No. (2021)18 in Yixing City* (宜興市(2021)18號地塊)	Wuxi	121,480	51%	61,955
Jianfa•Hexi* (建發•和璽)	Wuxi	56,021	49%	27,450
Jianfa•Jiuli Yingyue* (建發•玖里映月)	Wuxi	37,079	42%	15,573
Land Parcel No. XDG-2020-67 in Huishan District* (惠山區XDG-2020-67號地塊)	Wuxi	56,279	33%	18,572
Jianfa & Jinmao•Xiyue* (建發&金茂•璽悅)	Wuhan	112,369	51%	57,308
Wudi & Jianfa•Xiyuan* (武地&建發•璽院)	Wuhan	66,590	49%	32,629
Wuyi & Jianfa•Shanwaishan* (武夷&建發•山外山)	Wuyishan	10,420	50%	5,210
Jianfa•Xiyuan* (建發•璽院)	Xianyou	14,889	55%	8,189
No.PS-2020-22, Xianyou County* (仙游縣PS-2020-22)	Xianyou	74,562	51%	38,027
Land Parcel No. 2021-9 in Yunlong District* (雲龍區2021-9號地塊)	Xuzhou	115,968	100%	115,968
Land Parcel No. 2021-C-2 in Dafeng District, Dahua Road North* (大豐區大華路北2021-C-2號地塊)	Yancheng	175,723	49%	86,104
Jianfa•Yangzhu* (建發•央著)	Yiyang	388,949	100%	388,949
Jianfa•Yangyu* (建發•泱譽)	Zhangjiagang	2,969	100%	2,969
Jianfa•Yujingwan* (建發•御璟灣)	Zhangjiagang	221,268	100%	221,268
Jianfa•Yulongwan* (建發•御龍灣)	Zhangjiagang	243	70%	170
Jianfa•Hexi* (建發•和璽)	Zhangjiagang	108,164	60%	64,898
Land Parcel No. 2021P01 in Zhangpu County* (漳浦縣2021P01號地塊)	Zhangpu	77,253	100%	77,253
Jianfa•Xiyuan* (建發•璽院)	Zhangpu	109,058	70%	76,341
Land Parcel No. 202005 (Wenti Zhongxin 03) in Zhangzhou, Zhangpu County* (漳州漳浦縣202005(文體中心03)號地塊)	Zhangpu	174,089	70%	121,862
Jianfa•Bihushuangxi* (建發•碧湖雙璽)	Zhangzhou	4,459	100%	4,459
Jianfa•Hezhu (formerly as Land Parcel 2020P11 (Ruijing 02) in Xiangcheng District, Zhangzhou)* (建發•和著(原漳州漳城區2020P11(瑞京02)地塊))	Zhangzhou	11,414	100%	11,414

# MANAGEMENT DISCUSSION AND ANALYSIS

Name of Projects	Cities	Saleable GFA (sq.m.)	Interests held by the Group	Attributable GFA (sq.m.)
Jianfa•Xiyuan* (建發•璽院)	Zhangzhou	12,968	100%	12,968
Jianfa•Yangyu* (建發•央譽)	Zhangzhou	31,175	100%	31,175
Jianfa•Nanhuyin* (建發•南湖印)	Zhangzhou	85,547	80%	68,438
Jianfa•Wenchangfu* (建發•文昌府)	Zhangzhou	14,193	70%	9,935
Jianfa•Yangzhu* (建發•央著)	Zhangzhou	7,869	70%	5,508
No. 2021P0, West Lake, Xiangcheng District* (蕪城區西湖2021P06)	Zhangzhou	105,772	50%	52,886
Jianfa•Yangxi* (建發•央璽)	Changsha	21,141	100%	21,141
Jianfa•Yangzhu* (建發•央著)	Changsha	77,616	100%	77,616
Jianfa•Jiangshanyue* (建發•江山悅)	Changsha	224,275	49%	109,895
Jianfa•Songyayuan* (建發•松雅院)	Changsha	167,153	49%	81,905
Jinmao & Jianfa•Boyue* (金茂&建發•泊悅)	Changsha	70,731	49%	34,658
Jinmao & Jianfa•Guanyue* (金茂&建發•觀悅)	Changsha	66,922	49%	32,792
Land Parcel No. 035 in Moon Island, Wangcheng District* (望城區月亮島035號地塊)	Changsha	306,376	49%	150,124
Jianfa•Shanwaishan* (建發•山外山)	Changtai	42,416	94%	39,871
Jianfa•Shanhuyuan* (建發•山湖院)	Changtai	52,383	60%	31,430
Jianfa•Hexi (formerly as Land Parcel No. 20165 in Beibei District ,Chongqing City)* (建發•和璽(原重慶市北碚區20165號地塊))	Chongqing	120,274	100%	120,274
Jianfa•Yangjing* (建發•央璟)	Zhuhai	30,428	100%	30,428
Jianfa•Yuexi* (建發•悅璽)	Zhuhai	77,318	100%	77,318
Jianfa•Yangyunfu* (建發•養雲府)	Zhuji	17,774	100%	17,774
Commercial and Office Land Parcel in Dongxin Unit, Gongshu District* (拱墅區東新單元商辦地塊)	Hangzhou	52,538	17%	8,931
Australia Project	Sydney	7,663	60%	4,598
<b>Total</b>		<b>18,086,321</b>		<b>13,528,683</b>

## MANAGEMENT DISCUSSION AND ANALYSIS

The amount of saleable GFA of land reserves as at 31 December 2020 is set out in the following table:

Name of Projects	Cities	Saleable GFA (sq.m.)	Interests held by the Group	Attributable GFA (sq.m.)
Jianfa•Yangzhu* (建發•央著)	Changsha	83,155	100%	83,155
Jianfa•Yangxi* (建發•央璽)	Changsha	26,231	100%	26,231
Jinmao & Jianfa•Guanyue* (金茂&建發•觀悅)	Changsha	87,098	49%	42,678
Jianfa•Songyayuan* (建發•松雅院)	Changsha	214,348	49%	105,030
Jianfa•Jiangshanyue* (建發•江山悅)	Changsha	342,561	49%	167,855
Jinmao & Jianfa•Boyue* (金茂&建發•泊悅)	Changsha	81,772	49%	40,068
Wudi & Jianfa•Xiyuan* (武地&建發•璽院)	Wuhan	97,732	49%	47,888
Jianfa & Jinmao•Xiyue* (建發&金茂•璽悅)	Wuhan	140,879	51%	71,848
Jianfa•Hexi (formerly as Land Parcel No. 20165 in Beibei District, Chongqing City)* (建發•和璽 (原重慶市北碚區20165號地塊))	Chongqing	150,797	100%	150,797
Jianfa•Jingyuexuan* (建發•璟悅軒)	Shenzhen	16,351	51%	8,339
Jianfa•Xiyuan* (建發•璽院)	Nanning	28,438	51%	14,503
Jianfa•Yangxi* (建發•央璽)	Nanning	179,637	100%	179,637
Jianfa•Beida Longting* (建發•北大龍珽)	Nanning	169,642	60%	101,785
Jianfa•Wuxiang Yinyue (formerly as Jianfa•Shuangxi)* (建發•五象印月(原建發•雙璽))	Nanning	183,332	100%	183,332
Jianfa•Yangzhu* (建發•央著)	Nanning	73,460	100%	73,460
Jianfa•Hexi* (建發•和璽)	Nanning	81,650	100%	81,650
Jianfa & Jiulongcang•Yangxi* (建發&九龍倉•央璽)	Guangzhou	154,954	64%	99,170
Jianfa•Yuexi* (建發•悅璽)	Zhuhai	96,374	100%	96,374



