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董事會

執行董事

黃仙枝先生(主席)
王本龍先生
陳偉健先生

非執行董事

歐國強先生
歐國偉先生

獨立非執行董事

陸海林博士
王傳序先生
林華先生

審核委員會

陸海林博士(主席)
歐國偉先生
王傳序先生

提名委員會

黃仙枝先生(主席)
王傳序先生
林華先生

薪酬委員會

王傳序先生(主席)
黃仙枝先生
林華先生

聯席公司秘書

陳堅先生
鄭燕萍女士(FCIS, FCS)

BOARD OF DIRECTORS

Executive Directors

M. H. ANG 黃仙枝 (Chairman)
M. W. ANG 王本龍
M. CHAN 陳偉健

Non-executive Directors

M. O. G. 歐國強
M. O. G. 歐國偉

Independent Non-executive Directors

D. LOKE 陸海林 (Dr. LOKE H. L.)
M. W. ANG 王傳序
M. LIN 林華

AUDIT COMMITTEE

D. LOKE 陸海林 (Dr. LOKE H. L.) (Chairman)
M. O. G. 歐國偉
M. W. ANG 王傳序

NOMINATION COMMITTEE

M. H. ANG 黃仙枝 (Chairman)
M. W. ANG 王傳序
M. LIN 林華

REMUNERATION COMMITTEE

M. W. ANG 王傳序 (Chairman)
M. H. ANG 黃仙枝
M. LIN 林華

JOINT COMPANY SECRETARIES

M. CHEN 陳堅
M. K. ONG 鄭燕萍, P. S. C. (FCIS, FCS)

公司資料

Corporate Information

授權代表

黃仙枝先生
王本龍先生

AUTHORIZED REPRESENTATIVES

M. H. ANG 黃仙枝先生
M. W. ANG 王本龍先生

核數師

安永會計師事務所

AUDITOR

Ernst & Young

合規顧問

國泰君安融資有限公司

COMPLIANCE ADVISOR

Guotai Junan Capital Limited

主要往來銀行

中國銀行
上海分行

PRINCIPAL BANKS

Bank of China
Shanghai Branch

中國銀行
福建省分行

Bank of China
Fujian Provincial Branch

中國工商銀行
上海分行

Industrial and Commercial Bank of China
Shanghai Branch

恒生銀行有限公司

Hongkong & Shanghai Banking Corporation Limited

公司網址

www.6158.com.hk

COMPANY'S WEBSITE

www.6158.com.hk

股份代號

6158

STOCK CODE

6158

公司資料

Corporate Information

開曼群島主要股份過戶登記處及 轉讓代理人

開曼群島 C.I.L. 有限公司
Cayman Islands C.I.L. Limited
27 Harbour Road
George Town
Grand Cayman, KY 1-9008
Cayman Islands

CAYMAN ISLANDS PRINCIPAL SHARE REGISTRAR AND TRANSFER AGENT

開曼群島 C.I.L. 有限公司
Cayman Islands C.I.L. Limited
27 Harbour Road
George Town
Grand Cayman, KY 1-9008
Cayman Islands

香港證券登記處

香港中央證券登記有限公司
香港
灣仔
皇后大道東 183 號
合和中心
17 樓 1712-1716 號舖

HONG KONG SHARE REGISTRAR

開曼群島 C.I.L. 有限公司
Cayman Islands C.I.L. Limited
S/S 1712-1716, 17/F
Harbour Centre
183 Queen's Road East
Hong Kong

開曼群島註冊辦事處

開曼群島 C.I.L. 有限公司
Cayman Islands C.I.L. Limited
27 Harbour Road
George Town
Grand Cayman
KY 1-9008
Cayman Islands

REGISTERED OFFICE IN CAYMAN ISLANDS

開曼群島 C.I.L. 有限公司
Cayman Islands C.I.L. Limited
27 Harbour Road
George Town
Grand Cayman
KY 1-9008
Cayman Islands

中國總部

中國上海市
閔行區
申虹路 666 弄
虹橋正榮中心 7 號樓 3 樓

KY1-90Minha9.8Dilic e ell Cena9.2 2,ND CWalke. Floo.

