



# Road King Infrastructure Limited

(Incorporated in Bermuda with limited liability)  
(Stock Code : 1098)

Interim Report **2024**





# CORPORATE PROFILE

## ROAD KING INFRASTRUCTURE LIMITED

Road King Infrastructure Limited is a prominent property developer in Mainland China and Hong Kong focusing on developing quality residential apartments and also a leading toll road investor and operator with over 30 years of experience in the industry. The Company successfully entered into the Southeast Asian market in 2019 and became the first company to invest and participate in the operation of Indonesian expressways among other Mainland China and Hong Kong toll road companies. The existing real estate portfolio is mainly located in the Yangtze River Delta Region, Bohai Rim Region and Guangdong – Hong Kong – Macao Greater Bay Area, comprising a land reserve of approximately 2.95 million square meters. As of 30 June 2024, the toll road portfolio consists of four expressways in Indonesia, all located in major economic regions and spanning approximately 335 km in total.



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## CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

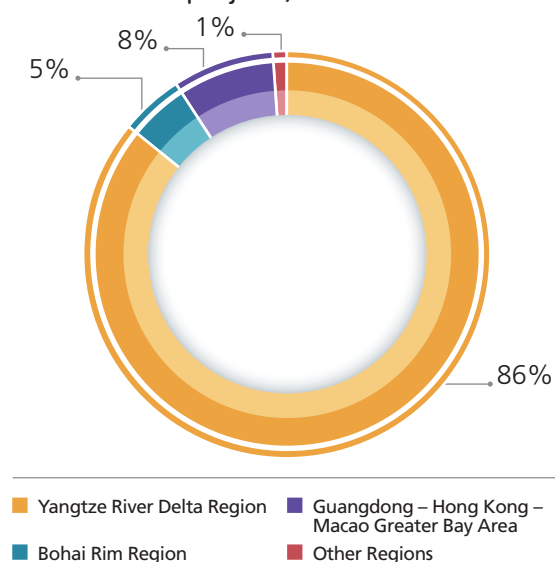
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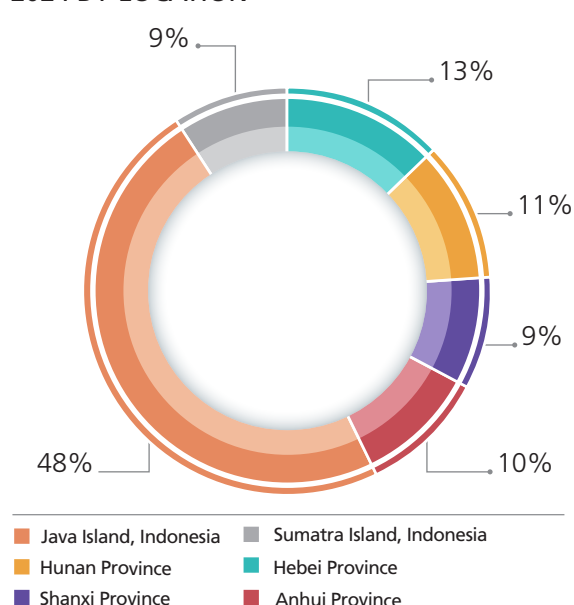
# Financial Highlights

	For the six months ended 30 June			For the year ended 31 December	
	2024	2023	2022	2023	2022
<b>(RMB'million)</b>					
Property sales (including joint venture and associate projects)					
– Mainland China projects	<b>5,523</b>	15,268	14,674	26,555	41,710
– Hong Kong projects	<b>1,781</b>	419	113	1,095	313
	<b>7,304</b>	15,687	14,787	27,650	42,023
<b>(HK\$'million)</b>					
Revenue of the Group	<b>3,468</b>	6,277	4,973	13,075	17,156
Group's share of revenue of joint ventures and associates	<b>7,673</b>	8,592	3,617	12,953	12,102
Revenue of the Group and Group's share of revenue of joint ventures and associates	<b>11,141</b>	14,869	8,590	26,028	29,258
Toll revenue from expressway projects					
– Indonesia projects	<b>919</b>	790	533	1,667	1,109
– Mainland China projects	<b>675</b>	1,466	1,652	2,742	3,304
	<b>1,594</b>	2,256	2,185	4,409	4,413
(Loss) profit for the period/year	<b>(394)</b>	(881)	469	(3,761)	459
(Loss) profit attributable to owners of the Company	<b>(1,027)</b>	(1,220)	85	(3,962)	(495)
Equity attributable to owners of the Company	<b>14,234</b>	18,856	21,758	15,696	20,246
Total assets	<b>64,806</b>	82,089	102,255	73,146	90,002
Bank balances and cash	<b>6,716</b>	7,137	10,370	5,480	8,262
Net assets per share attributable to owners of the Company (HK\$)	<b>19.00</b>	25.16	29.04	20.95	27.02

**REVENUE CONTRIBUTION OF PROPERTY PROJECTS IN FIRST HALF OF 2024 BY LOCATION (including joint venture and associate projects)**

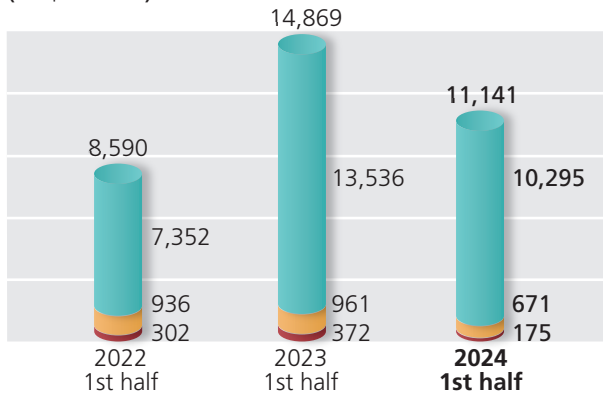


**TOLL REVENUE CONTRIBUTION OF EXPRESSWAY PROJECTS IN FIRST HALF OF 2024 BY LOCATION**



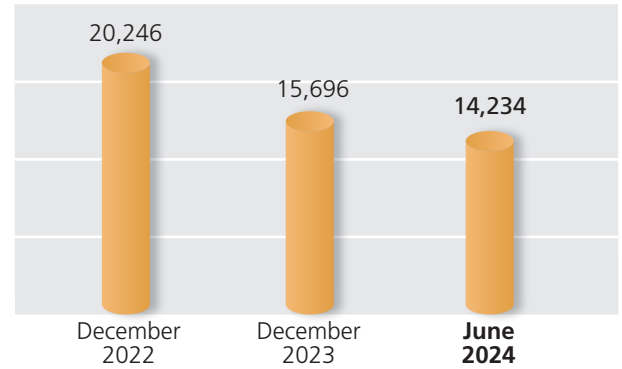
## Financial Highlights (continued)

### REVENUE (including share of revenue of joint ventures and associates) (HK\$'million)

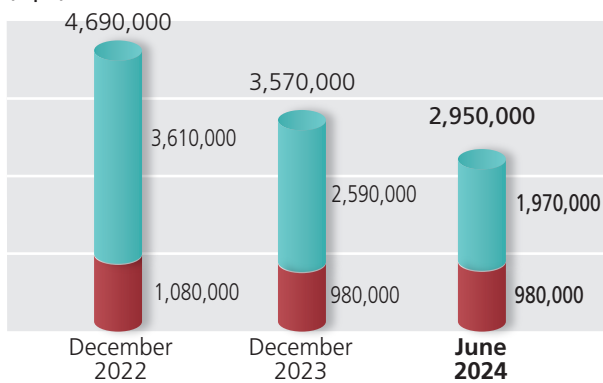


- Property Segment
- Toll Road Segment
- Investment and Asset Management Segment ("IAM Segment")

### EQUITY ATTRIBUTABLE TO OWNERS OF THE COMPANY (HK\$'million)

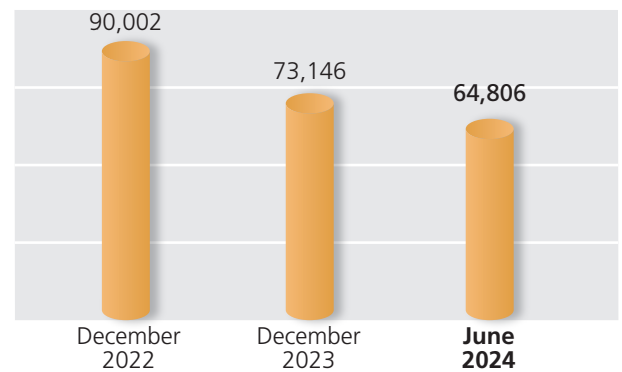


### LAND RESERVE (including joint venture and associate projects) (sqm)

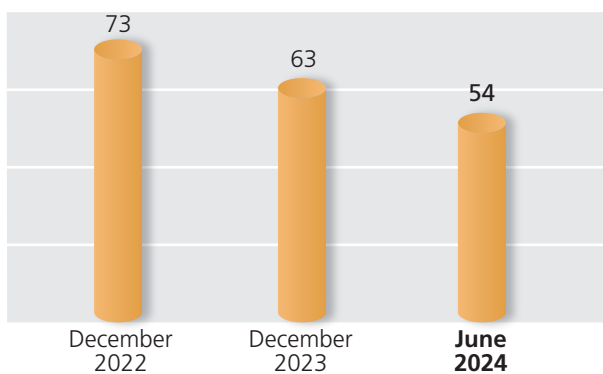


- Property Segment
- IAM Segment

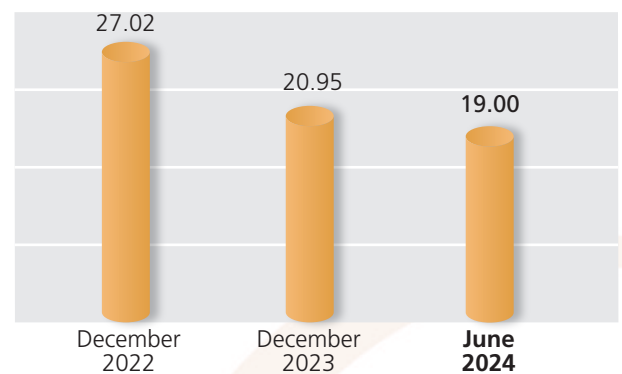
### TOTAL ASSETS (HK\$'million)



### NET GEARING RATIO (%)



### NET ASSETS PER SHARE ATTRIBUTABLE TO OWNERS OF THE COMPANY (HK\$)





# Management Discussion and Analysis

## PROPERTY PROJECTS

 Yangtze River Delta Region

 Bohai Rim Region

 Guangdong – Hong Kong –  
Macao Greater Bay Area

 Other Regions

### BOHAI RIM REGION

 16-18, 37  
Beijing

 21  
Langfang

 19-20  
Tianjin

Hebei  
Province


 22-23  
Jinan

Shandong  
Province


### YANGTZE RIVER DELTA REGION

Jiangsu Province

 4-6  
Nanjing

 7-10, 33  
Changzhou

 11, 34  
Wuxi


 12-14, 35-36  
Suzhou

 1-3  
Shanghai

 15  
Ningbo

Zhejiang Province

### GUANGDONG – HONG KONG – MACAO GREATER BAY AREA

 24-25, 38  
Guangzhou

Guangdong  
Province

 26-27  
Hong Kong  
Special Administrative Region

## LAND RESERVE

As at 30 June 2024

Region	Floor Area*	
	sqm	Proportion
Shanghai	196,000	7%
Jiangsu Province	1,017,000	35%
Zhejiang Province	70,000	2%
<b>Yangtze River Delta Region</b>	<b>1,283,000</b>	<b>44%</b>
Beijing	173,000	6%
Tianjin	197,000	7%
Hebei Province	128,000	4%
Shandong Province	63,000	2%
<b>Bohai Rim Region</b>	<b>561,000</b>	<b>19%</b>
Guangdong Province	117,000	4%
Hong Kong Special Administrative Region	51,000	2%
<b>Guangdong – Hong Kong – Macao Greater Bay Area</b>	<b>168,000</b>	<b>6%</b>
Henan Province	935,000	31%
<b>Other Regions</b>	<b>935,000</b>	<b>31%</b>
<b>Total</b>	<b>2,947,000</b>	<b>100%</b>
Of which:		
Properties for sale	2,482,000	84%
Investment properties	465,000	16%

\* Including joint venture and associate projects






## Management Discussion and Analysis (continued)

### MAJOR PROJECTS INFORMATION

#### PROPERTIES FOR SALE

As at 30 June 2024

#### Yangtze River Delta Region

1	RK Sheshan Villa • Dongyuan							
	Floor Area (sqm)	103,000	Nature	Residential and commercial	Stage of Completion (note)	S/C	Land area (sqm)	122,000
	Approximate attributable interest	100%	Target completion	2026	Location	East to Kungang Highway, West to Hexi Street, South to Mianzhanggang River and North to Wennan Road, Xiaokunshan Town, Songjiang District, Shanghai, the People's Republic of China (the "PRC")		
2	RK Yuemao Mansion							
	Floor Area (sqm)	28,000	Nature	Residential and commercial	Stage of Completion (note)	C	Land Area (sqm)	61,000
	Approximate attributable interest	93.75%	Target completion	Completed	Location	East to Hongshi Road, South to Beiqing Road, West to Baiqiang Port, North to Chenjiashan Road, Jiading District, Shanghai, the PRC		
3	Atop The Cloud							
	Floor Area (sqm)	65,000	Nature	Residential	Stage of Completion (note)	S	Land Area (sqm)	30,000
	Approximate attributable interest	11.25%	Target completion	2024	Location	East to Hongshi Road, South to Huyi Road, West to Liuju Road, North to Zhudi Road, Jiading District, Shanghai, the PRC		
4	Breeze Mansion							
	Floor Area (sqm)	74,000	Nature	Residential	Stage of Completion (note)	S/C	Land Area (sqm)	83,000
	Approximate attributable interest	40%	Target completion	2024	Location	East to Keji Avenue, South to Yanfa Two Road, West to Development Road, North to Dongji Avenue, Jiangning District, Nanjing, Jiangsu Province, the PRC		
5	Dazzling Jiangnan							
	Floor Area (sqm)	19,000	Nature	Residential	Stage of Completion (note)	C	Land Area (sqm)	29,000
	Approximate attributable interest	49%	Target completion	Completed	Location	North of Xikou South Road, South of Jixiang Road, Yuhuatai Economic Development Zone, Nanjing, Jiangsu Province, the PRC		



## MAJOR PROJECTS INFORMATION

### PROPERTIES FOR SALE

As at 30 June 2024

#### Yangtze River Delta Region

6	Cloud-Clad Mount							
	Floor Area (sqm)	44,000	Nature	Residential	Stage of Completion (note)	C	Land Area (sqm)	67,000
	Approximate attributable interest	25%	Target completion	Completed	Location	East of Yuanhua Road, South of Weidi Road, Xianlin Street, Qixia District, Nanjing, Jiangsu Province, the PRC		
7	Bamboo Grove One							
	Floor Area (sqm)	17,000	Nature	Residential	Stage of Completion (note)	S/C	Land Area (sqm)	52,000
	Approximate attributable interest	51%	Target completion	2025	Location	East to 26 Qinglong Road, South to Zhulin North Road, West to Miaowan Village West Road, North to Hengtangbang, Tianning District, Changzhou, Jiangsu Province, the PRC		
8	West Side Time							
	Floor Area (sqm)	37,000	Nature	Residential	Stage of Completion (note)	S/C	Land Area (sqm)	50,000
	Approximate attributable interest	51%	Target completion	2025	Location	South of Juxiang Road, West of Luyang Road, Wujin District, Changzhou, Jiangsu Province, the PRC		
9	Jade Residence							
	Floor Area (sqm)	83,000	Nature	Residential	Stage of Completion (note)	S/C	Land Area (sqm)	60,000
	Approximate attributable interest	95%	Target completion	2025	Location	South of Yanzheng West Avenue, East of Caoxi Road, Niutang Town, Wujin District, Changzhou, Jiangsu Province, the PRC		
10	Boyue Cloudy Yard							
	Floor Area (sqm)	140,000	Nature	Residential	Stage of Completion (note)	F/S/C	Land Area (sqm)	87,000
	Approximate attributable interest	40%	Target completion	2027	Location	East to Nanfeng River, South to Yunhe Road, West to Xinqing Road, North to Wutang Road, Zhonglou District, Changzhou, Jiangsu Province, the PRC		

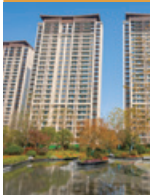



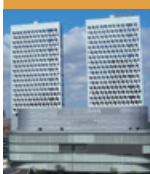
## Management Discussion and Analysis (continued)

### MAJOR PROJECTS INFORMATION

#### PROPERTIES FOR SALE

As at 30 June 2024

#### Yangtze River Delta Region

11	Yunjin Oriental							
	Floor Area (sqm)	117,000	Nature	Residential	Stage of Completion (note)	S/C	Land Area (sqm)	54,000
	Approximate attributable interest	30%	Target completion	2024	Location	Southwest of the intersection of 312 National Highway and Yonghui Road, Luoshe Town, Huishan District, Wuxi, Jiangsu Province, the PRC		
12	Glamorous Garden							
	Floor Area (sqm)	45,000	Nature	Residential	Stage of Completion (note)	C	Land Area (sqm)	50,000
	Approximate attributable interest	35%	Target completion	Completed	Location	East of Xiangshan North Road, North of Houtang Road, Taihu National Tourism Resort Zone, Wuzhong District, Suzhou, Jiangsu Province, the PRC		
13	City Valley							
	Floor Area (sqm)	115,000	Nature	Residential	Stage of Completion (note)	S	Land Area (sqm)	56,000
	Approximate attributable interest	45%	Target completion	2024	Location	West of Xingpu Road, South of Minsheng Road, Suzhou Industrial Park High Trade Zone, Suzhou, Jiangsu Province, the PRC		
14	Royal Harmony Residence							
	Floor Area (sqm)	37,000	Nature	Residential	Stage of Completion (note)	S	Land Area (sqm)	31,000
	Approximate attributable interest	51%	Target completion	2025	Location	East of Wanshou Street, North of Ruoshui Road, Suzhou Industrial Park, Suzhou, Jiangsu Province, the PRC		
15	RK XinTianDi (Ningbo)							
	Floor Area (sqm)	15,000	Nature	Residential and commercial	Stage of Completion (note)	C	Land Area (sqm)	20,000
	Approximate attributable interest	100%	Target completion	Completed	Location	No. 32, Zhengda Lane, Jiangbei District, Ningbo, Zhejiang Province, the PRC		