## MANAGEMENT DISCUSSION AND ANALYSIS

Name of Projects	Cities	Saleable GFA (sq.m.)	Interests held by the Group	Attributable GFA (sq.m.)
Jianfa•Xiyuan* (建發•璽園)	Zhuhai	25,058	51%	12,780
Jianfa•Yangjing* (建發•央璟)	Zhuhai	48,682	100%	48,682
Jianfa•Yangzhu* (建發•央著)	Guiyang	569,551	90%	512,596
Jianfa•Heming* (建發•和鳴)	Foshan	109,710	100%	109,710
Jianfa•Sishui Heming* (建發•泗水和鳴)	Shanghai	63,163	49%	30,950
Jianfa•Jinyuewan* (建發•金玥灣)	Shanghai	123,985	51%	63,232
Jianfa•Dushuwan* (建發•獨墅灣)	Suzhou	15,133	97.5%	14,755
Jianfa•Yangyu* (建發•泱譽)	Suzhou	35	100%	35
Jianfa & Yangguangcheng•Puyue* (建發&陽光城•璞悅)	Suzhou	7,475	55%	4,111
Jianfa•Shangyuyuan* (建發•尚虞院)	Changshu	94,616	100%	94,616
Jianfa•Yuejiangnan* (建發•悅江南)	Suzhou	44,290	100%	44,290
Jianfa•Chunjiang Boyue* (建發•春江泊月)	Suzhou	30,373	100%	30,373
Jianfa•Yuanxi* (建發•園璽)	Suzhou	183,532	60%	110,119
Jianfa•Yulongwan* (建發•御龍灣)	Zhangjiagang	243	70%	170
Jianfa•Yangyu* (建發•泱譽)	Zhangjiagang	14,531	100%	14,531
Jianfa•Yujingwan* (建發•御璟灣)	Zhangjiagang	285,055	100%	285,055
Jianfa•Hexi* (建發•和璽)	Zhangjiagang	248,854	60%	149,312
Jianfa•Yangyu* (建發•泱譽)	Taicang	49,587	100%	49,587
Jianfa•Yangzhu* (建發•泱著)	Taicang	64,429	100%	64,429
Duhuizhiguang* (都會之光)	Taicang	52,089	30%	15,627
Jianfa•Tianjingwan Yayuan* (建發•天境灣雅園)	Taicang	88,183	100%	88,183
Jianfa•Jiuliwan* (建發•玖里灣)	Wuxi	4,110	100%	4,110
Jianfa•Hexi* (建發•和璽)	Wuxi	159,979	49%	78,390
Jianfa•Jiuli Yingyue* (建發•玖里映月)	Wuxi	77,694	42%	32,632
Jianfa•Boyuewan* (建發•泊月灣)	Wuxi	213,861	100%	213,861
Jianfa•Shangyuan (formerly as Wuxi Shangyuan)* (建發•上院(原無錫上院))	Wuxi	298,096	100%	298,096
Jianfa•Jinyuewan (formerly as Wuxi Jinyuewan)* (建發•金玥灣(原無錫金玥灣))	Wuxi	242,075	52%	125,879
Jianfa•Jingxue Heming (formerly as Land Parcel No. XDG-2020-60 in Huishan District, Wuxi City)* (建發•靜學和鳴(原無錫市惠山區 XDG-2020-60號地塊))	Wuxi	230,153	60%	138,092
Jianfa•Runjinyuan* (建發•潤錦園)	Nanjing	18,310	50%	9,155
Jianfa•Yangyu* (建發•央譽)	Nanjing	35,398	40%	14,159
Jianfa•Jiuxifu* (建發•玖熙府)	Nanjing	114,597	49%	56,152
Jianfa•Junhefu* (建發•珺和府)	Nanjing	110,568	100%	110,568

# MANAGEMENT DISCUSSION AND ANALYSIS

Name of Projects	Cities	Saleable GFA (sq.m.)	Interests held by the Group	Attributable GFA (sq.m.)
Jianfa•Hezhu (formerly as Land Parcel No. New District 2020G24 in Getang New District, Jiangbei New District)* (建發•和著(原江北新區葛塘新區 2020G24號地塊))	Nanjing	136,772	100%	136,772
Jianfa•Panlong Yuan* (建發•磐龍院)	Bengbu	281,479	100%	281,479
Jianfa•Tianxiwan Yayuan* (建發•天璽灣雅苑)	Huai'an	372,510	42%	156,454
Jianfa•Xiyuan* (建發•璽園)	Jinan	76,634	100%	76,634
Jianfa•Yangzhu* (建發•央著)	Xiamen	11,726	49%	5,746
Jianfa•Yangzhu Phase II* (建發•央著二期)	Xiamen	3,936	51%	2,007
Jianfa•Xiyue* (建發•璽樾)	Xiamen	3,682	95%	3,498
Jianfa•Heming* (建發•和鳴)	Xiamen	58,331	49.5%	28,874
Jianfa•Hexi* (建發•和璽)	Xiamen	35,267	51%	17,986
Jianfa•Hezhu* (建發•和著)	Xiamen	136,555	70%	95,589
Jianfa•Yangyun* (建發•養雲)	Xiamen	41,319	80%	33,055
Jianfa•Manyun* (建發•縵雲)	Xiamen	137,404	100%	137,404
Jianfa•Shuxiang Fudi* (建發•書香府邸)	Xiamen	111,897	100%	111,897
Jianfa•Wuyuan Yingyue* (建發•五緣映月)	Xiamen	64,137	80%	51,310
Jianfa•Wanjing (formerly as Jianfa•Hexi Phase II)* (建發•灣璟(原建發•和璽二期))	Xiamen	82,364	100%	82,364
Jianfa•Yuefu* (建發•悅府)	Xiamen	50,052	100%	50,052
Jianfa•Shanwaishan* (建發•山外山)	Changtai	50,999	94%	47,939
Jianfa•Shanhuyuan* (建發•山湖院)	Changtai	70,341	60%	42,204
Jianfa•Bihushuangxi* (建發•碧湖雙璽)	Zhangzhou	4,949	100%	4,949
Jianfa•Xiyuan* (建發•璽院)	Zhangzhou	13,478	100%	13,478
Jianfa•Yangzhu* (建發•央著)	Zhangzhou	9,402	70%	6,581
Jianfa•Yangyu* (建發•央譽)	Zhangzhou	71,611	100%	71,611
Jianfa•Wenchangfu* (建發•文昌府)	Zhangzhou	50,276	70%	35,193
Jianfa•Nanhuyin* (建發•南湖印)	Zhangzhou	251,579	80%	201,263
Jianfa • Hezhu (formerly as Land Parcel No. 2020P11 (Ruijing 02) in Xiangcheng District, Zhangzhou)* (建發 • 和著(原漳州薌城區 2020P11 瑞京 02)地塊))	Zhangzhou	79,408	100%	79,408
Jianfa•Xiyuan* (建發•璽院)	Zhangpu	180,884	70%	126,619
Land Parcel 202005 (Wenti Zhongxin03) in Zhangpu County, Zhangzhou* (漳州漳浦縣 202005 (文體中心 03)地塊)	Zhangpu	175,891	70%	123,123