香港主要營業地點

香港
灣仔
皇后大道東 248 號
陽光中心 40 樓

主席報告

Chairman's Statement

尊敬的各位股東：

本人欣然向各位股東提呈正榮地產集團有限公司(「正榮地產」或「本公司」，連同附屬公司，統稱「本集團」)截至二零一九年六月三十日止六個月之中期業績。

業績

截至二零一九年六月三十日止六個月，本集團收益同比增長10.8%至人民幣13,648.4百萬元；溢利為人民幣1,179.2百萬元，同比增長23.2%；核心純利為人民幣1,151.1百萬元，同比增長33.4%；母公司擁有人應佔核心純利為人民幣905.3百萬元，同比增長21.3%。董事會決定不派發中期股息。

經營回顧

二零一九年上半年，房地產信貸政策相對寬鬆，住房需求得以釋放，致使行業整體成交量回穩，部分城市更出現樓市「小陽春」。然而，中央多次強調「房住不炒、因城施策」，在「穩地價、穩房價、穩預期」的長期目標下，地方政府因應市場變化適時調整調控政策。自二季度起，個別熱點城市的調控政策如限售、限購、土地拍賣政策明顯加強，同時房企融資環境有所收緊，房地產行業表現出先揚後抑勢態，房企銷售增速普遍放緩。此外，行業持續整合及分化，市場集中度進一步提升，規模品牌房企的優勢進一步得以體現。

Dear Shareholders,

I am pleased to present to you the interim performance of Zhengrong Real Estate Group Limited (Zhengrong Real Estate Company, collectively referred to as "the Group") for the six months ended 30 June 2019.

RESULTS

For the six months ended 30 June 2019, the Group's revenue increased by 10.8% year-on-year to RMB13,648.4 million, compared with RMB1,179.2 million, a 23.2% increase. Core profit was RMB1,151.1 million, a 33.4% increase. Core profit attributable to the parent company was RMB905.3 million, a 21.3% increase. The Board has decided not to pay an interim dividend.

BUSINESS REVIEW

During the first half of 2019, the real estate credit policy was relatively relaxed, housing demand was released, leading to a steady volume of transactions in the industry, with some cities even seeing a "small spring" in the real estate market. However, the central government has repeatedly emphasized "房住不炒、因城施策" (房住不炒, due-city policy), with the long-term goal of "穩地價、穩房價、穩預期" (stabilize land prices, stabilize housing prices, stabilize expectations). In response to market changes, local governments have adjusted control policies in a timely manner. From the second quarter onwards, control policies in some hot-spot cities, such as resale restrictions, purchase restrictions, and land auction policies, have become significantly stronger. At the same time, the financing environment for real estate companies has tightened, and the real estate industry has shown a trend of rising then falling. Sales growth rates for real estate companies have generally slowed down. In addition, the industry continues to integrate and differentiate, with market concentration further increasing, and the advantages of scale and brand real estate companies are further being demonstrated.

主席報告

Chairman's Statement

二零一九年，是本集團「新三年戰略」首年。本集團在承繼二零一八年實現千億銷售規模的良好發展基礎上，堅持穩中求進，把實現「高質量發展」作為首要目標，重視財務穩健、規模和利潤共生。在銷售表現方面，本集團於二零一九年上半年實現累計合約銷售金額為人民幣586億元，累計合約銷售建築面積為3,807,522平方米及合約平均售價（「平均售價」）為每平方米人民幣15,392元。在土地投資方面，本集團堅持區域深耕，策略地聚焦強二線城市，為未來業績持續增長打下基礎。於上半年，集團新增土地22幅，預計建築面積約2.9百萬平方米，當中逾90%位於強二線城市。而為應對不斷變化的內、外環境，本集團積極推進組織管理完善升級，根據「精總部、強區域」的組織定位，推動架構調整優化及標準化授權，通過組織架構變革及管理創新，實現可持續的高品質發展。

優化財務結構拓寬融資管道

憑藉穩健的財務狀況及多元化的融資管道，讓本集團在融資收緊的行業背景下實現可持續、高質量的發展。自年初至今，本集團在融資方面繼續取得突破，先後通過發行優先票據、優先永續資本證券、銀團貸款、長租公寓專項債、資產支持證券、資產支持票據及進行股份配售，實現資本市場總融資金額逾人民幣130億元。另一方面，通過不斷的債務置換，本集團的債務結構更多元化，短期借貸的比例進一步下降。於二零一九年六月三十日，本集團的淨債務與權益比率（根據本集團於二零一九年七月完成股份配售及認購事項後調整）為70.8%，繼續處於健康水平。

2019年，本集團在承繼2018年實現千億銷售規模的良好發展基礎上，堅持穩中求進，把實現「高質量發展」作為首要目標，重視財務穩健、規模和利潤共生。在銷售表現方面，本集團於2019年上半年實現累計合約銷售金額為人民幣586億元，累計合約銷售建築面積為3,807,522平方米及合約平均售價（ASP）為每平方米人民幣15,392元。在土地投資方面，本集團堅持區域深耕，策略地聚焦強二線城市，為未來業績持續增長打下基礎。於上半年，集團新增土地22幅，預計建築面積約2.9百萬平方米，當中逾90%位於強二線城市。而為應對不斷變化的內、外環境，本集團積極推進組織管理完善升級，根據「精總部、強區域」的組織定位，推動架構調整優化及標準化授權，通過組織架構變革及管理創新，實現可持續的高品質發展。