## MAJOR PROJECTS INFORMATION

### PROPERTIES FOR SALE

As at 30 June 2024

#### Bohai Rim Region

16	RK Yunhe Shangyuan							
	Floor Area (sqm)	25,000	Nature	Residential	Stage of Completion (note)	S/C	Land Area (sqm)	33,000
	Approximate attributable interest	100%	Target completion	2026	Location	Ligezhuang Road, Miyun District, Beijing, the PRC		
17	RK Noble Mansion							
	Floor Area (sqm)	10,000	Nature	Residential	Stage of Completion (note)	C	Land Area (sqm)	99,000
	Approximate attributable interest	51%	Target completion	Completed	Location	East to Shunfu Road, South to Renheyuan Four Street, West to Fulin Road, North to Lin Henan Main Street, Renhe Town, Shunyi District, Beijing, the PRC		
18	Park Mansion							
	Floor Area (sqm)	75,000	Nature	Residential	Stage of Completion (note)	S	Land Area (sqm)	41,000
	Approximate attributable interest	49%	Target completion	2024	Location	West of Shuntai Road, North of Shuangping Street, Renhe Town, Shunyi District, Beijing, the PRC		
19	RK Sunny Town							
	Floor Area (sqm)	92,000	Nature	Residential	Stage of Completion (note)	P/S/C	Land Area (sqm)	811,000
	Approximate attributable interest	94.74%	Target completion	2026	Location	Junction of Lushan Road and Helan Road, Hedong District, Tianjin, the PRC		
20	Joy Meaningful Residence							
	Floor Area (sqm)	91,000	Nature	Residential	Stage of Completion (note)	S/C	Land Area (sqm)	109,000
	Approximate attributable interest	50%	Target completion	2026	Location	East of Huangzhuang Street and Quanshang Road, Wuqing District, Tianjin, the PRC		




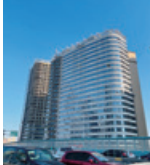

## Management Discussion and Analysis (continued)

### MAJOR PROJECTS INFORMATION

#### PROPERTIES FOR SALE

As at 30 June 2024

##### Bohai Rim Region





21	Park Up Town							
	Floor Area (sqm)	128,000	Nature	Residential	Stage of Completion (note)	S/C	Land Area (sqm)	117,000
	Approximate attributable interest	40%	Target completion	2025	Location	South of Dafu South Road, East of Shouchuang Avenue, Dachang Hui Autonomous County, Langfang, Hebei Province, the PRC		
22	RK Center							
	Floor Area (sqm)	14,000	Nature	Commercial	Stage of Completion (note)	C	Land Area (sqm)	17,000
	Approximate attributable interest	100%	Target completion	Completed	Location	South of Beiyuan Da Street and West of Erhuan East Road, Licheng District, Jinan, Shandong Province, the PRC		
23	Joy Mansion of Glory							
	Floor Area (sqm)	23,000	Nature	Residential	Stage of Completion (note)	C	Land Area (sqm)	50,000
	Approximate attributable interest	100%	Target completion	Completed	Location	North of Jingshi Dong Road, Lixia District, Jinan, Shangdong Province, the PRC		

## MAJOR PROJECTS INFORMATION

### PROPERTIES FOR SALE

As at 30 June 2024

#### Guangdong-Hong Kong-Macao Greater Bay Area

24	RK Rising Star							
	Floor Area (sqm)	47,000	Nature	Residential	Stage of Completion (note)	C	Land Area (sqm)	18,000
	Approximate attributable interest	70%	Target completion	Completed	Location	South of Xintang Avenue, Xintang Town, Zengcheng District, Guangzhou, Guangdong Province, the PRC		
25	The Jewel Crown							
	Floor Area (sqm)	52,000	Nature	Residential	Stage of Completion (note)	S	Land Area (sqm)	24,000
	Approximate attributable interest	51%	Target completion	2025	Location	West of Panyu Avenue, South of Dongxing Road, Panyu District, Guangdong Province, the PRC		
26	Southland							
	Floor Area (sqm)	11,000	Nature	Residential	Stage of Completion (note)	C	Land Area (sqm)	11,000
	Approximate attributable interest	50%	Target completion	Completed	Location	Site A of Aberdeen Inland Lot No. 467, Hong Kong		
27	Mori							
	Floor Area (sqm)	40,000	Nature	Residential	Stage of Completion (note)	S	Land Area (sqm)	12,000
	Approximate attributable interest	50%	Target completion	2024	Location	Tuen Mun Town Lot No. 520, New Territories, Hong Kong		

## Management Discussion and Analysis (continued)

### MAJOR PROJECTS INFORMATION

#### PROPERTIES FOR SALE

As at 30 June 2024

#### Other Regions

28	RK International City (Zhengzhou)							
	Floor Area (sqm)	19,000	Nature	Residential	Stage of Completion (note)	C	Land Area (sqm)	162,000
	Approximate attributable interest	60%	Target completion	Completed	Location	Northeast of the junction of Shangduda Road and Renwen Road, Zhengdong New District, Zhengzhou, Henan Province, the PRC		
29	RK Ninth County							
	Floor Area (sqm)	533,000	Nature	Residential and commercial	Stage of Completion (note)	P/S/C	Land Area (sqm)	314,000
	Approximate attributable interest	60%	Target completion	2028	Location	East to Zhongxing Road, West to Guihua Road, South to Dongfeng Road, North to Wenbo Road, Xiaopan Zhuang, Zhongmou County, Zhengzhou, Henan Province, the PRC		
30	Joyful Park							
	Floor Area (sqm)	31,000	Nature	Residential	Stage of Completion (note)	C	Land Area (sqm)	24,000
	Approximate attributable interest	100%	Target completion	Completed	Location	North of Lingyun Road, East of Yulong Street (Planned road name: Baishi East Street), South of Langxing Road, National Economic and Technological Development Zone, Zhengzhou, Henan Province, the PRC		
31	RK Slow City (Central China)							
	Floor Area (sqm)	246,000	Nature	Residential	Stage of Completion (note)	P/S	Land Area (sqm)	249,000
	Approximate attributable interest	100%	Target completion	2027	Location	North side of Xinmi West Railway Station, North side of Dabei Ring Planning Road, Micun Town, Xinmi City, Zhengzhou, Henan Province, the PRC		
32	RK Leader of Life (Luoyang)							
	Floor Area (sqm)	106,000	Nature	Residential	Stage of Completion (note)	P	Land Area (sqm)	54,000
	Approximate attributable interest	100%	Target completion	2026	Location	Southwest of the junction of Yanhuang Road and Tianzhong Road, Gaoxin District, Luoyang, Henan Province, the PRC		

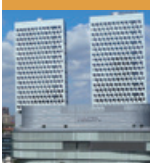


## MAJOR PROJECTS INFORMATION

### INVESTMENT PROPERTIES

As at 30 June 2024

#### Yangtze River Delta Region

33	RK Grand Metropolis (Changzhou)							
	Floor Area (sqm)	120,000	Nature	Commercial	Stage of Completion (note)	C	Land Area (sqm)	67,000
	Approximate attributable interest	100%	Target completion	Completed	Location	No. 33, Huayuan Street, Wujin District, Changzhou, Jiangsu Province, the PRC		
34	Meili Ancient Town							
	Floor Area (sqm)	51,000	Nature	Commercial	Stage of Completion (note)	C	Land Area (sqm)	54,000
	Approximate attributable interest	60%	Target completion	Completed	Location	Southeast of Xinhua Road and Taibo Avenue, Xinwu District, Wuxi, Jiangsu Province, the PRC		
35	RK Phoenix City (including Phoenix World and Lan Park)							
	Floor Area (sqm)	81,000	Nature	Commercial	Stage of Completion (note)	C	Land Area (sqm)	86,000
	Approximate attributable interest	100%	Target completion	Completed	Location	Junction of Zhongxin Da Road East and Xieyu Road South, Suzhou Industrial Park, Suzhou, Jiangsu Province, the PRC		
36	RK Grand Metropolis (Suzhou)							
	Floor Area (sqm)	37,000	Nature	Commercial	Stage of Completion (note)	C	Land Area (sqm)	24,000
	Approximate attributable interest	100%	Target completion	Completed	Location	No. 180, Renmin Road, Wujiang District, Suzhou, Jiangsu Province, the PRC		
15	RK XinTianDi (Ningbo)							
	Floor Area (sqm)	55,000	Nature	Commercial	Stage of Completion (note)	C	Land Area (sqm)	7,000
	Approximate attributable interest	100%	Target completion	Completed	Location	No. 32, Zhengda Lane, Jiangbei District, Ningbo, Zhejiang Province, the PRC		


## Management Discussion and Analysis (continued)


### MAJOR PROJECTS INFORMATION


#### INVESTMENT PROPERTIES

As at 30 June 2024


##### Bohai Rim Region

37	RK World Plaza							
	Floor Area (sqm)	63,000	Nature	Commercial	Stage of Completion (note)	C	Land Area (sqm)	22,000
	Approximate attributable interest	100%	Target completion	Completed	Location	West to Heying Road, East to Heying Xi Road, North to Changhuai Road Southern Line and South to Changhuai Road, Nanshao Town, Changping District, Beijing, the PRC		

19	RK Joy Park							
	Floor Area (sqm)	14,000	Nature	Commercial	Stage of Completion (note)	C	Land Area (sqm)	9,000
	Approximate attributable interest	94.74%	Target completion	Completed	Location	Junction of Longshan Road and Tianshan Bei Road, Hedong District, Tianjin, the PRC		

22	RK Yolo Plaza							
	Floor Area (sqm)	26,000	Nature	Commercial	Stage of Completion (note)	C	Land Area (sqm)	17,000
	Approximate attributable interest	100%	Target completion	Completed	Location	South of Beiyuan Da Street and West of Erhuan East Road, Licheng District, Jinan, Shandong Province, the PRC		

##### Guangdong-Hong Kong-Macao Greater Bay Area

38	RK Jooyu							
	Floor Area (sqm)	18,000	Nature	Commercial	Stage of Completion (note)	C	Land Area (sqm)	7,500
	Approximate attributable interest	100%	Target completion	Completed	Location	No.8, Yunhe North Street, Yuexiu District, Guangzhou City, Guangdong Province, the PRC		

Notes:

"P" denotes "Planning and design"  
 "S" denotes "Superstructure"

"F" denotes "Foundation"  
 "C" denotes "Completed"



**TOLL ROAD PROJECTS**

**INDONESIA**









## Management Discussion and Analysis (continued)

### MAJOR PROJECTS INFORMATION

#### TOLL ROAD PROJECTS

As at 30 June 2024

##### Indonesia

1	SN Expressway					
	Location	Central and East Java province	Length	91km	Equity interest (Note)	40%
	Route	Trans Java Expressway Solo Ngawi ~ 4-lane		Kings Key Limited		
2	NKK Expressway					
	Location	East Java province	Length	107km	Equity interest (Note)	40%
	Route	Trans Java Expressway Ngawi Kertosono Kediri ~ 4-lane		Kings Key Limited		
3	MKTT Expressway					
	Location	North Sumatra province	Length	62km	Equity interest (Note)	45%
	Route	Trans Sumatra Expressway Medan Kualanamu Tebing Tinggi ~ 4-lane		Kings Ring Limited		
4	SB Expressway					
	Location	Central Java province	Length	75km	Equity interest (Note)	39.77%
	Route	Trans Java Expressway Semarang Batang ~ 4-lane		Kings Bless Limited		

Note:

As at 30 June 2024, the toll road projects are indirectly held by Road King Expressway International Holdings Limited, which is 75% (31 December 2023: 75%) held by the Group.

### BUSINESS REVIEW

Property sales of the Group (including joint venture and associate projects) for the first half of 2024 were RMB7,304 million equivalent, representing a decrease of approximately 53% compared to the corresponding period of last year. Toll revenue of the expressway projects was HK\$1,594 million equivalent, representing a decrease of approximately 29% compared to the corresponding period of last year, mainly due to the exclusion of related performance after the completion of the disposal of four expressways in Mainland China in April 2024. For the first half of 2024, the Group recorded a loss attributable to shareholders of HK\$1,027 million, with a loss per share of HK\$1.37. The Group's bank balances and cash were HK\$6,716 million and net assets per share was HK\$19.00.

As at 30 June 2024, the Group had a total land reserve of approximately 2,950,000 sqm, of which the total area pre-sold but yet to be delivered was 640,000 sqm.

### BUSINESS SEGMENTS ANALYSIS

#### (i) Property Segment

In the first half of 2024, the real estate market in Mainland China remained sluggish and the downward pressure on the real estate sector remained significant. As a pillar industry in Mainland China, the stability of the real estate sector plays a significant role in the economic growth. Therefore, in the first half of this year, the government continuously introduced favourable policies, such as the "17 May" new policies on the real estate sector, through measures like lowering down payments, reducing interest rates, scrapping of commercial loan's interest rate floor, and destocking, in hopes of boosting market confidence and sending out signals of stabilizing the market. However, due to the fact that the expectations on the increase of personal income and decline in housing prices have not been improving significantly, the market response was not positive. The recovery momentum of the real estate market still weak, and the effectiveness and the sustainability of the favourable policies were limited. Similarly, scrapping of all property cooling measures by Hong Kong government in February this year helped releasing short-term purchasing power. However, high interest rates and the overall market downturn exerted pressure on the real estate market. The confidence and expectation of homebuyers still needed more favourable policies and time to justify a recovery, and enterprises continued to face severe challenges in sales.

Due to the impact of the ongoing downturn in the real estate market and sluggish sales, the Group's Property Segment only achieved total property sales (including joint venture and associate projects) of RMB7,174 million in the first half of 2024. The property sales comprised contracted sales of RMB6,591 million and outstanding subscribed sales of RMB583 million, representing a decrease of approximately 53% compared to the corresponding period of last year.

## Management Discussion and Analysis (continued)

### Property Sales and Delivery

Set out below is an analysis of the Property Segment's property sales and delivery by region (including joint venture and associate projects) for the first half of 2024:

Regions (Note)	Sales		Delivery	
	Amount RMB'million	Area sqm	Amount RMB'million	Area sqm
Yangtze River Delta Region	3,150	169,000	18,923	562,000
Bohai Rim Region	1,392	97,000	1,103	60,000
Guangdong – Hong Kong – Macao Greater Bay Area	2,366	70,000	1,779	95,000
Other regions	266	36,000	140	22,000
Total (first half of 2024)	7,174	372,000	21,945	739,000
Total (first half of 2023)	15,187	729,000	18,176	501,000

Note:

Yangtze River Delta Region comprises Shanghai, Jiangsu Province and Zhejiang Province.

Bohai Rim Region comprises Beijing, Tianjin, Hebei Province and Shandong Province.

Guangdong-Hong Kong-Macao Greater Bay Area comprises Guangdong Province and Hong Kong Special Administrative Region.

Other regions comprise Henan Province.

In the first half of 2024, the average selling price of properties in the Property Segment was RMB19,300 per sqm. Among them, the average selling price of Hong Kong projects was HK\$230,000 per sqm, and the average selling price of Mainland China projects was RMB14,800 per sqm. The sales mainly concentrated in Yangtze River Delta Region and Guangdong-Hong Kong-Macao Greater Bay Area, representing approximately 44% and 33% of total property sales, respectively. As at 30 June 2024, the total area of properties pre-sold but yet to be delivered was 630,000 sqm.

### Financial Review

Set out below is an analysis of the financial performance of the Group's Property Segment for the first half of 2024 and 2023:

	Six months ended 30 June	
	2024 HK\$'million	2023 HK\$'million
Revenue	3,457	6,243
Gross (loss) profit	(361)	718
Operating loss for the period	(937)	(430)

In the first half of 2024, the revenue from the Group's Property Segment was mainly derived from delivery of properties. The average delivery price was approximately RMB29,700 per sqm, of which the average delivery price of properties was HK\$300,000 per sqm in Hong Kong and RMB28,300 per sqm in Mainland China. The overall average delivery price dropped compared to the corresponding period of last year. As the real estate market continued to decline, the Group's property sales volume and price both fell, resulting in a loss of HK\$937 million in the Property Segment for the period.



### Land Reserve

In the first half of 2024, due to factors such as the downturn in the real estate market and tight liquidity of enterprises, real estate enterprises remained cautious in land acquisitions, and the land transaction volume shrank significantly. State-owned enterprises remained the major participants in land acquisitions. The Group temporarily suspended participation in land auctions to reserve funds for loan repayment, and therefore did not acquire new project or land parcel during the period.

The Group's land reserve includes properties under planning and construction, properties held for sale and properties held for investment. As at 30 June 2024, the Property Segment's land reserve was approximately 1,970,000 sqm and mainly located in Yangtze River Delta Region, representing approximately 57% of the land reserve.

In the first half of 2024, the area under construction of the Group was 2,110,000 sqm while the area of completed projects was 880,000 sqm. The area under construction and the area of completed projects of the Group in the second half of 2024 are expected to be 1,290,000 sqm and 660,000 sqm, respectively.

Looking forward to the second half of the year, the real estate market in Mainland China is expected to remain sluggish, and obvious differentiation among cities will continue. In light of this, more powerful supportive policies will be needed to curb the downward trend in the market in the second half of the year. The Central Government and local governments are expected to continue to introduce more measures to "stabilize the market" and "destock", promote supporting policies for the construction of "high-quality houses", and promote the "trade in old for new" model. In terms of finance, the financing environment for enterprises will be improved continuously in order to meet reasonable needs of enterprises. However, the effectiveness and sustainability of the relevant policies remain to be observed. At the same time, affected by the market downturn, the land transaction volume in the first half of the year hit a new low in recent years. The differentiation between first-tier and second-tier cities as well as third-tier and fourth-tier cities will become increasingly evident in the second half of the year. It is expected that a full market recovery will still take some time, and the market outlook for the second half of the year is challenging. Considering the risks of the Group's capital and market uncertainty, the Group will be more prudent in its land acquisition decisions.

In view of the fact that the sales performance of real estate enterprises was far from satisfactory, the risks of real estate enterprises were still lingering while the financial situation of most real estate enterprises was yet to be improved. Road King was inevitably affected and therefore proactively implemented the debt extension plan. The related measures were implemented in the third quarter of the year. This will help improve the Group's cash flow and alleviate the financial burden on the Group in the next 2 to 3 years.

As mentioned above, the economic development in Mainland China is facing challenges, with insufficient domestic demand and operational difficulties faced by enterprises. Coupled with the complex and severe international economic and political environment, the economy of Mainland China will continue to be affected in the short term. The outlook for the real estate market is expected to remain quite severe in the short term, but it is generally believed that the real estate industry in Mainland China still plays an important role in supporting economic growth. The Group stays cautious in regard to the outlook of property business development in Mainland China.

Throughout the years, the Group's property business has been operated under a well-established model, a well-functioned management system, a seasoned and dedicated operation team and a sound market position. In the second half of the year, the property management and operation team of the Group will continue its pragmatic approach and strive to ensure property delivery and strictly control its cash flow.