## MANAGEMENT DISCUSSION AND ANALYSIS

Name of Projects	Cities	Saleable GFA (sq.m.)	Interests held by the Group	Attributable GFA (sq.m.)
Jianfa•Longxitai* (建發•隴臺台)	Longhai	15,877	100%	15,877
Jianfa•Xiyuan* (建發•壘院)	Longyan	6,172	30%	1,852
Shangyue House* (尚悅居)	Longyan	7,959	40%	3,184
Jianfa•Shouyuan* (建發•首院)	Longyan	17,535	100%	17,535
Jianfa • Wenjing (formerly as Land Parcel No. 2020 Lot-22 (Longteng South No.7) in Xinluo District)* (建發•文璟(原新羅區2020拍-22 (龍騰南7號)地塊))	Longyan	123,733	100%	123,733
Jianfa • Yunzhu (formerly as Land Parcel No. 2020 Lot-21 (Beiguan Community) in Xinluo District, Land Parcel No. 2020 Lot-22 (Chengbei No.1) in Xinluo District)* (建發•雲著(原新羅區2020拍-21 (北關小區)地塊, 新羅區2020拍-22 (城北1號)地塊))	Longyan	238,393	100%	238,393
Jianfa•Zhongyang Tiancheng* (建發•中泱天成)	Quanzhou	4,204	40%	1,682
Jianfa•Yangzhu (formerly as Land Parcel No. 2019S-31 in Shishi City, Quanzhou)* (建發•泱著(原泉州石獅市 2019S-31號地塊))	Quanzhou	203,930	100%	203,930
Jianfa•Boyue (formerly as Land Parcel No. 2020-40 in Yongchun)* (建發•泊月(原永春縣2020-40號地塊))	Quanzhou	164,420	100%	164,420
Jianfa•Yangzhu* (建發•央著)	Putian	3,230	100%	3,230
Jianfa•Yangyu* (建發•央譽)	Putian	2,291	100%	2,291
Jianfa•Xiyuan* (建發•壘院)	Xianyou	14,822	55%	8,152
Jianfa•Panlongfu* (建發•磐龍府)	Putian	145,626	100%	145,626
Jianfa Yuhuyihao* (建發•玉湖壹號)	Putian	2,186	100%	2,186
Jianfa•Heming Lanxi (formerly as Jianfa•Heming Lanxijun)* (建發•和鳴蘭溪(原建發•和鳴蘭溪郡))	Putian	116,671	51%	59,502
Jianfa•Yangzhu* (建發•央著)	Fuzhou	23,150	51.6%	11,945
City of Sky* (天空之城)	Fuzhou	217,817	16.5%	35,940
Jianfa•Yuefu* (建發•悅府)	Fuzhou	10,229	100%	10,229
Jianfa•Yangyun* (建發•養雲)	Fuzhou	118,952	100%	118,952
Jianfa•Hexi* (建發•和壘)	Fuzhou	68,067	100%	68,067
Jianfa•Lingjun* (建發•領郡)	Lianjiang	289	78%	225
Jianfa & Rongqiao•Shanghai Daguan 02* (建發&融僑•山海大觀 02)	Lianjiang	148,683	65%	96,644

## MANAGEMENT DISCUSSION AND ANALYSIS

Name of Projects	Cities	Saleable GFA (sq.m.)	Interests held by the Group	Attributable GFA (sq.m.)
Jianfa & Rongqiao•Shanghai Daguan 01, 03, 04* (建發&融僑•山海大觀01、03、04)	Lianjiang	169,392	65%	110,105
Jianfa•Xiyuan* (建發•璽院)	Lianjiang	6,274	70%	4,392
Jianfa•Shuxiangli* (建發•書香里)	Lianjiang	18,624	100%	18,624
Jianfa•Shuxiangfu* (建發•書香府)	Lianjiang	122,860	40%	49,144
Guandi* (觀邸)	Shaxian	11,814	51%	6,025
Jianfa•Yangzhu* (建發•央著)	Jianyang	7,817	70%	5,472
Jianfa•Hexi* (建發•和壘)	Jianyang	41,589	100%	41,589
Jianfa•Heming (formerly as Land Parcel No. C32 in Jianyang New District, Wuyi)* (建發•和鳴(原武夷建陽新區C32地塊))	Jianyang	115,212	100%	115,212
Wuyi & Jianfa•Shanwaishan* (武夷&建發•山外山)	Wuyishan	11,011	50%	5,506
Jianfa•Yuecheng* (建發•悅城)	Jian'ou	53,496	75%	40,122
Jianfa•Xiyuan* (建發•璽院)	Jian'ou	12,704	70%	8,893
Jianfa•Xiyue* (建發•璽悅)	Jian'ou	166,182	75%	124,637
Jianfa•Tianxing Yangzhu* (建發•天行泱著)	Ningde	13,605	50%	6,803
Jianfa•Tianxing Xiyuan* (建發•天行璽院)	Ningde	14,967	55%	8,232
Jianfa•Hexi* (建發•和壘)	Ningde	199,820	50%	99,870
Shidai Jingcheng* (時代璟城)	Ningde	213,971	50%	106,943
Jianfa•Tianxing Manyun* (建發•天行縵雲)	Ningde	181,766	60%	109,060
Jianfa•Shuxiangfu* (建發•書香府)	Ningde	149,849	70%	104,895
Land Parcel No.2020-J-WY-06 in Nanping* (南平市2020-J-WY-06號地塊)	Nanping	124,284	70%	86,999
Land Parcel No.2020-J-WY-07 in Nanping* (南平市2020-J-WY-07號地塊)	Nanping	79,960	70%	55,972
Jianfa•Shanli Yunlu (formerly as Land Parcel No.2020-J-WY-08 in Nanping)* (建發•叁里雲蘆(原南平市 2020-J-WY-08號地塊))	Nanping	111,099	70%	77,769
Yangyun Jingshe* (養雲靜舍)	Hangzhou	22,637	40.18%	9,096
Xixi Yunlu* (西溪雲蘆)	Hangzhou	28,970	10.5%	3,042
Jianfa•Shuxiangyincui* (建發•書香印翠)	Hangzhou	63,008	100%	63,008
Jianfa•Tianyuefu* (建發•天悅府)	Hangzhou	197,876	80%	158,301
Jianfa•Yangyunfu* (建發•養雲府)	Zhuji	42,862	100%	42,862
Jianfa & Rongchuang•Changan Hexi* (建發&融創•長安和壘)	Beijing	83,450	51%	42,559
Australia Project	Sydney	7,663	60%	4,598
<b>Total</b>		<b>12,321,707</b>		<b>9,264,856</b>