OPTIMIZATION OF FINANCIAL STRUCTURE AND EXPANSION OF FINANCING CHANNELS

憑藉穩健的財務狀況及多元化的融資管道，讓本集團在融資收緊的行業背景下實現可持續、高質量的發展。自年初至今，本集團在融資方面繼續取得突破，先後通過發行優先票據、優先永續資本證券、銀團貸款、長租公寓專項債、資產支持證券、資產支持票據及進行股份配售，實現資本市場總融資金額逾人民幣130億元。另一方面，通過不斷的債務置換，本集團的債務結構更多元化，短期借貸的比例進一步下降。於二零一九年六月三十日，本集團的淨債務與權益比率（根據本集團於二零一九年七月完成股份配售及認購事項後調整）為70.8%，繼續處於健康水平。

主席報告

Chairman's Statement

獎項及認可

儘管本公司上市時間僅一年有餘，但憑藉穩健的形象及良好的經營成果，贏得各方對公司投資價值的一致認可。期內，本集團榮獲「中國房企綜合實力」200」第17名，並蟬聯「中國大陸在港上市房地產公司綜合實力 OP 10」榮譽。

在資本市場方面，本集團先後獲得法國巴黎銀行、建銀國際、德意志銀行、海通國際、華泰國際、興業證券、摩根大通、東北證券、東吳證券、西南證券及大華繼顯等多家知名境內外大行予以股票研究覆蓋及正面評價。

本集團穩健的財務狀況和綜合實力亦受信用評級機構的高度認可，於上半年期間，穆迪調升本公司信用評級至B1，展望為穩定；標準普爾調升本公司信用B級評級展望至正面；境內信用評級方面，國內著名信用評級機構中誠信證券評估有限公司提升本公司的全資附屬公司正榮地產控股股份有限公司的企業主體信用評級至最高的AAA級別，展望為「穩定」。

展望

展望下半年，政策的中心將繼續以「穩地價、穩房價、穩預期」為目標，同時推進建立和完善長效機制，堅持「一城一策」，預計整體政策環境將會維持「鬆緊並舉」的新常態。在這樣的大環境下，短期內房地產行業將尋求穩步推進的方向發展。面對行業變局，本集團既懷敬畏之心，也要積極把握新業務環境中的發展機遇。

本集團將加強風險管控能力，保持審慎投資和聚焦，重視財務穩健、規模、利潤的三者平衡，強調高周轉及快去化，堅持強運營、控投資、控槓桿的策略。同時，本集團致力通過不斷提升自身的核心能力，包括產品競爭力、服務品質、經營能力、成本管控能力、資源整合能力和資產管理能力，以確保正榮地產的綜合實力持續處於行業領先地位。

AWARDS AND RECOGNITIONS

In 2019, the Group has received various awards and recognitions, including being ranked 17th in the "China Real Estate Comprehensive Power 200" and OP 10 in the "China Real Estate Comprehensive Power OP 10".

In the capital market, the Group has been covered and positively evaluated by several major international and domestic banks and securities firms, including BNP Paribas, CCB International, Deutsche Bank, Haitong International, Huatai International, Industrial Securities, Morgan大通, Northeast Securities, Dongwu Securities, Southwest Securities, and Dahua Jixian.

The Group's strong financial position and comprehensive power have also received high recognition from credit rating agencies. In the first half of the year, Moody's upgraded the Group's credit rating to B1 with a stable outlook; Standard & Poor's upgraded the Group's credit rating from B to B+ with a positive outlook; domestically, the domestic credit rating agency Zhongcheng Securities Evaluation Co., Ltd. upgraded the credit rating of Zhengrong Real Estate Holding Co., Ltd. to the highest AAA level with a stable outlook.

OUTLOOK

Looking forward to the second half of the year, the policy center will continue to focus on "stabilizing land prices, stabilizing housing prices, and stabilizing expectations" as the goal, while promoting the establishment and improvement of long-term mechanisms,坚持 "one city, one strategy", and it is expected that the overall policy environment will maintain a "loose and tight" new normal. In such a large environment, the real estate industry will seek to develop in a stable direction in the short term. Facing industry changes, the Group has a sense of awe and respect for the industry, but also actively grasps the development opportunities in the new business environment.