## Management Discussion and Analysis (continued)

### Overview of Major Projects

#### Yangtze River Delta Region

##### *Atop The Cloud, Shanghai*

In the first half of 2024, the contracted sales of Atop The Cloud was RMB425 million, with an average selling price of approximately RMB45,000 per sqm. It is expected that a total area of approximately 68,000 sqm will be delivered in the second half of 2024.

##### *Bright Mansion, Shanghai*

In the first half of 2024, the property delivery of Bright Mansion was RMB9,540 million, with a delivered area of 173,000 sqm, realising an average delivery price of approximately RMB55,000 per sqm. The remaining residential units of the project will continue to be delivered in the second half of 2024.

##### *Cloud-Clad Mount, Nanjing*

In the first half of 2024, the contracted sales of Cloud-Clad Mount was RMB152 million, with an average selling price of approximately RMB27,000 per sqm. In the first half of 2024, the value and area of delivered properties were RMB3,361 million and 102,000 sqm respectively. It is expected that a total area of approximately 37,000 sqm will be delivered in the second half of 2024.

##### *Jade Residence, Changzhou*

In the first half of 2024, the value and area of delivered properties of Jade Residence were RMB577 million and 28,000 sqm respectively. It is expected that a total area of approximately 26,000 sqm will be delivered in the second half of 2024.

##### *Boyue Cloudy Yard, Changzhou*

In the first half of 2024, the contracted sales of Boyue Cloudy Yard was RMB244 million, with an average selling price of approximately RMB17,000 per sqm for residential units. In the first half of 2024, the value and area of delivered properties were RMB587 million and 32,000 sqm respectively. It is expected that a total area of approximately 25,000 sqm will be delivered in the second half of 2024.

##### *Poetic Villa, Wuxi*

In the first half of 2024, the property delivery of Poetic Villa was RMB3,269 million, with a delivered area of 102,000 sqm, realising an average delivery price of approximately RMB32,000 per sqm. It is expected that a total area of approximately 3,000 sqm will be delivered in the second half of 2024.

#### Bohai Rim Region

##### *RK Sunny Town, Tianjin*

In the first half of 2024, the contracted sales of RK Sunny Town was RMB241 million, with an average selling price of approximately RMB22,000 per sqm for residential units. In the first half of 2024, the value and area of delivered properties were RMB365 million and 19,000 sqm respectively.

#### Guangdong – Hong Kong – Macao Greater Bay Area

##### *Southland, Hong Kong Special Administrative Region*

In the first half of 2024, the contracted sales of Southland was HK\$1,509 million, with an average selling price of approximately HK\$305,000 per sqm for residential units. In the first half of 2024, the value and area of delivered properties were HK\$1,190 million and 3,900 sqm respectively. It is expected that a total area of approximately 3,000 sqm will be delivered in the second half of 2024.

##### *Mori, Hong Kong Special Administrative Region*

In the first half of 2024, the contracted sales of Mori was HK\$378 million, with an average selling price of approximately HK\$120,000 per sqm for residential units. It is expected that a total area of approximately 6,000 sqm will be delivered in the second half of 2024.

## (ii) Toll Road Segment

### Traffic volume and Toll revenue

The Group's average daily traffic volume and toll revenue of the expressway projects for the first half of 2024 are analysed below:

	Average Daily Traffic Volume Vehicles	Toll Revenue HK\$'million
<b>Expressway projects in Indonesia</b>		
SN Expressway	20,400	269
NKK Expressway	18,700	182
MKTT Expressway	22,200	147
SB Expressway	28,600	321
Sub-total	89,900	919
<b>Expressway projects in Mainland China</b>		
Baojin Expressway	58,400	214
Changyi Expressway	77,600	172
Longcheng Expressway	22,500	137
Machao Expressway	48,100	152
Sub-total	206,600	675
Total (First half of 2024) (Note 1)	296,500	1,594
Total (First half of 2023)	365,000	2,256

Note 1: The Group's toll concession right of the Tangjin project was expired on 19 April 2023. The disposal of the Group's entire equity interests in other expressway projects in Mainland China was completed on 22 April 2024.

In the first half of 2024, the overall average daily traffic volume and toll revenue of the Group's expressway projects were 296,500 vehicles and HK\$1,594 million respectively (First half of 2023: 365,000 vehicles and HK\$2,256 million), representing a decrease of 19% and 29% respectively compared to the corresponding period of last year.

#### *Expressway projects in Indonesia*

The overall average daily traffic volume and toll revenue of the Group's expressway projects in Indonesia were 89,900 vehicles and HK\$919 million respectively, representing a decrease of 2% and an increase of 16% respectively compared to the corresponding period of last year. The significant increase in toll revenue was mainly because all expressway projects in Indonesia obtained approvals for the increase in toll rates in the second half of 2023, in particular, the approvals for the increase of approximately 25% and 29% in the special toll rates for SN Expressway and SB Expressway projects, respectively. Another two projects also obtained approvals for the increase in regular toll rates by approximately 8%. However, due to the high energy price in the international market, the reduction of government fuel subsidies, and the significant increase in toll rates for some projects, the traffic volume decreased accordingly. In the first half of 2024, Indonesia recorded an economic growth rate of approximately 5%. It is expected that Indonesia's economic growth will maintain the current trend in the second half of the year, and the toll revenue and traffic volume will increase accordingly.

## Management Discussion and Analysis (continued)

### *Expressway projects in Mainland China*

The overall average daily traffic volume and toll revenue of the Group's expressway projects in Mainland China were 206,600 vehicles and HK\$675 million respectively, representing a decrease of 24% and 54% respectively compared to the corresponding period of last year. This was mainly due to the expiration of the Group's toll concession right of the Tangjin Expressway on 19 April 2023 and the completion of the disposal of the Group's entire equity interests in the toll road business in Mainland China to Cornerstone Holdings Limited on 22 April 2024, resulting in a significant decline in revenue contribution from the toll road business in Mainland China compared to the corresponding period of last year. However, the Group recognised a net gain after tax of HK\$1,490 million (with the Group's share being approximately HK\$1,118 million) from the disposal of its interests in the toll road business in Mainland China, which had a positive impact on the Group's profit and cash flow in 2024.

### **Financial review**

In the first half of 2024, the Group's share of results of the joint ventures of expressway projects in Indonesia was HK\$224 million, representing an increase of HK\$145 million compared to the corresponding period of last year. Including the operating profit of the toll road business in Mainland China before the completion of the disposal, the total share of profits from joint ventures in the toll road segment was HK\$358 million, similar to that of the corresponding period of last year. The increased toll rates of expressway projects in Indonesia and the application of new tax regulations which extended the amortization period for taxation purposes and recognised one-off accumulated unused tax losses available to offset against future profits as deferred tax assets, causing the increase in the Group's share of profits from the joint ventures of expressway projects in Indonesia.

In the first half of 2024, the profit of the Group's toll road segment (including the aforementioned disposal gain and net of head office expenses and taxation) was HK\$1,690 million. After excluding the one-off disposal gain and related taxation, the profit of the Group's toll road segment was HK\$200 million, representing a decrease of HK\$53 million compared to the corresponding period of last year. The decrease was mainly due to the reduction in profit scale of remaining business after the disposal of all equity interests in the expressway business in Mainland China. Moreover, the Group fully repaid the financing loan denominated in US dollar for the acquisition of SB Expressway during the period, thus saving interest expenses and offsetting part of the profit decline.

As mentioned above, new tax regulations were applied to certain Indonesian expressway projects in the first half of 2024 and retained profits were recorded as result, which accelerated the progress of the first dividend distribution. The Group expects to record dividend income from NKK Expressway and MKTT Expressway for the first time within the year, which is estimated to be no less than HK\$35 million. Other expressway projects in Indonesia are also expected to provide considerable dividend income to the Group eventually.

Going forward, the Group will focus on optimising the operation of expressway projects in Indonesia to reduce costs, increase efficiency, and improve returns. The Group will actively follow the economic development policies of the Asia-Pacific region. Meanwhile, the Group will continue to identify and calibrate the toll road project portfolio to optimise the Group's toll road business.

### **Overview of Toll Road Projects**

#### **SN Expressway**

In the first half of 2024, the average daily traffic volume and toll revenue decreased by 4% and increased by 20% as compared with the corresponding period of last year respectively. Benefiting from the approval of a special rate increase of approximately 25%, which was implemented on 17 September 2023, toll revenue increased significantly. However, due to the high energy price in the international market, the reduction of government fuel subsidies, and the significant increase in toll rates, people turned to other alternative transportation modes and some vehicles were diverted to national highways, resulting in a year-on-year decrease in traffic volume. The Group expects that, given the continuous growth of the economy in Indonesia, the impact of the rate increase will be gradually absorbed, leading to an increase in traffic volume.



### NKK Expressway

In the first half of 2024, the average daily traffic volume and toll revenue decreased by 1% and increased by 6% as compared with the corresponding period of last year respectively. Benefiting from the implementation of toll rate increment by approximately 8% on 20 August 2023, toll revenue increased accordingly. However, due to the high energy price in the international market, the reduction of government fuel subsidies, and the impact of special rate adjustments for some nearby connecting sections, the overall toll rate for long-distance vehicles increased, resulting in a slight year-on-year decrease in the traffic volume of long-distance vehicles. The Group expects that, given the continuous growth of the economy in Indonesia, the traffic volume will regain an upward trend.

The construction schedule of the remaining unconstructed main section of the project from Kertosono to Kediri will depend on the progress of land acquisitions, and it is expected to start at the end of 2024.

### MKTT Expressway

In the first half of 2024, the average daily traffic volume was roughly the same as the corresponding period of last year, while toll revenue increased by 7% as compared with the corresponding period of last year. Toll revenue recorded an increase, mainly due to the increase in the toll rate by approximately 8% on 11 November 2023. Although the upstream and downstream road sections of MKTT Expressway were completed eventually, attracting traffic of additional vehicles, the significant increase in toll rates of nearby connecting sections led to a diversion of some vehicles, resulting in overall traffic volume being roughly the same as last corresponding period. The Group expects that, given the continuous growth of the economy in Indonesia, the traffic volume will regain an upward trend.

### SB Expressway

In the first half of 2024, the average daily traffic volume and toll revenue decreased by 3% and increased by 24% as compared with the corresponding period of last year respectively. Benefiting from the approval for a special rate increase of approximately 29%, which was implemented on 9 October 2023, toll revenue increased significantly. However, due to the high energy price in the international market, the reduction of government fuel subsidies, and the significant increase in toll rates, people turned to other alternative transportation modes and some vehicles were diverted to national highways, resulting in a year-on-year decrease in traffic volume. The construction of the Batang Industrial Park Toll Station under the project was completed and the Group anticipates that the first phase of the Batang Industrial Park will have a positive impact on traffic volume and revenue in the future as manufacturers gradually move in and commence production.

## (ii) IAM SEGMENT

In the first half of 2024, the property development projects of IAM Segment (including joint venture and associate projects) achieved property sales of approximately RMB130 million, comprising the contracted sales of RMB121 million and outstanding subscribed sales of approximately RMB9 million. The property delivery for the period was approximately RMB190 million, with an area of approximately 31,000 sqm. As of 30 June 2024, the land reserve of IAM Segment was approximately 980,000 sqm, which was mainly located in Henan Province, and the total area of properties pre-sold but yet to be delivered was 10,000 sqm. After restructuring and rectification, the business scale of the remaining original investment and asset management businesses, which mainly comprised property fund investment as well as cultural and tourist businesses, has been significantly reduced, with non-core businesses closed and non-core assets sold. Going forward, the Group will continue to review the operation of its remaining businesses and take appropriate action in due course.

## FINANCIAL REVIEW OF THE GROUP

### Unaudited Condensed Consolidated Statement of Profit or Loss

The table below extracted major items from the unaudited condensed consolidated statement of profit or loss of the Group for each of the two periods ended 30 June 2024 and 2023.

	For the period ended 30 June	
	2024 HK\$'million	2023 HK\$'million
Revenue	3,468	6,277
Gross (loss) profit	(364)	694
Interest income	27	167
Other gains (losses), net	844	(965)
Selling and operating expenses	(485)	(695)
Share of results of joint ventures and associates	449	732
Finance costs	(434)	(582)
Profit (Loss) before taxation	37	(649)
Income tax expenses	(431)	(232)
Loss for the period	(394)	(881)
(Loss) profit attributable to:		
– Owners of the Company	(1,027)	(1,220)
– Owners of perpetual capital securities	267	266
– Other non-controlling interests of subsidiaries*	366	73
	(394)	(881)

\* Including the share of net gain after tax from the disposal of equity interests in the expressway business in Mainland China of approximately HK\$373 million.

### Revenue and Gross (Loss) Profit

Revenue and gross (loss) profit of the Group for the period under review were mainly attributed to the operation of the Property Segment. For details, please refer to the subsection headed “Financial Review” under “Property Segment”.

### Interest Income

During the period, as the interest-bearing loans provided by the Group to joint ventures decreased as compared to the corresponding period of last year, the interest income decreased as compared with the corresponding period of last year.

### Other Gains (Losses), Net

During the period, other net gains were mainly derived from the recognised pre-tax gain of approximately HK\$1,863 million from the disposal of the Group's entire interest in the expressway business in Mainland China and the gains on buyback of the Group's senior notes of approximately HK\$344 million. The relevant income offset the increase in impairment provisions for properties and related assets due to the continuous downturn in the real estate market during the period, and the net exchange losses of approximately HK\$299 million recorded due to the continuous depreciation of Renminbi.

### Selling and Operating Expenses

The decrease in expenses during the period was mainly attributed to the decrease in property sales and the corresponding decrease in sales commission and marketing expenses of the Group. Additionally, the Group continued to proactively optimise its operating costs and implement cost saving measures, resulting in a decrease in overall operating expenses.

### Share of Results of Joint Ventures and Associates

During the period, the Group's share of results was mainly derived from the profit of infrastructure joint ventures of approximately HK\$358 million and the profit of property and other joint ventures and associates of approximately HK\$91 million. For details, please refer to the analysis of each business segment. The decrease in profit from property joint venture and associate projects during the period was mainly due to the continuous downturn in the real estate market, which led to a decline in both the volume and price of property sales, resulting in a decrease in delivery profit from property joint venture and associate projects during the period. As for the infrastructure joint venture projects, benefiting from the increased toll rates of expressway projects in Indonesia and the one-off recognition of previously accumulated unused tax losses as deferred tax assets due to the application of new tax regulations in various expressway projects in Indonesia, the Group's share of results of joint ventures of expressway projects in Indonesia increased, thus offsetting the decline in revenue after the completion of the disposal of entire interests in the expressway business in Mainland China.

### Income Tax Expenses

Income tax expenses mainly comprised profit tax, land appreciation tax and deferred tax. The increase in income tax expenses was mainly attributable to the gain on disposal of the expressway business in Mainland China.

## Management Discussion and Analysis (continued)

### Unaudited Condensed Consolidated Statement of Financial Position

The table below summarised the major items of the unaudited condensed consolidated statement of financial position of the Group as at 30 June 2024 and 31 December 2023.

	30 June 2024 HK\$'million	31 December 2023 HK\$'million
Non-current assets		
– Investments in joint ventures and associates (including shareholders' loans)	17,957	19,703
– Investment properties	5,272	5,245
– Other non-current assets	1,447	2,630
	24,676	27,578
Current assets		
– Inventory of properties	26,197	29,426
– Bank balances and cash (including pledged bank deposits)	6,779	5,560
– Shareholders' loans to joint ventures and associates	1,594	1,789
– Other current assets	5,560	5,863
	40,130	42,638
Assets classified as held for sale	–	2,930
	40,130	45,568
Non-current liabilities		
– Bank and other borrowings	(11,548)	(12,753)
– Other non-current liabilities	(967)	(1,794)
	(12,515)	(14,547)
Current liabilities		
– Creditors and accrued charges	(4,719)	(5,926)
– Loans from joint ventures and associates	(5,459)	(6,250)
– Deposits from pre-sale of properties	(3,137)	(3,317)
– Bank and other borrowings	(8,463)	(9,865)
– Other current liabilities	(5,862)	(6,025)
	(27,640)	(31,383)
Liabilities classified as held for sale	–	(18)
	(27,640)	(31,401)
Total equity (including perpetual capital securities)	24,651	27,198



### **Investments in Joint Ventures and Associates (including Shareholders' Loans)**

It mainly represented the Group's interests in infrastructure joint ventures of HK\$4,317 million (31 December 2023: HK\$4,369 million) and interests in property joint ventures and associates of HK\$15,234 million (31 December 2023: HK\$17,123 million), including shareholders' short term loans to the projects (included in current assets).

### **Investment Property**

It mainly represented the carrying value of investment properties held by the Group. Details set out in note 12 of the condensed consolidated financial statements. The increase in balance was attributable to the addition of commercial properties in Guangzhou, which offset the impact of a decrease in fair value caused by the decline in market rent of the Group's existing investment properties. As at 30 June 2024, the total floor area of investment properties of the Group (including joint venture projects) was approximately 465,000 sqm.

### **Inventory of Properties**

The decrease in the inventory of properties was mainly due to the fact that the existing projects of the Group's subsidiaries were completed and delivered successively. In addition, the Group temporarily suspended its participation in land auctions to reserve funds for loan repayment, so no new project or land parcel was acquired during the period. The Group will continuously review the market situation and cash flow conditions to adjust its strategy in respect of land auctions.

### **Bank Balances and Cash (including Pledged Bank Deposits)**

The increase in the bank balances and cash was mainly due to the cash consideration of approximately HK\$4,902 million received from the disposal of the Group's equity interests in the expressway business in Mainland China during the period. However, the increase was partially offset by the repayment of certain bank loans and the payment of dividends to other non-controlling interests of subsidiaries.

### **Assets and Liabilities Held for Sale**

On 17 November 2023, the Group entered into a sale and purchase agreement with Cornerstone Holdings Limited (佳選控股有限公司) to dispose of its entire interests in the expressway business in Mainland China, including Baojin Expressway, Changyi Expressway, Longcheng Expressway, and Machao Expressway. The aforementioned disposal was duly approved at the special general meeting of the Company held on 20 December 2023. Accordingly, the Group classified the related assets and liabilities of the said business as the disposal group last year and presented them separately in the consolidated statement of financial position. The related disposal was completed in April this year.

## Management Discussion and Analysis (continued)

### Bank and Other Borrowings

Bank and other borrowings mainly represented offshore guaranteed senior notes, syndicated bank loans and project development loans of the Group. The decrease in total loans was mainly due to the continuous downturn in the property financing market and the fact that credit refinancing has not yet resumed.