# MANAGEMENT DISCUSSION AND ANALYSIS

## FINANCIAL REVIEW

### Revenue

During the Period, the Group's revenue was derived from (i) property development; and (ii) others.

The following table sets forth the Group's revenue from each of these segments and as a percentage of the total revenue for the relevant periods:

	For the six months ended 30 June 2021		For the six months ended 30 June 2020	
	RMB'000	%	RMB'000 (restated)	%
Sales of properties	<b>8,216,069</b>	<b>97.85</b>	2,377,133	96.52
Others (Note)	<b>180,206</b>	<b>2.15</b>	85,620	3.48
Total	<b>8,396,275</b>	<b>100.00</b>	2,462,753	100.00

Note: Commercial assets management income, entrusted construction services income and other income.

### *Sales of properties*

Revenue from sales of properties increased by approximately RMB5,839 million from approximately RMB2,377 million in the corresponding period of the previous year to approximately RMB8,216 million for the Period. Saleable GFA delivered for the six months ended 30 June 2020 and 2021 were approximately 151,000 sq.m. and approximately 516,000 sq.m., respectively. The revenue from the sales of properties for the Period increased due to the increase in saleable GFA sold and delivered and number of projects in the Period as compared with the corresponding period of the previous year.

### *Others*

Other segment during the Period mainly included commercial assets management, entrusted construction services and others. The total income of these remaining segments was approximately RMB180 million while that of the corresponding period of the previous year (restated) was approximately RMB86 million. The increase was mainly due to the increase of provision of entrusted construction services and commercial assets management services during the Period.

### Cost of Sales

Cost of sales increased by approximately RMB5,407 million from approximately RMB1,939 million for the corresponding period of the previous year (restated) to approximately RMB7,346 million for the Period. It was primarily attributable to the increase in saleable GFA sold and delivered during the Period.

### Gross Profit and Gross Profit Margin

The gross profit amounted to approximately RMB524 million and RMB1,050 million for the six months ended 30 June 2020 (restated) and 2021, respectively, representing a gross profit margin of approximately 21.27% and 12.5% respectively. The decrease in the overall gross profit margin was mainly due to the decrease in gross profit margin of sales of properties of certain regions where housing price ceiling policies were in place.

# MANAGEMENT DISCUSSION AND ANALYSIS

## Other Income

Other income amounted to approximately RMB134 million and RMB278 million for the six months ended 30 June 2020 (restated) and 2021, respectively. The increase was mainly due to an increase in the interest income, compensation income and gain on disposal of subsidiaries during the Period.

## Borrowing Costs

Borrowing costs incurred for the construction projects under development were capitalised during the Period. Other borrowing costs were expensed when incurred.

Total borrowing costs increased from approximately RMB2,048 million for the corresponding period of the previous year (restated) to approximately RMB3,000 million for the Period. The increase was mainly due to an increase in capital requirements raised by an increase in the number of projects.

## Loss on Changes in Fair Value of Investment Properties

The loss on changes in fair value of investment properties was approximately RMB1 million during the Period (corresponding period of the previous year: loss of approximately RMB5 million), which was mainly due to a slight downward in the market environment in Xingning District, Nanning as compared with that in 2020. The loss reflected the adjustments in value of investment properties during the Period.

## Administrative Expenses

Administrative expenses increased by approximately RMB5 million to approximately RMB54 million for the Period from approximately RMB49 million for the corresponding period of the previous year (restated). It was primarily due to the increase in staff costs and charity donations during the Period.

## Selling Expenses

Selling expenses increased by approximately RMB351 million to approximately RMB749 million for the Period from approximately RMB398 million for the corresponding period of the previous year (restated). It was primarily due to (i) an increase in labour cost; and (ii) an increase in marketing expenses such as advertising and business promotion expenses as a result of the increase in the number of projects on sales during the Period as compared with those for the corresponding period of the previous year.

## Profit before Income Tax for Continuing Operations

As a cumulative effect of the foregoing factors, the Group recorded a profit before income tax for continuing operations of approximately RMB377 million for the Period, representing an increase of approximately RMB269 million from approximately RMB108 million in the corresponding period of the previous year (restated).

## Income Tax Expense

Income tax expense increased from approximately RMB24 million in the corresponding period of the previous year (restated) to approximately RMB48 million for the Period. The increase in income tax was mainly due to the increase in income from sales of properties during the Period.

## Profit for the Period Attributable to the Equity Holders of the Company

The profit for the period attributable to the equity holders of the Company increased by approximately RMB152 million (an increase of approximately 100.65%) from approximately RMB151 million in the corresponding period of the previous year to approximately RMB303 million for the Period.

# MANAGEMENT DISCUSSION AND ANALYSIS

## Liquidity and Financial Resources

The long-term funding and working capital required by the Group were primarily derived from income generated from core business operations, bank borrowings, loans from intermediate holding company and cash proceeds derived from receipt in advance from the pre-sale of properties, which were used to finance its business operations and investment in construction projects. The Group's liquidity position was well-managed during the Period.

The Group continued to adopt a prudent financing policy and sustain a sound capital structure with healthy cash flow. As at 30 June 2021, the Group's cash at banks and on hand amounted to approximately RMB33,696 million (as at 31 December 2020: approximately RMB27,993 million) while total assets and net assets (after deducting non-controlling interests) were approximately RMB285,159 million (as at 31 December 2020: approximately RMB183,424 million) and approximately RMB24,128 million (as at 31 December 2020: approximately RMB17,815 million), respectively. As at 30 June 2021, the Group's working capital amounted to approximately RMB102,511 million (as at 31 December 2020: approximately RMB76,405 million). As at 30 June 2021, the Group recorded net debt of approximately RMB43,265 million (as at 31 December 2020: approximately RMB27,552 million) with net debt to equity ratio of approximately 85.14% (as at 31 December 2020: approximately 73.76%).