Details of the Group's loan profile are set out as follows:

	30 June 2024 HK\$'million	31 December 2023 HK\$'million
Repayable within the following periods:		
Within one year or on demand	8,463	9,865
After one year but within two years	5,538	3,352
After two years but within five years	4,656	8,261
More than five years	1,354	1,140
Total loans	20,011	22,618

#### Source of Loans

	30 June 2024	31 December 2023
Short term loans	42%	44%
Long term loans	58%	56%
Total	100%	100%

#### Nature of Debts

	30 June 2024	31 December 2023
Unsecured loans	75%	75%
Secured loans	25%	25%
Total	100%	100%

#### Currency Profile of Loans

	30 June 2024	31 December 2023
HKD	1%	2%
RMB	25%	23%
USD	74%	75%
Total	100%	100%

#### Type of Loans

	30 June 2024	31 December 2023
Guaranteed senior notes*	66%	60%
Other offshore loans	9%	17%
	75%	77%
Other onshore loans	25%	23%
Total	100%	100%

#### Interest Rates Basis

	30 June 2024	31 December 2023
Floating rate	32%	37%
Fixed rate	68%	63%
Total	100%	100%

\* Excluding perpetual capital securities (Classified as equity)

## Management Discussion and Analysis (continued)

Certain of the Group's borrowings bore fixed interest rates per annum, including guaranteed senior notes with an outstanding principal amount of US\$1,658 million with interest rates ranging from 5.125% to 6.7% per annum.

Apart from the above loans, the Group also issued the following three senior guaranteed perpetual capital securities:

- (a) US\$600 million senior guaranteed perpetual capital securities with distribution rates of 7% and 7.95%; and
- (b) US\$300 million 7.75% senior guaranteed fixed-spread perpetual capital securities.

As at 30 June 2024, the net gearing ratio and the net capitalisation ratio of the Group were 54% and 35% respectively. Net gearing ratio represents the difference between the Group's total interest-bearing borrowings (excluding amounts due to joint ventures and associates) and the bank balances and cash (including pledged bank deposits) ("Net Debt") to the total equity. The net capitalisation ratio represents the Net Debt to the sum of Net Debt and total equity.

### Unaudited Condensed Consolidated Statement of Cash Flows

The table below summarised the major items of the unaudited condensed consolidated statement of cash flows of the Group for each of the six months ended 30 June 2024 and 2023.

	Six months ended 30 June	
	2024 HK\$'million	2023 HK\$'million
Payment for land leases	–	(1,029)
Net cash from operating activities, other than payment for land leases	320	2,770
Net cash from investing activities, other than payment for land leases	5,092	2,775
Net cash used in financing activities	(3,728)	(5,666)
Effect of change in exchange rates	(64)	(100)
Cash and cash equivalents at 1 January	4,505	7,372
Cash and cash equivalents at 30 June	6,125	6,122

### Payment for Land Leases (including Payments through Joint Ventures Arrangement)

The Group temporarily suspended its participation in land auctions to reserve funds for loan repayment, and therefore did not acquire any new project or land parcel during the period.



## Management Discussion and Analysis (continued)

### Net Cash from Operating Activities, other than Payment for Land Leases

The decrease in net cash flow from operating activities during the period as compared with the corresponding period of last year was mainly due to the decrease in the Group's sales volume compared with last year, resulting in a decrease in cash generated from the pre-sale and sale of properties compared with last year.

The net cash from operating activities in the corresponding period of last year benefited from the "temporary boom" in the property market at the beginning of last year, resulting in an increase in cash proceeds from the pre-sale and sale of properties.

### Net Cash from Investing Activities, other than Payment for Land Leases

The increase in net cash from investing activities as compared with the corresponding period of last year was mainly due to the cash consideration of approximately HK\$4,902 million received from the disposal of the Group's equity interests in the expressway business in Mainland China during the period. However, the repayment of shareholders' loans from property joint venture projects during the period decreased as compared with the corresponding period of last year, offsetting part of the increase in the cash proceeds from the said disposal.

### Net Cash used in Financing Activities

The net cash flow used in financing activities decreased compared to the corresponding period of last year, mainly due to the Group's redemption of a US dollar senior note, causing a larger loan repayment amount in the corresponding period of last year.

### Liquidity and Financial Resources

As at 30 June 2024, the equity attributable to owners of the Company was HK\$14,234 million (31 December 2023: HK\$15,696 million). Net assets per share attributable to owners of the Company was HK\$19.00 (31 December 2023: HK\$20.95).

As at 30 June 2024, the Group's total assets were HK\$64,806 million (31 December 2023: HK\$73,146 million) and bank balances and cash were HK\$6,716 million (31 December 2023: HK\$5,480 million), of which 94% was denominated in Renminbi and the remaining 6% was mainly denominated in US dollar or HK dollar.

In the first half of 2024, the Mainland Government continuously introduced favourable policies, including the "17 May" package of new policies on the real estate sector, targeting to boost market confidence and send out signals of stabilizing the market. However, the market response was not positive, and both homebuyers and major banks remained cautious. Most real estate enterprises still faced operational difficulties and liquidity crises.

In view of the uncertain market conditions this year, the Group proactively implemented and completed its offshore debt management work (the "Debt Management Work") in the third quarter of 2024, including the early partial repayment of the principals totalling HK\$2,560 million (including US\$322 million and HK\$54 million), and the extension of maturity dates of guaranteed senior notes and syndicated bank loans. Therefore, the repayment plans for most of the Group's offshore debts have been properly managed.

## Management Discussion and Analysis (continued)

The extension of final maturity dates of the guaranteed senior notes and syndicated bank loans by 3.5 years and 2 years respectively, not only avoiding the immediate default risk of the Group but also providing a breathing room for the Group to focus on developing its core business, as well as preserving and realising the best value of its high-quality assets. This aims to achieve a sustainable capital structure, paving a way for business recovery and normalization. This also facilitates the Group to re-establish investor relationship since its public debt capital market transaction in 2021.

The Debt Management Work also included the early partial repayment of the principal amount of guaranteed senior notes and syndicated bank loans totalling HK\$2,560 million (including US\$322 million and HK\$54 million), and the deferral of the reset date for the Group's distribution rate on the perpetual capital securities by 3.5 years to avoid the surge of cash distributions. For details, please refer to the announcements issued by the Company from June to August.

For the benefit of the stakeholders to have a better understanding of the results of the Debt Management Work, the Group hereby provides, for information purposes only, the following extract of pro forma financial information assuming the Debt Management Work had been completed on 30 June 2024:

Changes in the maturity of the Group's borrowings are as follows:-

	30 June 2024			
	Based on the unaudited interim consolidated financial statements HK\$'million	Proportion %	On a pro forma basis (Note) HK\$'million	Proportion %
<b>Repayable within the following periods:</b>				
Within one year or on demand	8,463	42%	3,005	17%
After one year but within two years	5,538	28%	664	4%
After two years but within five years	4,656	23%	6,310	36%
More than five years	1,354	7%	7,472	43%
<b>Total borrowings</b>	<b>20,011</b>	<b>100%</b>	<b>17,451</b>	<b>100%</b>

Note: Assuming the Debt Management Work had been completed on 30 June 2024.

Going forward, the Group continues to adopt prudent financing and treasury policies, closely monitor cash flow and market changes in order to properly manage its liquidity and liabilities.

### Charges on Assets

As at 30 June 2024, bank balances of HK\$63 million (31 December 2023: HK\$80 million) were pledged as securities in favour of banks for certain mortgage facilities granted to customers of the Group's property projects and banking credit facilities granted to the Group. In addition to these pledged bank deposits, properties with a carrying value of HK\$10,595 million (31 December 2023: HK\$7,955 million) were pledged as securities for certain loan facilities.

As at 30 June 2024, the Group's borrowings with outstanding principal amount of HK\$814 million (31 December 2023: HK\$2,223 million) were secured by the pledges of the equity shares of certain subsidiaries or/and joint ventures of the Group.





## Management Discussion and Analysis (continued)

### Exposure on Foreign Exchange Fluctuations and Interest Rates

The Group's borrowings are mainly denominated in Renminbi and US dollar, while the cash flow is mainly generated from projects whose earnings are denominated in Renminbi. As a result, the Group is exposed to the foreign exchange risk on the fluctuation of Renminbi and US dollar. In the first half of 2024, Renminbi continued to depreciate and the Group recorded net exchange losses of approximately HK\$299 million.

The Group's exposure to interest rate risks is mainly from the fluctuation in interest rates relating to its borrowings denominated in Renminbi and US dollar. Although the monetary policies implemented by Mainland China and the US governments continue to have a major impact on the Group's results and operation, the Directors consider that the interest rate fluctuation caused by the fluidity and instability of the global economy and financial systems also has an impact on the operation of the Group.

Save for the aforesaid, the Group has no significant exposure to foreign exchange risk and interest rate risk. The Group will continue to closely monitor the above risks and may arrange hedging against the risks exposed as and when necessary and appropriate.

### Financial Guarantee Contracts

As at 30 June 2024, the Group had provided guarantees of HK\$3,608 million (31 December 2023: HK\$3,726 million) to banks in respect of the mortgage loans of the purchasers of the Group's properties. The guarantees will be released after the purchasers have pledged their property ownership certificates as securities to the banks for the mortgage loans granted.

As at 30 June 2024, the Group had also provided guarantees of HK\$2,551 million (31 December 2023: HK\$2,382 million) for banking facilities granted to the joint ventures of the Group.

### Employees

The Group had 3,573 employees as at 30 June 2024. Expenditure on staff (including expenditure on staff assigned to or participating in joint ventures and associates, but excluding Directors' emoluments) amounted to HK\$413 million. Employees are remunerated according to their performance and contribution. Other employee benefits include provident fund, insurance, medical cover and training programs, as well as share option scheme. During the period under review, no share option was granted.

# Corporate Governance

## **CORPORATE GOVERNANCE CODE**

The Company has complied with all applicable code provisions set out in the Corporate Governance Code contained in Appendix C1 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”) throughout the six months ended 30 June 2024.

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

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) as set out in Appendix C3 to the Listing Rules as its own code. All the Directors of the Company have confirmed, following specific enquiry, that they have complied with the Model Code throughout the six months ended 30 June 2024.

# Disclosure of Interests

## DIRECTORS' INTERESTS AND SHORT POSITION

As at 30 June 2024, the interests and short positions of the Directors 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 (the "SFO")) as recorded in the register required to be kept by the Company under section 352 of the SFO or as otherwise notified to the Company and The Stock Exchange of Hong Kong Limited (the "Stock Exchange") pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix C3 to the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules") were as follows:

### (I) Shares

Name of Directors	Nature of interest	Notes	Number of shares held		Percentage of holding <sup>(Note 3)</sup> %
			Long position	Short position	
Zen Wei Peu, Derek	Personal	1 & 2	24,649,000	–	3.29
Fong Shiu Leung, Keter	Personal	1	260,000	–	0.03

Notes:

1. Long position in the shares of the Company (other than pursuant to equity derivatives such as share options, warrants to subscribe or convertible bonds).
2. Included in the balance is 1,000,000 shares of the Company held by Ms. Luk Chan, the spouse of Mr. Zen Wei Peu, Derek.
3. The percentage was calculated based on 749,336,566 shares of the Company in issue as at 30 June 2024. The Company held no treasury share as at 30 June 2024.

### (II) Underlying Shares – Share Options

The share option scheme was adopted by the Company on 24 May 2023. Particulars of the share option scheme are set out in note 28 to the consolidated financial statements in the Company's annual report for the year ended 31 December 2023.

As at 30 June 2024, there were no outstanding share options. During the six months ended 30 June 2024, no share options were granted, exercised, lapsed or cancelled under the share option scheme.

## (III) Debentures of Associated Corporations

Name of Directors	Name of companies	Nature of interest	Type of debentures	Principal amount held
Zen Wei Peu, Derek	RKI Overseas Finance 2017 (A) Limited	Personal	US\$300 million 7% senior guaranteed perpetual capital securities	US\$800,000 <sup>(Note 1)</sup> (long position)
	RKPF Overseas 2019 (E) Limited	Personal	US\$300 million 7.75% senior guaranteed fixed-spread perpetual capital securities	US\$46,450,000 <sup>(Note 2)</sup> (long position)
	RKP Overseas Finance 2016 (A) Limited	Personal	US\$300 million 7.95% senior guaranteed perpetual capital securities	US\$4,050,000 <sup>(Note 3)</sup> (long position)
	RKPF Overseas 2019 (A) Limited	Personal	US\$480 million 6.7% guaranteed senior notes due 2024	US\$3,500,000 <sup>(Notes 4 &amp; 7)</sup> (long position)
	RKPF Overseas 2019 (A) Limited	Personal	US\$300 million 5.9% guaranteed senior notes due 2025	US\$2,000,000 <sup>(Notes 5 &amp; 7)</sup> (long position)
	RKPF Overseas 2019 (A) Limited	Personal	US\$415.6 million 6% guaranteed senior notes due 2025	US\$10,300,000 <sup>(Notes 6 &amp; 7)</sup> (long position)
Wong Wai Ho	RKI Overseas Finance 2017 (A) Limited	Personal	US\$300 million 7% senior guaranteed perpetual capital securities	US\$200,000 (long position)

## Notes:

1. A principal amount of US\$400,000 of US\$300 million 7% senior guaranteed perpetual capital securities was held by Ms. Luk Chan, the spouse of Mr. Zen Wei Peu, Derek.
2. A principal amount of US\$1,300,000 of US\$300 million 7.75% senior guaranteed fixed-spread perpetual capital securities was held by Ms. Luk Chan, the spouse of Mr. Zen Wei Peu, Derek. A principal amount of US\$41,000,000 of US\$300 million 7.75% senior guaranteed fixed-spread perpetual capital securities was held by Talent Club Company Limited ("Talent Club", which is wholly-owned by Mr. Zen Wei Peu, Derek). A principal amount of US\$2,150,000 of US\$300 million 7.75% senior guaranteed fixed-spread perpetual capital securities was held by Prepared Club Company Limited, which is wholly-owned by Mr. Zen Wei Peu, Derek.
3. A principal amount of US\$4,050,000 of US\$300 million 7.95% senior guaranteed perpetual capital securities was held by Talent Club.
4. A principal amount of US\$3,500,000 of US\$480 million 6.7% guaranteed senior notes due 2024 was held by Ms. Luk Chan, the spouse of Mr. Zen Wei Peu, Derek.
5. A principal amount of US\$1,000,000 of US\$300 million 5.9% guaranteed senior notes due 2025 was held by Ms. Luk Chan, the spouse of Mr. Zen Wei Peu, Derek.
6. A principal amount of US\$2,000,000 of US\$415.6 million 6% guaranteed senior notes due 2025 was held by Ms. Luk Chan, the spouse of Mr. Zen Wei Peu, Derek. A principal amount of US\$5,900,000 of US\$415.6 million 6% guaranteed senior notes due 2025 was held by Talent Club.
7. RKPF Overseas 2019 (A) Limited made early repayments and redemptions on these notes on 18 July 2024 and 15 August 2024 respectively. For details, please refer to the section headed "Repurchase, Sale or Redemption of Listed Securities of the Group".

## Disclosure of Interests (continued)

Save as disclosed above, none of the Directors of the Company had or deemed to have any interests or short positions in any shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept by the Company under section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

Save as disclosed above, none of the Directors of the Company or their spouses or children under 18 years of age was granted or had exercised any rights to subscribe for any securities of the Company or any of its associated corporations (within the meaning of Part XV of the SFO).

## SUBSTANTIAL SHAREHOLDERS' INTERESTS

As at 30 June 2024, the interests and short positions of every person, other than the Directors of the Company, in the shares and underlying shares of the Company as recorded in the register required to be kept by the Company under section 336 of the SFO were as follows:

Name of shareholders	Nature of interest	Number of shares held		Percentage of holding (Note 11) %
		Long position (Note 1)	Short position	
Wai Kee Holdings Limited (Note 2)	Interest in controlled corporation	336,608,428	–	44.92
Wai Kee (Zens) Holding Limited (Note 3)	Interest in controlled corporation	336,608,428	–	44.92
Groove Trading Limited (Note 4)	Beneficial owner	81,880,000	–	10.93
Wai Kee China Investments (BVI) Company Limited (Note 4)	Interest in controlled corporation	251,728,428	–	33.59
Wai Kee China Investments Company Limited (Note 5)	Interest in controlled corporation	251,728,428	–	33.59
ZWP Investments Limited (Note 6)	Beneficial owner	251,728,428	–	33.59
深業集團有限公司 (Shum Yip Group Limited*) (Note 7)	Interest in controlled corporation	202,334,142	–	27.00
Shum Yip Holdings Company Limited (Note 8)	Interest in controlled corporation	202,334,142	–	27.00
Shenzhen Investment Limited (Note 9)	Interest in controlled corporation	202,334,142	–	27.00
Brightful Investment Holding Limited (Note 10)	Beneficial owner	202,334,142	–	27.00



## Disclosure of Interests (continued)

### Notes:

1. Long position in the shares of the Company (other than pursuant to equity derivatives such as share options, warrants to subscribe or convertible bonds).
2. Wai Kee Holdings Limited is deemed to be interested in the shares of the Company through its interests in (i) its wholly-owned subsidiaries, namely Wai Kee (Zens) Holding Limited, Groove Trading Limited, Wai Kee China Investments (BVI) Company Limited, Wai Kee China Investments Company Limited, ZWP Investments Limited and Top Horizon Holdings Limited; and (ii) its subsidiaries, namely Build King Holdings Limited, Top Tactic Holdings Limited, Amazing Reward Group Limited, Build King Management Limited and Build King Civil Engineering Limited, which beneficially held 3,000,000 shares of the Company. Mr. Zen Wei Peu, Derek is a director of Wai Kee Holdings Limited.
3. Wai Kee (Zens) Holding Limited is a direct wholly-owned subsidiary of Wai Kee Holdings Limited. Mr. Zen Wei Peu, Derek is a director of Wai Kee (Zens) Holding Limited.
4. Groove Trading Limited and Wai Kee China Investments (BVI) Company Limited are direct wholly-owned subsidiaries of Wai Kee (Zens) Holding Limited. Mr. Zen Wei Peu, Derek is a director of Groove Trading Limited and Wai Kee China Investments (BVI) Company Limited.
5. Wai Kee China Investments Company Limited is a direct wholly-owned subsidiary of Wai Kee China Investments (BVI) Company Limited. Mr. Zen Wei Peu, Derek is a director of Wai Kee China Investments Company Limited.
6. ZWP Investments Limited is a direct wholly-owned subsidiary of Wai Kee China Investments Company Limited. Mr. Zen Wei Peu, Derek is a director of ZWP Investments Limited.
7. 深業集團有限公司 (Shum Yip Group Limited\*) (incorporated in the People's Republic of China) is deemed to be interested in the shares of the Company through its 90% interests in Shum Yip Holdings Company Limited (incorporated in Hong Kong). Ms. Cai Xun is a director of 深業集團有限公司 (Shum Yip Group Limited\*).
8. Shum Yip Holdings Company Limited (incorporated in Hong Kong) is deemed to be interested in the shares of the Company through its approximately 63.19% interests in Shenzhen Investment Limited. Ms. Cai Xun is a director of Shum Yip Holdings Company Limited.
9. Shenzhen Investment Limited is deemed to be interested in the shares of the Company through its interests in its wholly-owned subsidiary, namely Brightful Investment Holding Limited. Ms. Cai Xun and Mr. Xu Enli are directors of Shenzhen Investment Limited.
10. Brightful Investment Holding Limited is a direct wholly-owned subsidiary of Shenzhen Investment Limited.
11. The percentage was calculated based on 749,336,566 shares of the Company in issue as at 30 June 2024. The Company held no treasury share as at 30 June 2024.

Save as disclosed above, no other person (other than the Directors of the Company) had an interest or a short position in the shares and underlying shares of the Company as recorded in the register required to be kept by the Company under section 336 of the SFO.

\* for identification purpose only



# Other Disclosures

## DIVIDEND

The board of Directors (the "Board") has resolved not to declare the payment of any interim dividend for the six months ended 30 June 2024.

## REPURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE GROUP

During the period, the Group redeemed the following guaranteed senior notes issued by RKPF Overseas 2019 (A) Limited and RKPF Overseas 2020 (A) Limited:

### *RKPF Overseas 2019 (A) Limited*

- (a) an aggregate principal amount of US\$21,500,000 of US\$480 million 6.7% guaranteed senior notes due 2024 (maturity date extended to March 2028, the "March 2028 Notes"), subsequent to which the outstanding principal amount of the March 2028 Notes was US\$301,231,000;
- (b) an aggregate principal amount of US\$2,345,000 of US\$300 million 5.9% guaranteed senior notes due 2025 (maturity date extended to September 2028, the "September 2028 Notes"), subsequent to which the outstanding principal amount of the September 2028 Notes was US\$194,621,000; and
- (c) an aggregate principal amount of US\$19,954,000 of US\$415.6 million 6% guaranteed senior notes due 2025 (maturity date extended to March 2029, the "March 2029 Notes"), subsequent to which the outstanding principal amount of the March 2029 Notes was US\$186,385,000.

### *RKPF Overseas 2020 (A) Limited*

- (a) an aggregate principal amount of US\$12,000,000 of US\$500 million 5.2% guaranteed senior notes due 2026 (maturity date extended to July 2029, the "July 2029 Notes"), subsequent to which the outstanding principal amount of the July 2029 Notes was US\$488,000,000; and
- (b) an aggregate principal amount of US\$12,000,000 of US\$500 million 5.125% guaranteed senior notes due 2026 (maturity date extended to January 2030, the "January 2030 Notes"), subsequent to which the outstanding principal amount of the January 2030 Notes was US\$488,000,000.

Save as disclosed above, neither the Company nor any of its subsidiaries repurchased, sold or redeemed any of the Group's listed securities during the six months ended 30 June 2024.

Pursuant to the meetings of the holders of each of the March 2028 Notes, September 2028 Notes, March 2029 Notes, July 2029 Notes and January 2030 Notes (collectively, the "Dated Notes") held on 3 July 2024 and par call redemption notices for the Dated Notes issued on 18 July 2024, the Group has redeemed a total principal amount of approximately US\$257,560,000 Dated Notes subsequent to 30 June 2024.

Details of movements are set out below:

	Principal amount of the March 2028 Notes US\$	Principal amount of the September 2028 Notes US\$	Principal amount of the March 2029 Notes US\$	Principal amount of the July 2029 Notes US\$	Principal amount of the January 2030 Notes US\$
At 30 June 2024	301,231,000	194,621,000	186,385,000	488,000,000	488,000,000
Tender offers	(10,980,000)	(11,460,000)	(10,160,000)	(12,250,000)	(4,745,000)
Early repayment	(65,306,475)	(18,316,100)	(17,622,500)	(38,060,000)	(38,660,400)
Par call redemption	(18,000,000)	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)
Outstanding principal amount	206,944,525	161,844,900	155,602,500	434,690,000	441,594,600

For details, please refer to the announcements issued by the Company and/or RKPF Overseas 2019 (A) Limited and RKPF Overseas 2020 (A) Limited dated 11 June 2024, 20 June 2024, 24 June 2024, 3 July 2024, 16 July 2024, 18 July 2024 and 15 August 2024.

## CONTINUING DISCLOSURE OF THE LISTING RULES

In compliance with continuing disclosure obligations of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"), the following information is disclosed:

1. Pursuant to Rule 13.22 of the Listing Rules:

- (a) A summary of aggregate financial information of the affiliated companies, based on the unaudited financial statements prepared under the accounting principles generally accepted in Hong Kong, as at 30 June 2024, is as follows:

	At 30 June 2024 HK\$'million
<b>Statement of Financial Position</b>	
Non-current assets	6
Current assets	18,894
Current liabilities	(11,093)
Net current assets	7,801
Non-current liabilities	(7,178)
Net assets	629

## Other Disclosures (continued)

(b) Details of the affiliated companies are as follows:

	The Group's attributable interest in the affiliated companies	Amount of guarantee given by the Group HK\$'million	Amount of commitment for amounts advanced or to be advanced by the Group HK\$'million
常州新隼捷房地產開發有限公司 Changzhou Xinjunjie Properties Developments Co., Ltd.*	40%	—	844
佛山市啟輝房地產有限公司 Foshan Qihui Properties Co., Ltd.*	49%	—	384
廣州市潤禾置業有限公司 Guangzhou Runhe Real Estate Co., Ltd.*	30%	—	11
杭州鑫堯置業有限公司 Hangzhou Xinyao Real Estate Co., Ltd.*	30%	—	184
南京中勁房地產開發有限公司 Nanjing Zhongjin Properties Developments Co., Ltd.*	40%	226	107
Shum King Company Limited 深勁有限公司	50%	1,223	1,777
蘇州湖璽房地產開發有限公司 Suzhou Huxi Properties Developments Co., Ltd.*	35%	—	135
蘇州勁湖房地產開發有限公司 Suzhou Jinwu Properties Developments Co., Ltd.*	5%	7	12
蘇州瑞茂房地產開發有限公司 Suzhou Ruimao Properties Developments Co., Ltd.*	49%	—	160
天津雋達企業管理有限公司 Tianjin Junda Corporate Management Co., Ltd.*	50%	—	634
天津雋泰房地產開發有限公司 Tianjin Juntai Properties Developments Co., Ltd.*	50%	265	—
無錫鑫昇置業有限公司 Wuxi Xinsheng Real Estate Co., Ltd.*	30%	67	166
		1,788	4,414

\* for identification purpose only

2. Pursuant to Rule 13.18 of the Listing Rules:

### **Guaranteed Senior Notes and Senior Guaranteed Perpetual Capital Securities**

The Company is obliged to make an offer to repurchase and redeem the following guaranteed senior notes and senior guaranteed perpetual capital securities then outstanding at a rate equal to 101% of the principal amount, plus accrued and unpaid interest, if any, up to (but not including) the date of repurchase, and together with any distribution accrued to the date fixed for redemption, including any deferred distribution and any additional distribution payable on it, respectively upon the occurrence of a change of control triggering event and a decline in the rating of the notes and the securities:

- (a) March 2028 Notes (issued in September 2019);
- (b) September 2028 Notes (issued in March 2020);
- (c) March 2029 Notes (issued in September 2020);
- (d) July 2029 Notes (issued in January 2021);
- (e) January 2030 Notes (issued in July 2021);
- (f) US\$300 million 7.95% perpetual capital securities (issued in February 2017);
- (g) US\$300 million 7% perpetual capital securities (issued in June 2017); and
- (h) US\$300 million 7.75% fixed-spread perpetual capital securities (issued in November 2019).

For details of the guaranteed senior notes and senior guaranteed perpetual capital securities redeemed or repurchased during the period, please refer to the section headed "Repurchase, Sale or Redemption of Listed Securities of the Group".



## Other Disclosures (continued)

### 3. Pursuant to Rule 13.51B(1) of the Listing Rules:

Upon specific enquiry by the Company, save as disclosed below, there is no change in the information of the Directors of the Company required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules since the Company's last published annual report:

Name of Directors	Details of changes
Ms. Cai Xun	Ms. Cai entered into a letter of appointment with the Company for a period from 22 May 2024 to 21 May 2027 or the date of the annual general meeting of the Company to be held in 2027 or the date on which she is required to retire by rotation as set out in the bye-laws of the Company (the "Bye-laws") and the Listing Rules, whichever is earlier.
Mr. Lau Sai Yung	Mr. Lau retired as an Independent Non-executive Director of the Company and ceased to be the Chairman of the Audit Committee, and a member of the Nomination Committee and the Remuneration Committee of the Company with effect from the conclusion of the annual general meeting of the Company held on 21 May 2024 (the "2024 AGM").
Mr. Wong Wai Ho	Mr. Wong entered into a letter of appointment with the Company for a period from 21 May 2024 to 20 May 2027 or the date of the annual general meeting of the Company to be held in 2027 or the date on which he is required to retire by rotation as set out in the Bye-laws and the Listing Rules, whichever is earlier.
Mr. Cheung Hon Kit	Mr. Cheung was appointed as a member of the Remuneration Committee of the Company with effect from the conclusion of the 2024 AGM.  He entered into a letter of appointment with the Company for a period from 21 May 2024 to 20 May 2027 or the date of the annual general meeting of the Company to be held in 2027 or the date on which he is required to retire by rotation as set out in the Bye-laws and the Listing Rules, whichever is earlier.
Mr. Ho Tai Wai, David	Mr. Ho was appointed as an Independent Non-executive Director of the Company and the Chairman of the Audit Committee with effect from the conclusion of the 2024 AGM.  He entered into a letter of appointment with the Company for a period from 21 May 2024 to the date of the annual general meeting of the Company to be held in 2025.

Save as disclosed above, there is no other continuing disclosure required to be made by the Company pursuant to Chapter 13 of the Listing Rules.

## REVIEW OF FINANCIAL STATEMENTS

The Audit Committee of the Company has reviewed the unaudited condensed consolidated financial statements of the Group for the six months ended 30 June 2024, including the accounting principles and practices adopted by the Group, in conjunction with the Company's external auditor.

## ACKNOWLEDGEMENT

The Board expresses its sincere gratitude to the business partners, customers and shareholders for their enduring support, and thanks all staff for their dedication and hard work.

# Corporate Information

## EXECUTIVE DIRECTORS

Zen Wei Peu, Derek (*Chairman*)  
Fong Shiu Leung, Keter (*Chief Executive Officer*)  
Ng Fun Hung, Thomas (*Chief Financial Officer*)

## NON-EXECUTIVE DIRECTORS

Cai Xun  
Xu Enli

## INDEPENDENT NON-EXECUTIVE DIRECTORS

Wong Wai Ho  
Hui Grace Suk Han  
Cheung Hon Kit  
Ho Tai Wai, David

## PROPERTY BUSINESS MANAGEMENT COMMITTEE

Zen Wei Peu, Derek  
Fong Shiu Leung, Keter (*Convenor*)  
Ng Fun Hung, Thomas  
Li Wanle  
Zhang Nan  
Diao Lu, Amy  
Gao Da Peng  
Chen Xue Ming

## AUDIT COMMITTEE

Ho Tai Wai, David (*Chairman*)  
Wong Wai Ho  
Hui Grace Suk Han

## NOMINATION COMMITTEE

Zen Wei Peu, Derek (*Chairman*)  
Wong Wai Ho  
Hui Grace Suk Han

## REMUNERATION COMMITTEE

Wong Wai Ho (*Chairman*)  
Zen Wei Peu, Derek  
Cheung Hon Kit

## COMPANY SECRETARY

Lee Tak Fai, Kennedy

## AUDITOR

Deloitte Touche Tohmatsu  
*Registered Public Interest Entity Auditors*

## SOLICITORS

Beijing Global Law Office  
Conyers, Dill & Pearman  
Reed Smith Richards Butler LLP

## PRINCIPAL BANKERS

### Mainland China

Agricultural Bank of China Limited  
Bank of China Limited  
China Construction Bank Corporation  
Industrial and Commercial Bank of China Limited

### Hong Kong

The Hongkong and Shanghai Banking Corporation Limited

## PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

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

## HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Tricor Secretaries Limited  
17/F, Far East Finance Centre  
16 Harcourt Road  
Hong Kong

## REGISTERED OFFICE

Clarendon House  
2 Church Street  
Hamilton HM 11  
Bermuda

## PRINCIPAL PLACE OF BUSINESS

Suite 501, 5th Floor  
Tower 6, The Gateway  
9 Canton Road  
Tsimshatsui  
Kowloon  
Hong Kong

## SHARE LISTING

The Company's shares are listed on the main board of  
The Stock Exchange of Hong Kong Limited  
(Stock Code: 1098)

## NOTES, SECURITIES AND BONDS LISTING

The following notes and securities are listed on the  
Singapore Exchange Securities Trading Limited

- US\$480 million 6.7% guaranteed senior notes due 2028
- US\$300 million 5.9% guaranteed senior notes due 2028
- US\$415.6 million 6% guaranteed senior notes due 2029
- US\$500 million 5.2% guaranteed senior notes due 2029
- US\$500 million 5.125% guaranteed senior notes due 2030
- US\$300 million 7.95% senior guaranteed perpetual capital securities
- US\$300 million 7% senior guaranteed perpetual capital securities
- US\$300 million 7.75% senior guaranteed fixed-spread perpetual capital securities

## INVESTOR RELATIONS

Contact Persons:	Lee Tak Fai, Kennedy Tsoi Yuk Gee, Melissa
Telephone:	(852) 2957 6800
Facsimile:	(852) 2375 2477
E-mail address:	ir@roadking.com.hk

## WEBSITES

<http://www.roadking.com.hk>  
<http://www.rkph.com>

# Report on Review of Condensed Consolidated Financial Statements



**TO THE BOARD OF DIRECTORS OF ROAD KING INFRASTRUCTURE LIMITED**  
*(incorporated in Bermuda with limited liability)*

## INTRODUCTION

We have reviewed the condensed consolidated financial statements of Road King Infrastructure Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages F-2 to F-36, which comprise the condensed consolidated statement of financial position as of 30 June 2024 and the related condensed consolidated statement of profit or loss, statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the six-month period then ended, and certain explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 "Interim Financial Reporting" ("HKAS 34") issued by the Hong Kong Institute of Certified Public Accountants. The directors of the Company are responsible for the preparation and presentation of these condensed consolidated financial statements in accordance with HKAS 34. Our responsibility is to express a conclusion on these condensed consolidated financial statements based on our review, and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

## SCOPE OF REVIEW

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Hong Kong Institute of Certified Public Accountants. A review of these condensed consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

## CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the condensed consolidated financial statements are not prepared, in all material respects, in accordance with HKAS 34.

**Deloitte Touche Tohmatsu**  
*Certified Public Accountants*  
Hong Kong  
22 August 2024

# Condensed Consolidated Statement of Profit or Loss

For the six months ended 30 June 2024

		Six months ended 30 June	
	NOTES	2024 (Unaudited) HK\$'000	2023 (Unaudited) HK\$'000
<b>Revenue</b>			
Property sales and service income	3(a)	3,340,666	6,176,557
Other revenue		127,552	100,419
<b>Total revenue</b>	3(c)	3,468,218	6,276,976
Cost of sales		(3,831,805)	(5,582,880)
Gross (loss) profit		(363,587)	694,096
Interest income		27,249	167,021
Other income		86,113	101,548
Other gains and losses	5	(1,105,037)	(1,066,367)
Selling expenses		(144,156)	(293,828)
Administrative expenses		(340,998)	(401,171)
Gain on disposal of subsidiaries	24	1,862,976	–
Share of results of associates		(5,463)	7,740
Share of results of joint ventures	6	454,309	724,360
Finance costs	7	(434,072)	(582,235)
<b>Profit (loss) before taxation</b>	8	37,334	(648,836)
Income tax expenses	9	(430,842)	(232,532)
<b>Loss for the period</b>		(393,508)	(881,368)
<b>(Loss) profit attributable to:</b>			
Owners of the Company		(1,026,865)	(1,220,253)
Owners of perpetual capital securities		267,363	265,929
Other non-controlling interests of subsidiaries	24	365,994	72,956
		(393,508)	(881,368)
<b>Loss per share</b>	11		
– Basic		(HK\$1.37)	(HK\$1.63)
– Diluted		N/A	N/A



# Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the six months ended 30 June 2024

	Six months ended 30 June	
	2024 (Unaudited) HK\$'000	2023 (Unaudited) HK\$'000
<b>Loss for the period</b>	<b>(393,508)</b>	(881,368)
<b>Other comprehensive (expense) income</b>		
<i>Items that may be subsequently reclassified to profit or loss:</i>		
Exchange differences arising on translation of foreign operations	<b>(187,062)</b>	225,108
Share of other comprehensive income of joint ventures	<b>1,312</b>	4,329
<i>Item that will not be subsequently reclassified to profit or loss:</i>		
Exchange differences arising on translation to presentation currency	<b>(353,424)</b>	(421,683)
<b>Other comprehensive expense for the period</b>	<b>(539,174)</b>	(192,246)
<b>Total comprehensive expense for the period</b>	<b>(932,682)</b>	(1,073,614)
<b>Total comprehensive (expense) income for the period attributable to:</b>		
Owners of the Company	<b>(1,462,090)</b>	(1,390,142)
Owners of perpetual capital securities	<b>267,363</b>	265,929
Other non-controlling interests of subsidiaries	<b>262,045</b>	50,599
	<b>(932,682)</b>	(1,073,614)

# Condensed Consolidated Statement of Financial Position

At 30 June 2024

	NOTES	30 June 2024 (Unaudited) HK\$'000	31 December 2023 (Audited) HK\$'000
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment		51,675	47,966
Right-of-use assets		18,416	25,801
Investment properties	12	5,271,851	5,244,882
Interests in associates		1,005,704	1,025,706
Interests in joint ventures	13	13,492,251	14,732,503
Deferred tax assets		85,261	134,245
Amounts due from joint ventures and associates	15	3,458,872	3,944,670
Loan receivables	16	729,168	1,842,842
Financial assets at fair value through profit or loss ("FVTPL")		563,038	579,707
		<b>24,676,236</b>	<b>27,578,322</b>
<b>Current assets</b>			
Inventory of properties	14	26,196,902	29,426,286
Amounts due from joint ventures and associates	15	1,593,979	1,788,591
Amounts due from other non-controlling interests of subsidiaries		1,457,007	1,615,514
Loan receivables	16	80,360	79,289
Debtors, deposits and prepayments	17	2,468,486	2,637,368
Prepaid income tax		1,553,894	1,531,029
Pledged bank deposits	18	63,152	79,672
Bank balances and cash	18	6,715,992	5,480,197
		<b>40,129,772</b>	<b>42,637,946</b>
Assets classified as held for sale		–	2,930,045
<b>Total assets</b>		<b>64,806,008</b>	<b>73,146,313</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity attributable to owners of the Company</b>			
Share capital	19	74,934	74,934
Reserves		14,158,632	15,620,722
		<b>14,233,566</b>	<b>15,695,656</b>
<b>Owners of perpetual capital securities</b>	20	<b>6,957,527</b>	<b>6,963,623</b>
<b>Other non-controlling interests of subsidiaries</b>		<b>3,460,162</b>	<b>4,538,385</b>
<b>Total equity</b>		<b>24,651,255</b>	<b>27,197,664</b>