As at 30 June 2021, the Group had (i) interest-bearing borrowings of approximately RMB333 million and approximately RMB16 million denominated in HK\$ and AUD respectively which bore an interest rate at 2.75% and at 4.27% (as at 31 December 2020: approximately RMB339 million and approximately RMB17 million which bore an interest rate at 2.75% and at 4.27%) per annum; and (ii) interest-bearing borrowings (including receipts under securitisation arrangements) of approximately RMB40,788 million denominated in RMB which bore an interest rate ranging from 3.8% to 6.82% (as at 31 December 2020: approximately RMB28,438 million which bore an interest rate ranging from 3.8% to 7.0%) per annum; and (iii) loans from intermediate holding company of approximately RMB32,028 million denominated in RMB which bore an interest rate at 4.81% (as at 31 December 2020: approximately RMB24,422 million which bore an interest rate at 5.5%) per annum, and (iv) the amounts due to non-controlling shareholders of the Company of approximately RMB13 million and approximately RMB3,783 million denominated in AUD and RMB respectively which bore an interest rate at 6% and ranging from 3.85% to 11.5% (as at 31 December 2020: approximately RMB12 million and approximately RMB2,317 million which bore an interest rate at 6% and ranging from 3.85% to 11.5%) per annum, no particular trend of seasonality was observed for the Group's borrowing requirements for the Period.

The Group's gearing ratio (total borrowings divided by total equity) increased to approximately 151.44% as at 30 June 2021 (as at 31 December 2020: approximately 148.7%) due to increase in shareholder's loan and bank borrowings during the Period.

Of the total borrowings, approximately RMB10,244 million was repayable within one year while approximately RMB66,431 million was repayable after one year but within five years.

To manage liquidity risk, the Group monitored and maintained a level of cash and cash equivalents which the management considered to be adequate to finance the Group's operations and mitigate the effects of fluctuations in cash flow. The Group's management also monitored its net current assets/liabilities and the utilisation of borrowings to ensure efficient use of the available banking facilities and compliance with loan covenants.

# MANAGEMENT DISCUSSION AND ANALYSIS

## Financial Guarantee Contracts

During the Period, the Group had arranged bank financing for certain purchasers of the Group's property units and provided guarantees to secure obligations of such purchasers for repayments. The balance was approximately RMB55,709 million as at 30 June 2021 (as at 31 December 2020: approximately RMB52,243 million). The increase was mainly attributable to the increase of real estate mortgage loan due to the increase of the sales of properties commenced to be sold in the Period.

## Capital Commitments

Capital commitments were those contracts concluded but not provided for leasehold improvements, prepayments for intended cooperative projects concluded but not provided for allowance, not for construction of properties under development. The balance of capital commitment was approximately RMB55,718 million as at 30 June 2021 (as at 31 December 2020: approximately RMB23,521 million). The increase was attributable to the increase in properties under development that concluded but not provided for allowance during the Period as compared to 2020.

## Pledge of Assets

As at 30 June 2021, the Group's bank loan was secured by the investment properties with a fair value of approximately RMB636 million (as at 31 December 2020: approximately RMB633 million) and properties under development with carrying value of approximately RMB44,997 million (as at 31 December 2020: approximately RMB28,314 million).

## Capital Structure

As at 30 June 2021, the Company's issued share capital was HK\$127,701,110.6, divided into 1,277,011,106 ordinary shares (the "Shares") of HK\$0.1 each (as at 31 December 2020: HK\$117,671,110.6 divided into 1,176,711,106 Shares).

## Foreign Currency Exposure

The business operations of the Company's subsidiaries were conducted mainly in the PRC with revenues and expenses of the Company's subsidiaries denominated mainly in RMB.

As at 30 June 2021, except for the bank deposits denominated in foreign currencies, the Group did not have significant foreign currency exposure from its operations.

As the Directors considered the Group's foreign exchange risk to be insignificant, the Group did not use any financial instruments for hedging purposes during the Period.

## Contingent Liabilities

As at 30 June 2021, the Group did not have any material contingent liabilities (as at 31 December 2020: Nil).

## Significant Investments

During the Period, the Group did not hold any significant investment or significant securities investment as part of its asset portfolio.



# MANAGEMENT DISCUSSION AND ANALYSIS

## Employees and Emolument Policy

As at 30 June 2021, the Group employed a total of 1,997 full-time employees (as at 31 December 2020: 966 full-time employees). During the Period, total staff costs, including Directors' emoluments, of the Group were approximately RMB518 million (corresponding period of the previous year (restated): approximately RMB262 million). The Group reviewed the remuneration policies and packages on a regular basis and made necessary adjustment that to commensurate with the remuneration level in the industry. In addition to a basic monthly salary, year-end bonuses were offered to staff with outstanding performance. A share option scheme and a restricted share incentive scheme have been adopted to attract and retain eligible employees to contribute to the Group. The Group has established an online learning platform and provided various training courses to help employees enhance their work skills and competence and to accelerate their growth and development.

The aforementioned remuneration philosophy is applicable to the Directors. Apart from benchmarking against the market, the Company reviewed individual competence and contributions and the affordability of the Company in determining the exact level of remuneration for each Director.

## KEY RISK FACTORS AND UNCERTAINTIES

The Group is principally engaged in the business of property development, real estate industrial chain investment services and emerging industry investment in the PRC. The property market in the PRC is affected by a number of factors, such as changes in social, political, economic and legal environment and the government's undertakings of fiscal, economic, monetary, industrial and environmental policies. Changes in macro-economic conditions, consumer confidence, consumption spending and consumption preferences may also affect the Group's business. As such, the Group, taking into account the market situations, implements locally differentiated investment and marketing strategies and nurtures a number of projects across different regional markets so as to reduce reliance on individual markets. The Group's operation is exposed to a variety of idiosyncratic risks in property development, property investment and property related businesses. Default by buyers and partners, manual and systematic negligence or mistake in internal processes and other external factors may have impact on operation. The Epidemic may also have negative influence on the property development industry's operations and consumers' preferences to properties. In addition to the aforesaid factors, other risk factors and uncertainties may also exist.

## EVENTS AFTER REPORTING PERIOD

Please refer to note 24 to the unaudited consolidated financial statements of the Group for the six months ended 30 June 2021 above for events after the Period.

# MANAGEMENT DISCUSSION AND ANALYSIS

## USE OF PROCEEDS

### Placing of new shares under general mandate

The net proceeds from placing 65,000,000 new ordinary shares of the Company (the aggregate nominal value of which was HK\$6,500,000) to Cederberg Capital Limited under general mandate was approximately HK\$940 million (representing a net placing price of approximately HK\$14.46 per placing share), which was based on the placing price of HK\$14.5 per placing share (the closing price as quoted on the Stock Exchange as at 3 June 2021 was HK\$14.5 per share) after deducting the actual expenses relating to the placing new shares. Such net proceeds were intended for repayment of loans, expanding land reserves and general working capital of the Company. Such proceeds were used in accordance with the intention disclosed in the announcements of the Company dated 3 June 2021, 9 June 2021 and 15 June 2021. The actual use of such proceeds is as follow:

	<b>Net proceeds from the placing of new shares under general mandate HK\$ million</b>	<b>Actual use of net proceeds from placing of new shares under general mandate as at 30 June 2021 HK\$ million</b>
Repayment of loans	800	800
Expanding land reserves	120	120
General working capital purposes	20	1
Administration and management expenses ( <i>Note</i> )		1
		921

Note: The remaining proceeds for administration and management expenses is expected to be used in the second half of 2021.

Cederberg Capital Limited is a London-based alternative investment fund manager authorised and regulated by the Financial Conduct Authority of the United Kingdom (reference 775092). Cederberg Capital Limited is an independent, wholly-owned subsidiary of Cederberg Capital (Cayman), which is majority employee-owned and is ultimately owned as to approximately 64% by Mr. Dawid Krige, its only substantial shareholder. It manages capital on behalf of institutions and families, utilising a long-term, fundamentals-driven investment approach. Please refer to the announcements of the Company dated 3 June 2021, 9 June 2021 and 15 June 2021 for details of Cederberg Capital Limited.

## ADDITIONAL DISCLOSURES

### Registration of lease agreements in the PRC

As disclosed in the prospectus of the Company dated 30 November 2012 (the "Prospectus"), some lease agreements in respect of certain investment properties in the PRC held or leased by the Group, which are required to be registered under the PRC laws, were not registered or registrable.

As at 30 June 2021, there were still 56 lease agreements pending to be registered due to the fact that the merchants shall bring their ID cards and go to the competent Real Estate Bureau together with relevant staff of the Group to complete the registration. However, the merchants did not actively assist the Company in completing such registration.

## MANAGEMENT DISCUSSION AND ANALYSIS

The Company will keep monitoring the registration status of these lease agreements with the aim of completing their registration as early as practicable.

### **Property ownership certificate of Wan Guo Plaza\* (萬國廣場) (formerly named as Yu Feng High Street\* (裕豐高街))**

As disclosed in the Prospectus, following the refurbishment and renovation of Wan Guo Plaza\* (萬國廣場), the property ownership certificate issued on 11 May 2012 in respect of the refurbished Wan Guo Plaza covered a GFA of 7,484 sq.m. It was later transpired that there was a shortfall in GFA of approximately 770 sq.m., which was yet to be covered under the property ownership certificate. The Group has delegated a senior management staff to keep liaising with the relevant PRC authorities and following up on the application procedure for a new property ownership certificate of Wan Guo Plaza.

As at 30 June 2021, the application process for the new property ownership certificate was still ongoing. Given that the application for a new property ownership certificate under the above special circumstance is not one which is usually taken out before the relevant PRC authorities, the Group expects that the processing time would be longer than normally required. There was no indication from the PRC authorities as to how long such process would take. The Group will maintain its communication with the relevant PRC authorities closely so as to obtain the up-to-date status of the application progress until the new property ownership certificate covering the abovementioned shortfall in GFA is issued.

## PROSPECT AND OUTLOOK

The Group shall continue to fully integrate its resources and advantages, insisting on expanding and strengthening its real estate development business, enhancing the strength of investment services in the real estate industry chain, promoting the expansion of the Company's business scale, improving the industrial layout and supports its future long-term development.

### **1. Strengthening the core business foundation of real estate development and improving product quality and management quality**

The Group will uphold the spirit of innovation and the concept of craftsmanship in developing the "New Chinese Style" product series, integrating modern construction materials and techniques into the essence of traditional Chinese architecture and culture to create quality products with cultural flavor that lead the industry, strengthen project site management, improve safety management and quality management, and enhance the competitiveness of the real estate development business. Leveraging on its product and brand strengths, the Group has penetrated and will continue to penetrate into regional markets and actively dive into strong third-tier cities with potential, extend the boundaries of its business territory and seek new growth pivots for the Group's sustainable development.

### **2. Consolidating real estate industry chain service layout and enhancing business scale through orderly outward expansion**

The Group will take into account the real estate industry chain investment services business to improve the service quality and operational efficiency of entrusted construction services and will actively promote the orderly expansion of the real estate industry chain light asset business to enhance its business scale.

In view of above, the Group will adhere to its corporate positioning as an "integrated service provider of real estate development and real estate industry chain investment services" and continuously improve its operation and development capabilities. We will pursue high quality and sustainable growth and continue to create value for the Shareholders and the society.

## OTHER INFORMATION

### DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ITS ASSOCIATED CORPORATIONS

As at 30 June 2021, the interests and short positions of the Directors and the chief executive of the Company in the Shares, underlying Shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the "SFO") which were (i) required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they are taken or deemed to have under such provisions of the SFO); or (ii) required to be entered in the register maintained by the Company pursuant to Section 352 of the SFO; or (iii) required to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transaction by Directors of Listed Issuers (the "Model Code") contained in the Listing Rules, were as follows:

#### Long position in the shares of the Company

Name of Directors	Capacity/Nature of interests	Number of issued Shares/ underlying Shares held	Approximate percentage of shareholding in issued share capital (Note 1)
Mr. Zhuang Yuekai	Founder of a discretionary trust	60,412,000 (Note 2)	4.73%
	Beneficiary of a trust (other than a discretionary interest)	330,000 (Note 3)	0.03%
Ms. Zhao Chengmin	Founder of a discretionary trust	60,412,000 (Note 2)	4.73%
	Beneficiary of a trust (other than a discretionary interest)	330,000 (Note 3)	0.03%
Mr. Lin Weiguo	Interest of controlled corporation	60,412,000 (Note 2)	4.73%
	Beneficiary of a trust (other than a discretionary interest)	290,000 (Note 3)	0.02%

Notes:

- The percentage of shareholding was calculated based on the Company's total number of 1,277,011,106 shares in issue as at 30 June 2021.
- These Shares were registered in the name of Diamond Firetail Limited ("Diamond Firetail"), a company incorporated in the British Virgin Islands and a wholly-owned subsidiary of Tricor Equity Trustee Limited ("Tricor Equity Trustee"). Tricor Equity Trustee is a trustee of a discretionary trust and each of Mr. Zhuang Yuekai and Ms. Zhao Chengmin is one of the founders of the said discretionary trust, while Mr. Lin Weiguo is one of the protectors of the said discretionary trust. Therefore, Mr. Zhuang Yuekai, Ms. Zhao Chengmin and Mr. Lin Weiguo are deemed to be interested in the Shares held by Diamond Firetail by virtue of the SFO.
- The 2021 restricted share incentive scheme (the "Incentive Scheme") was approved at the extraordinary general meeting of the Company on 9 June 2021 and 35,300,000 Shares were allotted and issued to the trustee of the Incentive Scheme, who held the Shares on behalf of the incentive recipients of the Incentive Scheme. Being the incentive recipients of the Incentive Scheme, each of Mr. Zhuang Yuekai, Ms. Zhao Chengmin and Mr. Lin Weiguo is interested in 330,000 Shares, 330,000 Shares and 290,000 Shares held on trust by the trustee under the Incentive Scheme, respectively, which are subject to vesting.