# Condensed Consolidated Statement of Financial Position

At 30 June 2024

	NOTES	30 June 2024 (Unaudited) HK\$'000	31 December 2023 (Audited) HK\$'000
<b>Non-current liabilities</b>			
Bank and other borrowings	21	11,547,670	12,753,149
Deferred tax liabilities		958,549	1,044,221
Financial liabilities at FVTPL		–	734,734
Lease liabilities		8,966	14,558
		<b>12,515,185</b>	14,546,662
<b>Current liabilities</b>			
Creditors and accrued charges	22	4,719,446	5,926,025
Amounts due to joint ventures and associates		5,459,013	6,250,067
Amounts due to other non-controlling interests of subsidiaries		1,097,619	1,452,807
Contract liabilities		3,137,115	3,317,085
Lease liabilities		11,877	14,227
Income tax payable		3,798,358	4,358,738
Bank and other borrowings	21	8,463,384	9,864,857
Financial liabilities at FVTPL		952,756	199,719
		<b>27,639,568</b>	31,383,525
Liabilities associated with assets classified as held for sale		–	18,462
<b>Total equity and liabilities</b>		<b>64,806,008</b>	73,146,313

# Condensed Consolidated Statement of Changes in Equity

For the six months ended 30 June 2024

	Attributable to owners of the Company									Owners of perpetual capital securities HK\$'000	Other non-controlling interests of subsidiaries HK\$'000	Total equity HK\$'000
	Share capital HK\$'000	Share premium HK\$'000	Foreign currency translation reserve HK\$'000	Special reserve HK\$'000	Other reserve HK\$'000	Statutory reserve HK\$'000	Cash flow hedging reserve HK\$'000	Retained profits HK\$'000	Sub-total HK\$'000			
Balance at 1 January 2023 (audited)	74,934	3,224,794	601,802	1,260,000	1,002,963	5,783,603	(8,116)	8,306,434	20,246,414	6,961,258	5,552,811	32,760,483
(Loss) profit for the period	-	-	-	-	-	-	-	(1,220,253)	(1,220,253)	265,929	72,956	(881,368)
Share of other comprehensive income of joint ventures	-	-	-	-	-	-	4,329	-	4,329	-	-	4,329
Exchange differences arising on translation of foreign operations	-	-	168,831	-	-	-	-	-	168,831	-	56,277	225,108
Exchange differences arising on translation to presentation currency	-	-	(343,049)	-	-	-	-	-	(343,049)	-	(78,634)	(421,683)
Total comprehensive (expense) income for the period	-	-	(174,218)	-	-	-	4,329	(1,220,253)	(1,390,142)	265,929	50,599	(1,073,614)
Sub-total	74,934	3,224,794	427,584	1,260,000	1,002,963	5,783,603	(3,787)	7,086,181	18,856,272	7,227,187	5,603,410	31,686,869
Capital contributions from other non-controlling interests of subsidiaries	-	-	-	-	-	-	-	-	-	-	84,570	84,570
Reduction of capital/acquisition of other non-controlling interests of subsidiaries	-	-	-	-	-	-	-	-	-	-	(546,860)	(546,860)
Distributions paid for owners of perpetual capital securities	-	-	-	-	-	-	-	-	-	(264,812)	-	(264,812)
Balance at 30 June 2023 (unaudited)	74,934	3,224,794	427,584	1,260,000	1,002,963	5,783,603	(3,787)	7,086,181	18,856,272	6,962,375	5,141,120	30,959,767
Balance at 1 January 2024 (audited)	<b>74,934</b>	<b>3,224,794</b>	<b>2,240</b>	<b>1,260,000</b>	<b>1,002,963</b>	<b>6,237,332</b>	<b>2,273</b>	<b>3,891,120</b>	<b>15,695,656</b>	<b>6,963,623</b>	<b>4,538,385</b>	<b>27,197,664</b>
(Loss) profit for the period	-	-	-	-	-	-	-	(1,026,865)	(1,026,865)	267,363	365,994	(393,508)
Share of other comprehensive income of joint ventures	-	-	-	-	-	-	984	-	984	-	328	1,312
Exchange differences arising on translation of foreign operations	-	-	(140,297)	-	-	-	-	-	(140,297)	-	(46,765)	(187,062)
Exchange differences arising on translation to presentation currency	-	-	(295,912)	-	-	-	-	-	(295,912)	-	(57,512)	(353,424)
Total comprehensive (expense) income for the period	-	-	(436,209)	-	-	-	984	(1,026,865)	(1,462,090)	267,363	262,045	(932,682)
Sub-total	<b>74,934</b>	<b>3,224,794</b>	<b>(433,969)</b>	<b>1,260,000</b>	<b>1,002,963</b>	<b>6,237,332</b>	<b>3,257</b>	<b>2,864,255</b>	<b>14,233,566</b>	<b>7,230,986</b>	<b>4,800,430</b>	<b>26,264,982</b>
Released upon disposal of subsidiaries of the Company	-	-	(392,906)	-	-	-	-	392,906	-	-	-	-
Dividends paid/payable for other non-controlling interests of subsidiaries	-	-	-	-	-	-	-	-	-	-	(1,090,832)	(1,090,832)
Reduction of capital of other non-controlling interests of subsidiaries	-	-	-	-	-	-	-	-	-	-	(249,436)	(249,436)
Distributions paid for owners of perpetual capital securities	-	-	-	-	-	-	-	-	-	(265,133)	-	(265,133)
Paid for redemption of perpetual capital securities	-	-	-	-	-	-	-	-	-	(8,326)	-	(8,326)
Balance at 30 June 2024 (unaudited)	<b>74,934</b>	<b>3,224,794</b>	<b>(826,875)</b>	<b>1,260,000</b>	<b>1,002,963</b>	<b>6,237,332</b>	<b>3,257</b>	<b>3,257,161</b>	<b>14,233,566</b>	<b>6,957,527</b>	<b>3,460,162</b>	<b>24,651,255</b>

# Condensed Consolidated Statement of Cash Flows

For the six months ended 30 June 2024

		Six months ended 30 June	
		2024	2023
		(Unaudited)	(Unaudited)
		HK\$'000	HK\$'000
NOTES			
<b>Operating activities:</b>			
	Operating cash flows before movements in working capital	(749,827)	121,556
	Payment for land leases	–	(1,029,364)
	Decrease in debtors, deposits and prepayments	188,522	67,205
	Decrease in inventory of properties	2,978,840	4,104,357
	(Decrease) increase in contract liabilities	(152,343)	534,970
	Decrease in creditors and accrued charges	(1,228,645)	(1,288,787)
	Cash generated from operations	1,036,547	2,509,937
	Income tax paid	(716,037)	(768,908)
	<b>Net cash from operating activities</b>	<b>320,510</b>	<b>1,741,029</b>
<b>Investing activities:</b>			
	Cash distributions/dividends received from joint ventures	137,764	389,036
23	Net cash inflow from acquisition of subsidiaries	35,595	2,363
24	Net cash proceeds on disposal of subsidiaries	4,901,989	–
24	Disposal-related income tax expenses	(372,511)	–
	Proceeds on disposal of investment properties	156,470	–
	Capital contributions to joint ventures	(5,693)	(39,957)
	Capital reductions in joint ventures	114,286	114,286
	Advances to other non-controlling interests of subsidiaries	(170,101)	(232,018)
	Repayment from other non-controlling interests of subsidiaries	28,735	254,115
	Advances to joint ventures and associates	(390,966)	(997,635)
	Repayment from joint ventures	152,002	3,258,265
	Placement of pledged bank deposits	(2,862)	(12,363)
	Withdrawal of pledged bank deposits	18,247	48,088
	Placement of restricted bank balances	(321,799)	(448,200)
	Withdrawal of restricted bank balances	699,401	314,566
	Settlement of consideration payables	–	(10,526)
	Other investing cash flows	111,562	134,907
	<b>Net cash from investing activities</b>	<b>5,092,119</b>	<b>2,774,927</b>

# Condensed Consolidated Statement of Cash Flows

For the six months ended 30 June 2024

	NOTES	Six months ended 30 June	
		2024 (Unaudited) HK\$'000	2023 (Unaudited) HK\$'000
<b>Financing activities:</b>			
New borrowings raised		896,896	1,131,219
Repayment of borrowings		(3,067,813)	(7,259,327)
Repayment of lease liabilities including related interests		(8,121)	(10,384)
Capital contribution from a non-controlling interest of a subsidiary		–	16
Advances from other non-controlling interests of subsidiaries		9,858	380,425
Repayment to other non-controlling interests of subsidiaries		(344,359)	(340,361)
Advances from joint ventures and associates		1,096,758	934,590
Repayment to joint ventures and associates		(271,725)	(37,364)
Distributions paid for owners of perpetual capital securities		(265,133)	(264,812)
Dividends paid for other non-controlling interests of subsidiaries		(1,019,754)	–
Interest paid		(733,683)	(965,024)
Net cash paid for participation rights designated as at FVTPL		(12,459)	(5,080)
Cash received from sale loan with redemption right designated as at FVTPL		–	800,000
Cash paid for contingent consideration designated as at FVTPL		–	(29,801)
Cash paid for redemption of perpetual capital securities		(8,326)	–
<b>Net cash used in financing activities</b>		<b>(3,727,861)</b>	<b>(5,665,903)</b>
<b>Net increase (decrease) in cash and cash equivalents</b>		<b>1,684,768</b>	<b>(1,149,947)</b>
<b>Cash and cash equivalents at 1 January</b>		<b>4,504,651</b>	<b>7,371,621</b>
Effect of foreign exchange rate changes		(64,141)	(99,729)
<b>Cash and cash equivalents at 30 June</b>		<b>6,125,278</b>	<b>6,121,945</b>
Add: designated bank balances	18	590,714	1,015,256
<b>Total bank balances and cash</b>	18	<b>6,715,992</b>	<b>7,137,201</b>



# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 1. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with Hong Kong Accounting Standard 34 (“HKAS 34”) “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) as well as the applicable disclosure requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

## 2. PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis except for investment properties and certain financial instruments, which are measured at fair values.

Other than additional accounting policies resulting from application of amendments to Hong Kong Financial Reporting Standards (“HKFRSs”), the accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 June 2024 are the same as those presented in the Group’s annual consolidated financial statements for the year ended 31 December 2023.

### Application of amendments to HKFRSs

In the current interim period, the Group has applied the following amendments to HKFRSs issued by the HKICPA, for the first time, which are mandatorily effective for the annual period beginning on 1 January 2024 for the preparation of the Group’s condensed consolidated financial statements:

Amendment to HKFRS 16	Lease Liability in a Sale and Leaseback
Amendments to HKAS 1	Classification of Liabilities as Current or Non-current and related amendments to Hong Kong Interpretation 5 (2020)
Amendments to HKAS 1	Non-current Liabilities with Covenants
Amendments to HKAS 7 and HKFRS 7	Supplier Finance Arrangements

The directors of the Company (the “Directors”) anticipate that the application of the amendments to HKFRSs in the current interim period has had no material impact on the Group’s financial positions and performance for the current and prior periods and/or on the disclosures set out in these condensed consolidated financial statements.

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 3. REVENUE

### (a) Revenue from contracts with customers

By segment	Six months ended 30 June 2024			Six months ended 30 June 2023		
	Property development and investment HK\$'000	Investment and asset management HK\$'000	Total HK\$'000	Property development and investment HK\$'000	Investment and asset management HK\$'000	Total HK\$'000
<b>Types of goods or services</b>						
Property sales	2,929,707	3,103	2,932,810	5,696,463	27,035	5,723,498
Property management and service income	405,076	2,780	407,856	451,157	1,902	453,059
<b>Total</b>	<b>3,334,783</b>	<b>5,883</b>	<b>3,340,666</b>	<b>6,147,620</b>	<b>28,937</b>	<b>6,176,557</b>
<b>Geographical market</b>						
Mainland China	3,293,329	5,883	3,299,212	6,101,961	28,937	6,130,898
Hong Kong	41,454	–	41,454	45,659	–	45,659
<b>Total</b>	<b>3,334,783</b>	<b>5,883</b>	<b>3,340,666</b>	<b>6,147,620</b>	<b>28,937</b>	<b>6,176,557</b>
<b>Timing of revenue recognition</b>						
Goods recognised at a point in time	2,929,707	3,103	2,932,810	5,696,463	27,035	5,723,498
Services recognised over time	405,076	2,780	407,856	451,157	1,902	453,059
<b>Total</b>	<b>3,334,783</b>	<b>5,883</b>	<b>3,340,666</b>	<b>6,147,620</b>	<b>28,937</b>	<b>6,176,557</b>

### (b) Set out below is the reconciliation of the revenue from contracts with customers with the amounts disclosed in the segment information

By segment	Six months ended 30 June 2024			Six months ended 30 June 2023		
	Property development and investment HK\$'000	Investment and asset management HK\$'000	Total HK\$'000	Property development and investment HK\$'000	Investment and asset management HK\$'000	Total HK\$'000
Revenue from contracts with customers (note 3(a))	3,334,783	5,883	3,340,666	6,147,620	28,937	6,176,557
Rental income from commercial properties and other revenue	122,057	5,495	127,552	95,801	4,618	100,419
<b>Total revenue of the Group (note 4)</b>	<b>3,456,840</b>	<b>11,378</b>	<b>3,468,218</b>	<b>6,243,421</b>	<b>33,555</b>	<b>6,276,976</b>

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 3. REVENUE (CONTINUED)

### (c) Total revenue of the Group

	Six months ended 30 June	
	2024 HK\$'000	2023 HK\$'000
Property sales and service income	3,340,666	6,176,557
Rental income from commercial properties and other revenue	127,552	100,419
Total revenue of the Group	3,468,218	6,276,976
Group's share of revenue of property joint ventures and associates	7,001,562	7,631,095
Group's share of toll revenue of infrastructure joint ventures	671,222	961,179
Revenue of the Group and Group's share of revenue of joint ventures and associates	11,141,002	14,869,250

## 4. SEGMENT INFORMATION

The Group determines its operating segments based on internal reporting about components that are regularly reviewed by the chief operating decision makers (the "CODM"). Information reported to the Group's CODM, who mainly are the executive directors of the Company, for the purposes of resource allocation and assessment of performance is mainly focused on the different management teams of the related business operations (including interests in joint ventures and associates) stated as below:

Property development and investment	–	development of properties for sale and for rental income and/or potential capital appreciation
Toll road	–	development, operation and management of toll roads
Investment and asset management	–	property development and investment, integrated with property fund, cultural, tourist and commercial businesses

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 4. SEGMENT INFORMATION (CONTINUED)

The following is an analysis of the Group's revenue, (loss) profit, assets and liabilities by operating and reportable segments for the periods under review:

	Six months ended 30 June 2024				Six months ended 30 June 2023			
	Property development and investment HK\$'000	Toll road HK\$'000	Investment and asset management HK\$'000	Total HK\$'000	Property development and investment HK\$'000	Toll road HK\$'000	Investment and asset management HK\$'000	Total HK\$'000
Segment revenue	3,456,840	–	11,378	3,468,218	6,243,421	–	33,555	6,276,976
Segment (loss) profit	(936,873)	1,689,555	(1,104,818)	(352,136)	(430,433)	253,390	(639,950)	(816,993)

	At 30 June 2024				At 31 December 2023			
	Property development and investment HK\$'000	Toll road HK\$'000	Investment and asset management HK\$'000	Total HK\$'000	Property development and investment HK\$'000	Toll road HK\$'000	Investment and asset management HK\$'000	Total HK\$'000
Segment assets (including interests in joint ventures and associates)	52,585,467	4,515,221	7,081,422	64,182,110	56,532,993	7,853,630	8,281,972	72,668,595
Segment liabilities	(38,438,820)	(131,960)	(816,388)	(39,387,168)	(43,298,320)	(942,238)	(871,494)	(45,112,052)

### (a) Measurement

Segment (loss) profit represents profit or loss generated from each segment, which includes share of results of associates, share of results of joint ventures, other gains and losses, gain on disposal of subsidiaries, depreciation of property, plant and equipment, depreciation of right-of-use assets, relevant interest income, finance costs and income tax expenses attributable to the relevant segment but without allocation of corporate income and expenses. This is the measurement basis reported to the CODM for the purposes of resource allocation and performance assessment.

Segment revenue comprises revenue from external customers. There was no inter-segment revenue.

Segment assets represent assets held by each segment without allocation of corporate assets which are mainly right-of-use assets, deposits and prepayments, and bank balances and cash.

Segment liabilities represent liabilities held by each segment without allocation of corporate liabilities which are mainly accrued charges, bank and other borrowings and lease liabilities.