## OTHER INFORMATION

### Long positions in the shares of the Company's associated corporations

Name of Directors	Name of our associated corporation	Capacity/ Nature of interest	Number of issued shares/ underlying shares held	Approximate percentage of shareholding in issued share capital (Note 1)
Mr. Zhuang Yuekai	C&D Property	Founder of a discretionary trust	60,412,000 (Note 2)	5.13%
Ms. Zhao Chengmin	C&D Property	Founder of a discretionary trust	60,412,000 (Note 2)	5.13%
Mr. Lin Weiguo	C&D Property	Interest of controlled corporation	60,412,000 (Note 2)	5.13%

Notes:

1. The percentage of shareholding was calculated based on C&D Property's total number of 1,176,711,106 ordinary shares in issue as at 30 June 2021.
2. These ordinary shares of C&D Property were registered in the name of Diamond Firetail, a company incorporated in the British Virgin Islands and a wholly-owned subsidiary of Tricor Equity Trustee. Tricor Equity Trustee is a trustee of a discretionary trust and each of Mr. Zhuang Yuekai and Ms. Zhao Chengmin is one of the founders of the said discretionary trust, while Mr. Lin Weiguo is one of the protectors of the said discretionary trust. Therefore, Mr. Zhuang Yuekai, Ms. Zhao Chengmin and Mr. Lin Weiguo are deemed to be interested in the ordinary shares of C&D Property held by Diamond Firetail by virtue of the SFO.

Save as disclosed above, as at 30 June 2021, none of the Directors and chief executive of the Company had any interest or short position in the Shares, underlying Shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which were (i) required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they are taken or deemed to have under such provision of the SFO); or (ii) required to be entered in the register maintained by the Company pursuant to section 352 of the SFO; or (iii) required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

## OTHER INFORMATION

### SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN THE SHARES AND UNDERLYING SHARES OF THE COMPANY

As at 30 June 2021, so far as it was known to any Directors or the chief executive of the Company, the following parties (other than a Director or the chief executive of the Company) were recorded in the register kept by the Company under section 336 of the SFO, or as otherwise notified to the Company, as being directly or indirectly interested or deemed to be interested in 5% or more of the issued Shares and underlying Shares:

Name of substantial Shareholders	Capacity/Nature of interests	Number of issued Shares/ underlying Shares held	Approximate percentage of shareholding in issued share capital (Note 1)
Well Land	Beneficial owner	761,952,106	59.67%
Well Honour International Limited (益鴻國際有限公司) ("Well Honour")	Interest of controlled corporation	761,952,106 (Note 2)	59.67%
C&D Real Estate	Interest of controlled corporation	761,952,106 (Note 2)	59.67%
Xiamen C&D Inc. (廈門建發股份有限公司)	Interest of controlled corporation	761,952,106 (Note 2)	59.67%
Xiamen C&D	Interest of controlled corporation	761,952,106 (Note 2)	59.67%
OceanLink Management Ltd.	Interest of controlled corporation	72,951,000 (Note 3)	5.71%
Cederberg Capital Limited	Beneficial owner	65,000,000	5.09%
Cederberg Capital (Cayman)	Interest of controlled corporation	65,000,000 (Note 4)	5.09%
Cederberg Capital (Cayman) GP	Interest of controlled corporation	65,000,000 (Note 4)	5.09%
Mr. Dawid Krige	Interest of controlled corporation	65,000,000 (Note 4)	5.09%

Notes:

- The percentage of shareholding was calculated based on the Company's total number of 1,277,011,106 shares in issue as at 30 June 2021.
- Well Land is a wholly-owned subsidiary of Well Honour. Well Honour is a wholly-owned subsidiary of C&D Real Estate. C&D Real Estate is owned as to 54.65% and 45.35% by Xiamen C&D Inc., the shares of which are listed on the Shanghai Stock Exchange (stock code: 600153) and Xiamen C&D, a state-owned group of companies under the supervision of Xiamen State-owned Assets Supervision and Admission Commission of Xiamen Municipal People's Government, respectively. Xiamen C&D is interested in Xiamen C&D Inc. as to 47.38%. Therefore, Well Honour, C&D Real Estate, Xiamen C&D Inc. and Xiamen C&D are deemed to be interested in the Shares held by Well Land by virtue of the SFO.
- OceanLink Partners Fund, L.P. and Cassini Partners, L.P. are interested in 72,951,000 Shares. OceanLink Management Ltd. is the general partner of OceanLink Partners Fund, L.P. and the investment advisor and contingent interest partner of Cassini Partners, L.P.. Cassini Partners, L.P. is accustomed or obliged to act in accordance with the directions of OceanLink Management Ltd.. Therefore, OceanLink Management Ltd. is deemed to be interested in the Shares held by OceanLink Partners Fund, L.P. and Cassini Partners, L.P..
- Cederberg Capital Limited is a wholly-owned subsidiary of Cederberg Capital (Cayman), with Mr. Dawid Krige being the only substantial shareholder. Cederberg Capital (Cayman) GP is the general partner of Cederberg Capital (Cayman). Therefore, Cederberg Capital (Cayman), Cederberg Capital (Cayman) GP and Mr. Dawid Krige are deemed to be interested in the Shares held by Cederberg Capital Limited.

## OTHER INFORMATION

### SHARE OPTION SCHEME

The Company adopted a share option scheme (the "Share Option Scheme") in 2012 for the purpose of providing incentives and rewards to eligible participants who have contributed or may contribute to the success of the Group's operations. The Share Option Scheme totally complies with the requirements of Chapter 17 of the Listing Rules after the listing of the Company's Shares has been transferred from the GEM to the Main Board to the Main Board in 2014, and is therefore still effective after the transfer.

No share options were granted, exercised or cancelled by the Company or lapsed under the Share Option Scheme during the Period and there were no outstanding share options under the Share Option Scheme as at 1 January 2021 and 30 June 2021.

### SHARE INCENTIVE SCHEME

For the purpose of establishing and improving the Company's medium to long-term incentive mechanism to collectively integrate interests of the Shareholders, the Company and the Company's core team, fully motivate the management and core staff of the Company and achieve high-quality development of the Company, the Incentive Scheme was approved at the extraordinary general meeting of the Company on 9 June 2021. Pursuant to the Incentive Scheme, the Company allotted and issued 35,300,000 Shares to the trustee of the Incentive Scheme, who held the Shares on behalf of the incentive recipients of the Incentive Scheme until such restricted Shares are transferred to the relevant incentive recipients under the Incentive Scheme.

During the Period, there were a total of 35,300,000 restricted Shares granted, out of which 950,000 restricted Shares were granted to the Directors. The closing price of the Shares immediately before the date of grant is HK\$13.82. The details are as follows:

Name of the incentive recipient	Position with the Group	Number of Shares underlying the RSU as at		Granted during the Period	Exercised during the Period	Cancelled during the Period	Lapsed during the Period	Number of Shares underlying the RSU as at	
		1 January 2021	Date of grant					30 June 2021	Vesting Period
Mr. Zhuang Yuekai	Executive Director	-	29 June 2021	330,000	-	-	-	330,000	29 June 2024 to 28 June 2026
Ms. Zhao Chengmin	Executive Director	-	29 June 2021	330,000	-	-	-	330,000	29 June 2024 to 28 June 2026
Mr. Lin Weiguo	Executive Director and chief executive officer of the Company	-	29 June 2021	290,000	-	-	-	290,000	29 June 2024 to 28 June 2026
Sub-total				950,000				950,000	
<b>Employees of the Group</b>									
Senior management of the Company, directors, former directors, supervisor and general managers of the Company's subsidiaries	-	-	29 June 2021	12,420,000	-	-	-	12,420,000	29 June 2024 to 28 June 2026
Other employees of the Group	-	-	29 June 2021	21,930,000	-	-	-	21,930,000	29 June 2024 to 28 June 2026
Total				35,300,000	-	-	-	35,300,000	

## **OTHER INFORMATION**

### **CHANGE IN DIRECTORS' INFORMATION**

From 1 January 2021 to the date of this report, the changes in Directors' information are as follows:

Ms. Zhao Chengmin ceased to be legal representatives of various subsidiaries of C&D Real Estate and of the Group.

Mr. Wang Wenhui ceased to be a director of Xiamen Conference & Exhibition Group Inc. on 18 May 2021 and a director of Xiamen C&D Tourism and Hotels Incorporation on 13 May 2021.

Save as disclosed above, there was no other change to information which is required to be disclosed by Directors pursuant to Rule 13.51B(1) of the Listing Rules.

### **RETIREMENT BENEFIT SCHEMES/PENSION SCHEME**

Retirement benefits to employees are provided through defined contribution plans.

The retirement benefits costs charged in the income statement represent the contributions payable in respect of the Period to the retirement benefit schemes managed by respective local social security bureau in accordance with government regulations in different jurisdictions.

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

There were no purchases, sales or redemption of the Company's listed securities by the Company or any of its subsidiaries during the Period.

### **MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS**

The Company has adopted the Model Code as set out in Appendix 10 to the Listing Rules for dealings in securities of the Company by its Directors. The Company has made specific enquiries to all Directors and each of them confirmed that they have complied with the Model Code during the Period.

### **INTERIM DIVIDEND**

The Board declared an interim dividend of HK\$1.1 per Share for the six months ended 30 June 2021 (2020 interim dividend: Nil). Eligible shareholders of the Company (the "Eligible Shareholders") may select to receive the interim dividend in the form of new Shares in lieu of cash in respect of part or all of such dividend (the "Scrip Dividend Scheme").

The Scrip Dividend Scheme is subject to the Stock Exchange granting the listing of and permission to deal in the new Shares to be issued pursuant thereto.

A circular giving full details of the Scrip Dividend Scheme together with the relevant form of election will be sent to the Eligible Shareholders on or around Thursday, 30 September 2021 whose names appear on the register of members of the Company (the "Register of Members") at the close of business on Thursday, 23 September 2021. For the purpose of calculating the number of new Shares to be allotted under the Scrip Dividend Scheme, the market value of the new Shares means 90% of the average closing price of the Shares on the Stock Exchange from Thursday, 16 September, 2021 (being the first day that the Shares were traded ex-dividend) to Thursday, 23 September, 2021 (both days inclusive). It is expected that the interim dividend and certificates for the new Shares (in case the Eligible Shareholders have elected to receive part or all of their interim dividend in the form of new Shares) will be distributed and dispatched to the Eligible Shareholders on or around Wednesday, 27 October 2021.



## OTHER INFORMATION

### CLOSURE OF REGISTER OF MEMBERS

For the purpose of ascertaining the Shareholders' entitlement to the interim dividend, the Register of Members will be closed from Monday, 20 September 2021 to Thursday, 23 September 2021 (both days inclusive). In order to qualify for the interim dividend, all transfer documents accompanied by the relevant share certificates must be lodged with the Company's Hong Kong branch share registrar and transfer office, Tricor Investor Services Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong for registration by 4:30 p.m. on Friday, 17 September 2021.

### CORPORATE GOVERNANCE

The Company is committed to maintaining high corporate governance standards. It believes that high corporate governance standards are essential in providing a framework for the Company to safeguard the interests of the Shareholders, enhance corporate value, formulate its business strategies and policies, and enhance its transparency and accountability. The Company had complied with all the code provisions as set out in the Corporate Governance Code and Corporate Governance Report (the "CG Code") contained in Appendix 14 to the Listing Rules during the Period.

### REVIEW OF RESULTS BY AUDIT COMMITTEE

The Board has established an audit committee with written terms of reference in compliance with the CG Code. The primary duties of the audit committee is in assistance of the Board to review financial information and reporting process, risk management and internal control system, effectiveness of internal audit function, scope of audit and appointment of external auditors, and arrangements for complaints from employees of the Company on potential misconducts in financial reporting, internal control or any other issues of the Company. The audit committee consists of all the independent non-executive Directors, namely, Mr. Wong Chi Wai, Mr. Wong Tat Yan, Paul and Mr. Chan Chun Yee.

The audit committee has reviewed with management the accounting principles and practices adopted by the Group and the unaudited consolidated financial statements of the Group for the six months ended 30 June 2021 and is of the opinion that such statements comply with the applicable accounting standards and requirements, and that adequate disclosure has been made.

### APPRECIATION

We would like to take this opportunity to express our sincere gratitude to the Shareholders for their continuing support, and our appreciation to all staff members for the dedication and loyalty to the Group.

By order of the Board  
**C&D International Investment Group Limited**  
**Zhuang Yuekai**  
*Chairman*

Hong Kong, 27 August 2021

*This report is prepared in both English and Chinese. In the event of inconsistency, the English text of the report shall prevail over the Chinese text.*

\* Denotes English translation of the name of a Chinese company, entity and place and is provided for identification purpose only.