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 4. SEGMENT INFORMATION (CONTINUED)

### (b) Reconciliation of total segment loss, total segment assets and total segment liabilities

	Six months ended 30 June	
	2024 HK\$'000	2023 HK\$'000
Total segment loss	(352,136)	(816,993)
Unallocated items:		
Interest income	3,017	3,323
Corporate expenses	(18,453)	(32,244)
Finance costs	(25,936)	(35,454)
Consolidated loss for the period	(393,508)	(881,368)
	30 June 2024 HK\$'000	31 December 2023 HK\$'000
Total segment assets	64,182,110	72,668,595
Unallocated assets:		
Right-of-use assets	6,698	9,210
Deposits and prepayments	72,820	66,632
Bank balances and cash	544,380	401,876
Consolidated total assets	64,806,008	73,146,313
Total segment liabilities	(39,387,168)	(45,112,052)
Unallocated liabilities:		
Accrued charges	(25,477)	(16,093)
Bank and other borrowings	(734,596)	(810,294)
Lease liabilities	(7,512)	(10,210)
Consolidated total liabilities	(40,154,753)	(45,948,649)

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 5. OTHER GAINS AND LOSSES

	Six months ended 30 June	
	2024 HK\$'000	2023 HK\$'000
Net exchange losses	(299,338)	(504,136)
Change in fair value of financial asset at FVTPL		
– relating to the investment in an unlisted entity	(8,518)	–
Change in fair value of financial liabilities at FVTPL		
– relating to participation rights	4,182	(8,024)
– relating to sale loan with redemption right	(36,333)	5,855
Gains on buyback of senior notes	344,175	–
Net (loss) gain on disposals/written off of property, plant and equipment	(2,219)	380
Impairment loss on loan receivables	(639,984)	(250,855)
Impairment loss on amounts due from joint ventures	(176,489)	(250,855)
Fair value losses on transfer of completed properties held for sale to investment properties	(5,665)	(136,711)
Change in fair value of investment properties	(284,848)	77,979
	<b>(1,105,037)</b>	<b>(1,066,367)</b>

## 6. SHARE OF RESULTS OF JOINT VENTURES

	Six months ended 30 June	
	2024 HK\$'000	2023 HK\$'000
Share of profits of infrastructure joint ventures before amortisation and taxation	420,165	623,368
Less share of:		
Amortisation of toll road operation rights	(75,560)	(134,265)
Income tax credit (expenses)	13,097	(121,572)
	<b>357,702</b>	<b>367,531</b>
Share of profits of property and other joint ventures	96,607	356,829
	<b>454,309</b>	<b>724,360</b>



# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 7. FINANCE COSTS

	Six months ended 30 June	
	2024 HK\$'000	2023 HK\$'000
Interest on borrowings	657,473	941,600
Interest on lease liabilities	617	1,066
Other interest and finance costs	66,237	65,900
	724,327	1,008,566
Less: Capitalised in properties under development for sale	(290,255)	(426,331)
	434,072	582,235

## 8. PROFIT (LOSS) BEFORE TAXATION

	Six months ended 30 June	
	2024 HK\$'000	2023 HK\$'000
Profit (loss) before taxation has been arrived at after charging:		
Depreciation of right-of-use assets	7,101	10,452
Depreciation of property, plant and equipment	5,836	10,602
	12,937	21,054
Less: Capitalised in properties under development for sale	(136)	(143)
	12,801	20,911
Cost of inventories recognised as an expense (including write-down of inventories amounting to HK\$110,865,000 (six months ended 30 June 2023: HK\$136,830,000))	3,390,921	5,161,455
and after crediting:		
Bank interest income	19,969	39,263

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 9. INCOME TAX EXPENSES

	Six months ended 30 June	
	2024 HK\$'000	2023 HK\$'000
Current tax:		
Hong Kong profits tax	1,468	–
PRC enterprise income tax ("EIT")	409,665	117,190
PRC land appreciation tax ("LAT")	49,240	92,942
Withholding tax	64,685	54,065
	525,058	264,197
Deferred tax	(94,216)	(31,665)
	430,842	232,532

Hong Kong profits tax has been provided at the rate of 16.5% on the estimated assessable profits derived from Hong Kong.

EIT has been provided at the appropriate tax rates prevailing in the countries in which the Group operates on the estimated assessable profits for the year. These rates range from 10% to 25%. EIT for the six months ended 30 June 2024 included the income tax of HK\$372,511,000 on the disposal of four expressway projects in Mainland China. Further details could be referred to note 24.

The provision of LAT is estimated according to the requirements set forth in the relevant the People's Republic of China ("PRC") tax laws and regulations, which is charged at progressive rates ranging from 30% to 60% of the appreciation value, with certain allowable deductions.

## 10. DIVIDEND PAID

	Six months ended 30 June	
	2024 HK\$'000	2023 HK\$'000
No 2023 final dividend paid (six months ended 30 June 2023: No 2022 final dividend paid)	–	–

The board of Directors has resolved not to declare the payment of any interim dividends for the six months ended 30 June 2024 and 2023.

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 11. LOSS PER SHARE

The calculation of the basic loss per share attributable to owners of the Company is based on the following data:

	Six months ended 30 June	
	2024 HK\$'000	2023 HK\$'000
Loss for the purposes of basic loss per share attributable to owners of the Company	<b>(1,026,865)</b>	(1,220,253)

	Six months ended 30 June	
	2024 Number of shares '000	2023 Number of shares '000
Weighted average number of ordinary shares for the purpose of basic loss per share	<b>749,337</b>	749,337

No diluted loss per share for the six months ended 30 June 2024 and 2023 were presented as there were no dilutive potential ordinary shares in issue for both interim periods.

## 12. INVESTMENT PROPERTIES

	HK\$'000
<b>Completed properties, at fair value</b>	
At 1 January 2024	<b>5,244,882</b>
Transfer in through debt settlement (note 16)	<b>465,498</b>
Transfer from completed properties held for sale (note)	<b>73,970</b>
Change in fair value recognised in profit or loss	<b>(284,848)</b>
Disposed during the period	<b>(156,470)</b>
Exchange difference arising on translation to presentation currency	<b>(71,181)</b>
At 30 June 2024	<b>5,271,851</b>

Note: The change in use of the properties were evidenced by the inception of lease contracts. The amounts included fair value losses of HK\$5,665,000 being recognised in profit or loss on transfer of completed properties held for sale to investment properties.

The fair values of completed investment properties were determined by reference to valuations carried out by an independent firm of professional valuers not connected with the Group, who had recognised qualifications and relevant experience. The valuation reports on these properties were signed by directors of the firm of professional valuers who are members of The Hong Kong Institute of Surveyors. The fair values of the completed investment properties were determined by reference to capitalised income to be derived from the existing tenancies and the reversionary income potential of the properties or, where appropriate, by reference to market evidence of transaction prices for similar properties in the same locations and conditions.

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 12. INVESTMENT PROPERTIES (CONTINUED)

The investment properties are situated in Mainland China. The leasehold interests in land held by the Group as right-of-use assets to earn rentals or for capital appreciation purposes are measured using the fair value model and are classified and accounted for as investment properties.

During the six months ended 30 June 2024, the Group has disposed of an investment property at a cash consideration of HK\$156,470,000.

## 13. INTERESTS IN JOINT VENTURES

	30 June 2024 HK\$'000	31 December 2023 HK\$'000
Interests in infrastructure joint ventures		
Cost of investments	4,763,382	7,894,868
Return of cost of investments (note (a))	(832,112)	(2,832,678)
Share of post-acquisition profits and other comprehensive income, net of dividends	565,096	1,968,003
Transfer to assets classified as held for sale	–	(2,850,043)
Exchange adjustments	(196,600)	188,701
	4,299,766	4,368,851
Interests in property and other joint ventures		
Cost of investments	10,153,528	11,188,498
Share of post-acquisition profits, net of dividends	80,758	139,845
Unrealised profits (note (b))	(38,684)	(109,648)
Exchange adjustments	(1,003,117)	(855,043)
	9,192,485	10,363,652
	13,492,251	14,732,503

Notes:

- (a) Pursuant to the joint venture agreements of certain PRC joint ventures, the infrastructure joint ventures distribute the cash surplus to the Group based on the agreed profit/cash sharing ratio for cash distribution. The actual amount of cash distribution varies from time to time and depends on the toll road performance, the amount of operating expenses and capital expenditure incurred by the joint ventures.
- (b) The unrealised profits related to the Group's attributable interest income from amounts due from certain joint ventures. The related interest expenses were capitalised in inventory of properties of the joint ventures and have not been realised at 30 June 2024.

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 13. INTERESTS IN JOINT VENTURES (CONTINUED)

Notes: (Continued)

- (c) In September 2019, the Group entered into conditional sale and purchase agreements with certain independent third parties to acquire 40% equity interest in PT Jasamarga Solo Ngawi ("SN JV") and PT Jasamarga Ngawi Kertosono Kediri ("NKK JV"), both are limited liability companies established in Indonesia. SN JV and NKK JV own concession right of toll roads in Indonesia. The acquisition of SN JV includes contingent consideration arrangement, which is measured at FVTPL and the payment of such contingent consideration depends on the achievement of toll road tariff adjustment and receipt of cash compensation from the local government.

At 30 June 2024, the fair value of the consideration payable was determined by the Directors based on probability of the adjustment to the toll road tariff chargeable under the concession agreement and repayment of cash compensation received from the local government. No fair value gain was recognised to profit or loss during both interim periods. Details of the fair value measurement of the contingent consideration are set out in note 30.

- (d) In April 2023, the concession period of Hebei Tangjin Expressway Company Limited ("Tangjin Expressway"), which was 45% held by the Group, was expired and terminated. The Group and joint venture partner of Tangjin Expressway have formed a settlement committee whereas the final distribution will be settled in the second half of 2024 after an independent auditor's report is issued and approved.

## 14. INVENTORY OF PROPERTIES

	30 June 2024 HK\$'000	31 December 2023 HK\$'000
Completed properties held for sale	11,085,987	11,864,039
Properties under development for sale (note)	15,110,915	17,562,247
	26,196,902	29,426,286

Note: Included in the amounts are properties under development for sale of HK\$12,354,534,000 (31 December 2023: HK\$15,083,296,000) which are expected to be completed and available for delivery to the customers more than twelve months from the end of the reporting period.

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 15. AMOUNTS DUE FROM JOINT VENTURES AND ASSOCIATES

	30 June 2024 HK\$'000	31 December 2023 HK\$'000
Total gross carrying amount of amounts due from joint ventures and associates	5,826,775	6,341,483
Less: Impairment loss on amounts due from joint ventures	(773,924)	(608,222)
Amounts due from joint ventures and associates (note)	5,052,851	5,733,261
Current portion	1,593,979	1,788,591
Non-current portion	3,458,872	3,944,670
	5,052,851	5,733,261

Note: The amounts due from joint ventures and associates are all unsecured and the Group expects to receive the current portion within twelve months from the end of the reporting period based on the development and pre-sales status of the property projects of property joint ventures and associates.

## 16. LOAN RECEIVABLES

	30 June 2024 HK\$'000	31 December 2023 HK\$'000
Total gross carrying amount of loan receivables	2,192,333	3,124,908
Less: Impairment loss on loan receivables	(1,382,805)	(1,202,777)
	809,528	1,922,131
Current portion	80,360	79,289
Non-current portion	729,168	1,842,842
	809,528	1,922,131

During the six months ended 30 June 2024, the Group entered into a debt restructuring agreement with the sole shareholder of 廣州康誠鴻樂企業管理諮詢有限公司 (“康誠鴻樂”) to settle the loan from 康誠鴻樂 via the transfer of its entire equity interest in 康誠鴻樂 to the Group with nil consideration. On the completion date, excluding the loan due to the Group, 康誠鴻樂 had a net asset value of RMB366,316,000 (equivalent to HK\$401,222,000) which approximates the carrying amount of the loan receivable (net of impairment loss) being derecognised. 康誠鴻樂 holds an investment property project in Guangzhou, the PRC. Upon completion, 康誠鴻樂 became a wholly-owned subsidiary of the Company.



# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 17. DEBTORS, DEPOSITS AND PREPAYMENTS

	30 June 2024 HK\$'000	31 December 2023 HK\$'000
Aged analysis of trade debtors, presented based on invoice dates (note (a)):		
Within 60 days	121,545	109,545
61 to 90 days	4,679	1,261
More than 90 days	26,138	106,812
Trade debtors from contracts with customers derived from goods and services	152,362	217,618
Prepayment for land development cost (note (b))	547,645	555,556
Deposits paid for acquisition of inventory of properties (note (c))	401,305	518,119
Prepayment of value added tax and other taxes	582,809	528,926
Consideration receivable	24,644	25,000
Other receivables, deposits and prepayments	759,721	792,149
	<b>2,468,486</b>	<b>2,637,368</b>

Notes:

- (a) The debtors are mainly arisen from sale of properties. Consideration in respect of properties sold is paid in accordance with the terms of the related sale and purchase agreements, normally within 60 to 90 days from the agreements. For most of the Group's property development projects, consideration will be fully received prior to the delivery of the properties to the property purchasers.
- (b) At 30 June 2024, prepayment of land development cost of HK\$547,645,000 (31 December 2023: HK\$555,556,000) has been fully paid in prior years, pursuant to an agreement entered into with certain independent third parties who own certain pieces of industrial land in Jinan, the PRC. According to the agreement, if the Group cannot obtain the land through the public auction, the entire amount will be refunded in full along with a daily interest of 0.03% to be received as necessary. During the period ended 30 June 2024, the Group has been actively negotiating with the local government which supports to expedite the whole land development progress with the approval from relevant local authorities and put the land into public auction.
- (c) The amounts at 30 June 2024 represent deposits for acquisition of property development projects in Mainland China, which will be fully refunded if the Group cannot acquire the land/property projects successfully.

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 18. PLEDGED BANK DEPOSITS/BANK BALANCES AND CASH

Cash and cash equivalents include demand deposits and short-term deposits for the purpose of meeting the Group's short term cash commitments.

Pledged bank deposits of HK\$63,152,000 (31 December 2023: HK\$79,672,000) in total are pledged as securities in favour of banks for mortgage facilities granted to the buyers of properties developed by the Group and bank borrowings granted to the Group.

Included in bank balances and cash, restricted bank balances amounting to HK\$590,714,000 (31 December 2023: HK\$975,557,000) that are placed in designated bank accounts mainly for certain property development projects in accordance with the applicable regulatory and contractual requirements. These bank balances are not held for meeting short-term cash commitments and are, thus, excluded in cash and cash equivalents.

Bank balances carry interest at market rates which range from 0.01% to 3.8% (31 December 2023: 0.01% to 5.35%) per annum.

## 19. SHARE CAPITAL

	Number of shares	HK\$'000
<b>Authorised:</b>		
Ordinary shares of HK\$0.1 each	20,000,000,000	2,000,000
7.5% convertible preference shares of HK\$0.1 each	518,380	52
<b>Issued and fully paid:</b>		
Ordinary shares		
At 1 January 2023, 31 December 2023 and 30 June 2024	749,336,566	74,934

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 20. OWNERS OF PERPETUAL CAPITAL SECURITIES

	Notes	30 June 2024 HK\$'000	31 December 2023 HK\$'000
2017 February perpetual capital securities	(a)	2,343,790	2,347,651
2017 June perpetual capital securities	(a)	2,282,210	2,285,669
2019 November perpetual capital securities	(b)	2,331,527	2,330,303
		<b>6,957,527</b>	<b>6,963,623</b>

Notes:

- (a) In February 2017 and June 2017, two wholly-owned subsidiaries of the Company issued US\$300 million 7.95% senior guaranteed perpetual capital securities ("2017 February perpetual capital securities") and US\$300 million 7% senior guaranteed perpetual capital securities ("2017 June perpetual capital securities") respectively at issue price of 100% of the principal amounts. Both capital securities were then listed on the Singapore Exchange Securities Trading Limited (the "Singapore Exchange") and guaranteed by the Company for the due payment. Distributions are paid semi-annually in arrears and can be deferred at the discretion of the issuers. The perpetual capital securities have no fixed maturity and are redeemable at the issuers' option at their principal amounts together with any accrued, unpaid or deferred distributions. While any distributions are unpaid or deferred, the Company cannot declare or, pay dividends or make distributions or similar periodic payments in respect of, or repurchase, redeem or otherwise acquire any securities of lower or equal rank, which includes the ordinary shares of the Company.
- (b) In November 2019, a wholly-owned subsidiary of the Company issued US\$300 million 7.75% senior guaranteed fixed spread perpetual capital securities ("2019 November perpetual capital securities") at issue price of 100% of the principal amounts. The distribution rate is subject to reset at the first call date and each day falling every five calendar years after the first call date. The reset distribution rate is equal to the sum of 6.003% and the Treasury Rate as defined in the terms and conditions of the perpetual securities. The capital securities were then listed on the Singapore Exchange and guaranteed by the Company for the due payment. Distributions are paid semi-annually in arrears and can be deferred at the discretion of the issuer. The perpetual capital securities have no fixed maturity and are redeemable at the issuers' option at their principal amounts together with any accrued, unpaid or deferred distributions. While any distributions are unpaid or deferred, the Company cannot declare or, pay dividends or make distributions or similar periodic payments in respect of, or repurchase, redeem or otherwise acquire any securities of lower or equal rank, which includes the ordinary shares of the Company.

Additional information for the owners of perpetual capital securities is as follows:

List of perpetual capital securities	Listing date	First call date*
2017 February perpetual capital securities	20 February 2017	17 February 2022
2017 June perpetual capital securities	27 June 2017	23 June 2022
2019 November perpetual capital securities	19 November 2019	18 November 2024

- \* The issuers may redeem the perpetual capital securities on or after the first call date. In the opinion of the Directors, the fair value of call options is insignificant as at 30 June 2024 and 31 December 2023. On 3 July 2024, the 2019 November perpetual capital securities holders meeting has agreed to remove the first call date and its related restrictions for the 2019 November perpetual capital securities.

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 21. BANK AND OTHER BORROWINGS

	Notes	30 June 2024 HK\$'000	31 December 2023 HK\$'000
2019 September guaranteed senior notes	(a)	2,382,961	2,544,198
2020 March guaranteed senior notes	(b)	1,540,146	1,555,895
2020 September guaranteed senior notes	(c)	1,463,493	1,611,507
2021 January guaranteed senior notes	(d)	3,873,892	3,962,064
2021 July guaranteed senior notes	(e)	3,859,938	3,948,253
Bank loans	(f)	6,890,624	8,313,523
Other loans	(g)	–	682,566
		<b>20,011,054</b>	<b>22,618,006</b>
Secured		<b>5,030,487</b>	<b>5,730,865</b>
Unsecured		<b>14,980,567</b>	<b>16,887,141</b>
		<b>20,011,054</b>	<b>22,618,006</b>

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 21. BANK AND OTHER BORROWINGS (CONTINUED)

	30 June 2024 HK\$'000	31 December 2023 HK\$'000
The maturity of the above loans is as follows:		
Senior notes repayable*:		
Within one year	4,134,087	2,784,323
More than one year but not exceeding two years	5,211,687	3,106,957
More than two years but not exceeding five years	3,774,656	7,730,637
	13,120,430	13,621,917
Bank borrowings repayable*:		
Within one year or repayable on demand	4,329,297	6,397,968
More than one year but not exceeding two years	326,576	244,768
More than two years but not exceeding five years	880,707	530,440
More than five years	1,354,044	1,140,347
	6,890,624	8,313,523
Other loans repayable*:		
Within one year	–	682,566
Total borrowings	20,011,054	22,618,006
Less: Amounts classified as current liabilities	(8,463,384)	(9,864,857)
Amounts due over one year shown and classified as non-current liabilities	11,547,670	12,753,149

\* The amounts due are based on scheduled repayment dates set out in the loan agreements by the Group.

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 21. BANK AND OTHER BORROWINGS (CONTINUED)

Notes:

- (a) The 2019 September guaranteed senior notes with an outstanding principal amount of US\$301,231,000 (31 December 2023: US\$322,731,000) are listed on the Singapore Exchange and were issued in September 2019. The notes, bearing interest at a fixed rate of 6.7% per annum, will mature in September 2024. The principal amount upon early redemption of US\$21,500,000 resulted in a gain of HK\$82,996,000 was recognised in profit or loss during the reporting period.
- (b) The 2020 March guaranteed senior notes with an outstanding principal amount of US\$194,621,000 (31 December 2023: US\$196,966,000) are listed on the Singapore Exchange and were issued in March 2020. The notes, bearing interest at a fixed rate of 5.9% per annum, will mature in March 2025. The principal amount upon early redemption of US\$2,345,000 resulted in a gain of HK\$12,557,000 was recognised in profit or loss during the reporting period.
- (c) The 2020 September guaranteed senior notes with an outstanding principal amount of US\$186,385,000 (31 December 2023: US\$206,339,000) are listed on the Singapore Exchange and were issued in September 2020. The notes, bearing interest at a fixed rate of 6% per annum, will mature in September 2025. The principal amount upon early redemption of US\$19,954,000 resulted in a gain of HK\$98,492,000 was recognised in profit or loss during the reporting period.
- (d) The 2021 January guaranteed senior notes with an outstanding principal amount of US\$488,000,000 (31 December 2023: US\$500,000,000) are listed on the Singapore Exchange and were issued in January 2021. The notes, bearing interest at a fixed rate of 5.2% per annum, will mature in January 2026. The principal amount upon early redemption of US\$12,000,000 resulted in a gain of HK\$74,836,000 was recognised in profit or loss during the reporting period.
- (e) The 2021 July guaranteed senior notes with an outstanding principal amount of US\$488,000,000 (31 December 2023: US\$500,000,000) are listed on the Singapore Exchange and were issued in July 2021. The notes, bearing interest at a fixed rate of 5.125% per annum, will mature in July 2026. The principal amount upon early redemption of US\$12,000,000 resulted in a gain of HK\$75,294,000 was recognised in profit or loss during the reporting period.
- (f) At 30 June 2024, bank loans with carrying amount of HK\$4,491,605,000 (31 December 2023: HK\$5,209,766,000) bear a floating interest rate based on either lending rate set by the People's Bank of China or Loan Prime Rate plus a specified margin, ranging from 2.3% to 6.5% (31 December 2023: 2.3% to 6.5%) per annum. At 30 June 2024, bank loan with carrying amount of HK\$538,883,000 (31 December 2023: Nil) bear interest at fixed rates of 6.5% per annum. Interest rates on the remaining bank loans, which carry at floating interest rates based on either Hong Kong Interbank Offered Rate ("HIBOR") or Secured Overnight Financing Rate ("SOFR") (31 December 2023: SOFR or HIBOR or London Interbank Offered Rate) plus a specified margin, ranging from 7.20% to 8.46% (31 December 2023: 5.61% to 10.23%) per annum.

At 30 June 2024, in respect of bank loans with the aggregate carrying amount of HK\$6,890,624,000 (31 December 2023: HK\$8,313,523,000), the Group is required to comply with the financial covenants throughout the continuance of the relevant loans and/or as long as the loans are outstanding. The Group regularly monitored and communicated with the banks about its compliance with these covenants throughout the reporting period.
- (g) At 31 December 2023, other loans with carrying amount of HK\$682,566,000 bear interest at a fixed rate ranging from 9.7% to 15% per annum and mainly include amounts borrowed from certain trust companies.
- (h) On 3 July 2024, the relevant senior notes holders' meetings approved the extension of the final maturity of the relevant notes with certain principal amounts being redeemed and repurchased through early redemption or tender offer after the reporting period. Subsequent to the reporting period, the Group early redeemed an aggregated principal amount of US\$257,560,000 of the guaranteed senior notes and partially repaid the principal amounts of US\$64,620,000 and HK\$54,000,000 of the syndicated bank loans. Details of the above are disclosed in note 31.

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 22. CREDITORS AND ACCRUED CHARGES

	30 June 2024 HK\$'000	31 December 2023 HK\$'000
Aged analysis of creditors presented based on invoice date:		
Trade payables		
Within 60 days	302,731	355,202
61 to 90 days	19,732	6,146
More than 90 days	934,378	988,938
	1,256,841	1,350,286
Accrued construction costs	1,925,424	2,918,137
Accrued taxes (other than EIT and LAT)	196,147	246,839
Consideration payable from acquisition of joint ventures	218,134	221,285
Dividends payable to other non-controlling interests of subsidiaries	38,657	—
Construction related deposits	241,110	265,626
Other payables	843,133	923,852
	4,719,446	5,926,025

## 23. ACQUISITION OF SUBSIDIARIES

Saved as disclosed elsewhere in these condensed consolidated financial statements, the Group has the following transaction about acquisition of subsidiaries.

In October 2023, the Group entered into an equity transfer agreement with a joint venture partner of 廣州雋宏房地產開發有限公司("廣州雋宏"), to acquire 49% equity interest in 廣州雋宏 from the joint venture partner at a total consideration of RMB222,637,000 (equivalent to HK\$243,852,000). The consideration would be settled by a debt assignment arrangement where the Group would assume the debt of RMB245,835,000 (equivalent to HK\$269,261,000) the joint venture partner owed to 廣州雋宏 and this amount would then be designated to offset the aforementioned consideration. The excess amount of RMB23,198,000 (equivalent to HK\$25,409,000), would be required to settle to the Group before the completion of this acquisition. 廣州雋宏 is engaged in the property development in Guangzhou, the PRC. Upon completion of this acquisition in February 2024, 廣州雋宏 became a wholly-owned subsidiary of the Company.

The acquired subsidiary is engaged in property development but without substantive process at the date of acquisition. In the opinion of the Directors, the acquisition of the company does not constitute a business. Accordingly, it is accounted for as acquisition of assets and assumption of liabilities through acquisition of subsidiaries.



# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 23. ACQUISITION OF SUBSIDIARIES (CONTINUED)

The aggregate net assets of the subsidiary at the date of acquisition was as follow:

	2024 HK\$'000
Property, plant and equipment	3
Inventory of properties	54,071
Debtors, deposits and prepayments	7,118
Amounts due from group companies	549,342
Prepaid income tax	4,623
Bank balances and cash	10,186
Creditors and accrued charges	(28,185)
Contract liabilities	(17,249)
Income tax payable	(24,681)
	555,228
Satisfied by:	
Consideration with a debt assignment arrangement	243,852
Interests in joint ventures disposed of	311,376
	555,228
Net cash inflow arising on acquisition:	
Cash received	25,409
Bank balances and cash acquired	10,186
	35,595

In November 2022, the Group entered into a sale and purchase agreement to acquire the remaining 50% equity interest in 常州路勁雅居房地產開發有限公司("常州路勁雅居") from a joint venture partner at a total consideration of RMB25,000,000, which was settled by debt assignment. 常州路勁雅居 was a 50% joint venture of the Group engaging in the property development in Changzhou, the PRC. Upon completion of the acquisition in January 2023, it became a wholly-owned subsidiary of the Company.

The acquired subsidiary is engaged in property development but without substantive process at the date of acquisition. In the opinion of Directors, the acquisition of the company does not constitute business. Accordingly, the above transaction is accounted for as acquisition of assets and assumption of liabilities through acquisition of the subsidiary.

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 23. ACQUISITION OF SUBSIDIARIES (CONTINUED)

The aggregate net assets of the subsidiary at the date of acquisition was as follows:

	2023 HK\$'000
Property, plant and equipment	17
Inventory of properties	18,377
Debtors, deposits and prepayments	31,572
Amounts due from group companies	151,387
Bank balances and cash	2,363
Creditors and accrued charges	(82,528)
Contract liabilities	(859)
Income tax payable	(33,026)
	<u>87,303</u>
Satisfied by:	
Interest in a joint venture disposed of	<u>87,303</u>
Net cash inflow arising on acquisition:	
Bank balances and cash acquired	<u>2,363</u>

## 24. DISPOSAL OF SUBSIDIARIES

On 17 November 2023, Road King Expressway International Holdings Limited ("RKE") (the "Seller"), an indirect subsidiary owned as to 75% by the Company, entered into a sale and purchase agreement with a subsidiary of China Merchants Expressway Network & Technology Holdings Co., Ltd. (招商局公路網絡科技控股股份有限公司) (the "Purchaser"), pursuant to which the Seller agreed to sell and the Purchaser agreed to buy the entire issued share capital of Road King (China) Infrastructure Limited ("RKC") (the "Disposal") at a consideration of RMB4,411.8 million (equivalent to HK\$4,902 million) subject to downward adjustments. RKC is a wholly owned subsidiary of the Seller incorporated under the laws of the British Virgin Islands with limited liability. RKC is an investment holding company and its subsidiaries (RKC and its subsidiaries collectively known as the "Disposal Group") are engaged in investment in, and development, operation and management of four expressway projects in Mainland China through holding interests in joint ventures with respective joint venture partners. Each joint venture has the right to operate the section of the expressway held by it during the concession period in accordance with the relevant joint venture contracts. During the six months ended 30 June 2024, the Disposal was completed and the consideration was received in full.

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 24. DISPOSAL OF SUBSIDIARIES (CONTINUED)

The aggregate net assets of the Disposal Group at the date of completion of the Disposal were as follow:

	HK\$'000
<b>Cash consideration</b>	<b>4,902,000</b>
<b>Analysis of assets and liabilities over which control was lost:</b>	
Interests in joint ventures	2,983,989
Amount due from a joint venture	79,991
Bank balances and cash	11
Amounts due to group companies	(40,821)
Deferred tax liabilities	(24,966)
<b>Net assets disposed of</b>	<b>2,998,204</b>
<b>Gain on disposal of subsidiaries:</b>	
Cash consideration	4,902,000
Direct transaction costs and expenses	(40,820)
Net assets disposal of	(2,998,204)
<b>Gain on disposal of subsidiaries before taxation</b>	<b>1,862,976</b>
Income tax expenses	(372,511)
<b>Gain on disposal of subsidiaries, net of related income tax</b>	<b>1,490,465</b>
<b>– attributable to owners of the Company</b>	<b>1,117,849</b>
<b>– attributable to a non-controlling shareholding of RKE</b>	<b>372,616</b>
<b>Net cash inflow arising on the Disposal:</b>	
Cash received	4,902,000
Less: Bank balances and cash disposed of	(11)
<b>Net cash proceeds on disposal of subsidiaries</b>	<b>4,901,989</b>
<b>Less: Income tax expenses</b>	<b>(372,511)</b>
<b></b>	<b>4,529,478</b>

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 25. FINANCIAL GUARANTEE CONTRACTS

At 30 June 2024, the Group provided guarantees of HK\$3,608,191,000 (31 December 2023: HK\$3,725,830,000) to banks in favour of its customers in respect of the mortgage loans provided by the banks to such customers for the purchase of the Group's developed properties. These guarantees provided by the Group to the banks will be released upon receiving the building ownership certificate of the respective property by the banks from the customers as a pledge for security to the mortgage loan granted. The Directors consider that the fair value of such guarantees on initial recognition is insignificant.

At 30 June 2024, the Group provided guarantee of HK\$2,550,691,000 (31 December 2023: HK\$2,382,411,000) to banks in connection with the banking facilities granted to joint ventures. The Directors consider that the fair value of such guarantee on initial recognition is insignificant as the joint ventures have strong net asset position and the default risk is low.

## 26. PLEDGE OF ASSETS

At the end of the reporting period, other than the pledged bank deposits as disclosed in note 18, the Group's inventory of properties of HK\$6,593,209,000 (31 December 2023: HK\$5,062,515,000) and investment properties of HK\$4,001,643,000 (31 December 2023: HK\$2,892,326,000) were pledged to banks to secure the banking and other facilities granted to the Group.

As at 30 June 2024, the Group's borrowings with outstanding principal amount of HK\$813,643,000 (31 December 2023: HK\$2,223,247,000) were secured by the pledges of the equity shares of certain subsidiaries or/and joint ventures of the Group.

## 27. CAPITAL COMMITMENTS

	<b>30 June 2024 HK\$'000</b>	<b>31 December 2023 HK\$'000</b>
Capital injection into joint ventures contracted for but not provided in the condensed consolidated financial statements	<b>53,143</b>	53,911

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 28. RELATED PARTY TRANSACTIONS

The Group also had transactions with the following related parties during the period:

Related parties	Nature	Six months ended 30 June	
		2024 HK\$'000	2023 HK\$'000
Property and other joint ventures	Interest income	592	113,952
Other non-controlling interests of subsidiaries	Interest income	4,762	4,916
Property joint ventures	Interest expense	10,603	6,035

### Compensation of key management personnel

The remuneration of Directors and other members of key management during the period was as follows:

	Six months ended 30 June	
	2024 HK\$'000	2023 HK\$'000
Short-term employment benefits	57,119	57,894
Post-employment benefits	2,562	2,952
	59,681	60,846

The remuneration of Directors and key executives is determined with reference to the performance of individuals and market trends.

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 29. TOTAL ASSETS LESS CURRENT LIABILITIES/NET CURRENT ASSETS

The Group's total assets less current liabilities at 30 June 2024 amounted to HK\$37,166,440,000 (31 December 2023: HK\$41,744,326,000). The Group's net current assets at 30 June 2024 amounted to HK\$12,490,204,000 (31 December 2023: HK\$14,166,004,000).

## 30. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

### **Fair value of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis**

In estimating the fair value, the Group uses market-observable data to the extent it is available. Where Level 1 inputs are not available, mark-to-market report from the custodian is used where available. Otherwise, the Group engages third party qualified valuers to perform the valuation. The valuation committee works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model.

Some of the Group's financial assets and financial liabilities are measured at fair value at the end of each reporting period. The following table gives information about how the fair values of these financial assets and financial liabilities are determined (in particular, the valuation technique(s) and input used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (Levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

- Level 1 fair value measurements are based on quoted prices (unadjusted) in active market for identical assets;
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the assets, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the assets that are not based on observable market data (unobservable inputs).

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 30. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (CONTINUED)

**Fair value of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis** (Continued)

Financial assets (liabilities)	Fair value as at		Fair value hierarchy	Valuation technique(s) and key input(s)	
	30 June 2024 HK\$'000	31 December 2023 HK\$'000			
Investment in an unlisted entity (included in financial assets at FVTPL)	562,491	579,152	Level 3	–	Market comparison approach.  – The fair value is determined based on valuation provided by an independent professional valuer which is measured using market comparison approach based on making reference to fair market prices of the land value.
Investment in a listed entity (included in financial assets at FVTPL)	547	555	Level 1	–	Published price quotation available on the Nasdaq Capital Market.
Contingent consideration (included in financial liabilities at FVTPL)	(56,663)	(60,155)	Level 3	–	Probability of the adjustment to the toll road tariff chargeable under the concession agreement.
Participation rights designated as at FVTPL (included in financial liabilities at FVTPL)	(124,534)	(139,564)	Level 3	–	Discounted cash flows.  – The fair value is determined based on valuation provided by an independent professional valuer which is measured using discount cash flow analysis based on surrender price, distribution, discount rate. A significant increase in surrender value would result in a significant increase in fair value of the participation rights, and vice versa.
Sale loan with redemption right designated as at FVTPL (included in financial liabilities at FVTPL)	(771,559)	(734,734)	Level 3	–	Monte Carlo methods.  – The fair value is determined based on valuation provided by an independent professional valuer which is measured using Monte Carlo simulation based on the current property prices, China risk-free rate, the expected volatility of the property prices and expected return.
	(389,718)	(354,746)			



# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 30. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (CONTINUED)

### Fair value of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis (Continued)

During the six months ended 30 June 2024 and 2023, there were no transfers between Level 1 and Level 2, or transfers into or out of Level 3.

### Reconciliation of Level 3 fair value measurements

	Investment in an unlisted entity HK\$'000
<b>Financial asset at FVTPL</b>	
At 1 January 2023	595,700
Exchange difference arising on translation to presentation currency	(16,548)
At 31 December 2023	579,152
Change in fair value recognised in profit or loss	(8,518)
Exchange difference arising on translation to presentation currency	(8,143)
At 30 June 2024	562,491

	Sale loan with redemption right HK\$'000	Contingent consideration HK\$'000	Participation rights HK\$'000	Total HK\$'000
<b>Financial liabilities at FVTPL</b>				
At 1 January 2023	–	89,723	198,815	288,538
Additions	800,000	–	–	800,000
Change in fair value recognised in profit or loss	(66,297)	–	(51,345)	(117,642)
Settlement	–	(29,801)	(10,056)	(39,857)
Exchange difference arising on translation to presentation currency	1,031	233	2,150	3,414
At 31 December 2023	734,734	60,155	139,564	934,453
Change in fair value recognised in profit or loss	36,333	–	(4,182)	32,151
Settlement	–	–	(12,459)	(12,459)
Exchange difference arising on translation to presentation currency	492	(3,492)	1,611	(1,389)
At 30 June 2024	771,559	56,663	124,534	952,756

# Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2024

## 30. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (CONTINUED)

### Financial assets and financial liabilities carried at other than fair value

The Directors consider that the carrying amounts of the Group's financial assets and financial liabilities carried at amortised cost in the condensed consolidated financial statements approximate their fair values as at 30 June 2024 and 31 December 2023 except for the following financial liabilities, for which their carrying amounts and fair values (based on the quoted ask price available in an inactive market) are disclosed below:

	30 June 2024		31 December 2023	
	Carrying amount HK\$'000	Fair value HK\$'000	Carrying amount HK\$'000	Fair value HK\$'000
2019 September guaranteed senior notes	<b>2,382,961</b>	<b>1,283,812</b>	2,544,198	1,976,740
2020 March guaranteed senior notes	<b>1,540,146</b>	<b>606,720</b>	1,555,895	832,305
2020 September guaranteed senior notes	<b>1,463,493</b>	<b>503,756</b>	1,611,507	738,382
2021 January guaranteed senior notes	<b>3,873,892</b>	<b>1,230,111</b>	3,962,064	1,014,201
2021 July guaranteed senior notes	<b>3,859,938</b>	<b>1,195,562</b>	3,948,253	939,630

## 31. EVENTS AFTER THE END OF THE REPORTING PERIOD

On 11 June 2024, the Company announced the invitation to (i) the eligible holders of the outstanding senior notes to tender the senior notes for purchase by RKP Overseas 2019 (A) Limited and RKP Overseas 2020 (A) Limited for cash at the respective purchase prices plus the accrued interest; and (ii) to holders of the senior notes and the 2019 November perpetual capital securities to approve the proposed amendments contained in the tender offer and consent solicitation memorandum.

The proposed amendments have been approved by the relevant holders in the meetings on 3 July 2024 and the maturity of senior notes and the first reset date on the distribution rate of the 2019 November perpetual capital securities were extended. Subsequently, the Group has settled the tender offers and fee for the consent solicitation with the relevant bondholders on 16 July 2024 and early redemption of the senior notes on 18 July 2024. The Company further redeemed the senior notes at a redemption price equal to 100.0% of the principal amount plus accrued and unpaid interest on 15 August 2024. Details of these are set out in the Company's announcements issued from June to August 2024.

Except for the above, an amendment and restatement deed relating to the syndicated bank loans borrowed by Joint Treasure Limited dated 19 Jul 2024 was agreed by the lenders. The final maturity date of the outstanding syndicated bank loans was extended to 15 September 2026.





**Road King Infrastructure Limited**