The Group will strengthen its risk control capabilities, maintain prudent investment and focus, value financial stability, scale, and profit, and emphasize high turnover and fast exit,坚持 strong operations, control investment, and control leverage strategy. At the same time, the Group is committed to continuously improving its core capabilities, including product competitiveness, service quality, operating capability, cost control capability, resource integration capability, and asset management capability, to ensure that Zhengrong Real Estate's comprehensive power continues to be in a leading position in the industry.

主席報告

Chairman's Statement

於二零一九年六月三十日，本集團於全國29個城市，擁有建築面積26.3百萬平方米的土地儲備，每平方米土地的平均成本為人民幣4,624元，超過70%的土地儲備位於一、二線城市。充足且高品質的可售資源將有力支持本集團完成二零一九年人民幣1,300億元的合約銷售目標。

我們將圍繞住宅開發之主業，堅持「改善大師」定位，以匠心做產品，以敬畏心對待市場及客戶，對本集團「正榮府」、「紫蘭台」及「雲麓」三大產品線進行持續優化，以更優質的改善型產品，適應中國住宅市場的結構性變化。

投資方面，隨著調控政策延續及流動性的持續收緊，預計整體土地價格將會趨向合理。本集團會繼續保持審慎投資原則，密切關注土地價格及政策變化，圍繞六大區域核心都市圈進行深耕，聚焦主力城市和價值板塊，並積極探索更多拿地方式及項目合作模式。

本集團將繼續加強現金流管理，保持充裕的流動性資金，以從容應對市場可能發生的波動。本集團將繼續秉承正直之心、精工之作、責任之行，實現更好的業績。

致謝

最後，本人僅代表董事會同仁，就所有股東、投資者、合作方及客戶對本公司的支持，全體員工的辛勤努力及付出，致以誠摯的感謝。我們將繼續秉承「正直構築繁榮」的核心價值觀，實現本公司可持續、高品質的發展，為股東及投資者帶來具價值的回報，成長為令人尊敬且具有可持續競爭力的企業。

正榮地產集團有限公司
董事長
黃仙枝

中國香港
二零一九年八月二十五日

At June 30, 2019, the Group has land reserves of 26.3 million square meters in 29 cities. The average cost of land per square meter is RMB4,624, more than 70% of the land reserves are located in first and second tier cities. Ample and high quality sellable resources will support the Group to complete the 2019 contract sales target of RMB130 billion.

We will focus on residential development, stick to the "Improvement Master" positioning, with craftsmanship in product development and respect for the market and customers. We will continuously optimize our three major product lines, "Zhengrongfu", "Zilantai" and "Yunlu", with higher quality improvement products to adapt to the structural changes in the Chinese residential market.

Investment-wise, with the continuation of control policies and the tightening of liquidity, it is expected that overall land prices will tend to be reasonable. The Group will continue to maintain a prudent investment principle, closely monitor land prices and policy changes, focus on the six major regional core urban circles for deep cultivation, focus on main force cities and value blocks, and actively explore more land acquisition methods and project cooperation models.

The Group will continue to strengthen cash flow management, maintain ample liquidity funds, and respond calmly to market fluctuations. The Group will continue to uphold the core values of integrity, craftsmanship, and responsibility, to achieve better performance.

APPRECIATION

Finally, on behalf of the Board, I would like to express our sincere appreciation to all shareholders, investors, partners and customers for their support, and to all employees for their hard work and dedication. We will continue to uphold our core value of "Integrity builds prosperity", and realize the sustainable and high-quality development of our company, bringing value to our shareholders and investors, and growing into a respected and sustainable competitive enterprise.

Zhenro Property Group Limited
HUANG Xianzhi
Chairman

Hong Kong, China
25 August 2019

管理層討論及分析

Management Discussion and Analysis

表現摘要

PERFORMANCE HIGHLIGHTS

		截至六月三十日止六個月		同比變動 Year-on-Year Change
		二零一九年 2019	二零一八年 2018	
合約銷售 ⁽¹⁾	Contracted sale ⁽¹⁾			
合約銷售金額(人民幣百萬元)	Contracted sale (RMB million)	58,607	58,129	0.8%
合約銷售建築面積(平方米)	Contracted GFA (sq. m.)	3,807,522	3,384,534	12.5%
合約平均售價 (人民幣元/平方米)	Contracted ASP (RMB/sq. m.)	15,392	17,175	-10.4%
財務資料摘要 (人民幣百萬元)	Selected financial information (RMB million)			
收益	Revenue	13,648	12,315	10.8%
銷售成本	Cost of sales	10,875	9,600	13.3%
毛利	Gross profit	2,773	2,715	2.2%
除所得稅前溢利	Profit before tax	1,965	1,869	5.1%
期內溢利	Profit for the period	1,179	957	23.2%
以下人士應佔：	Attributable to:			
母公司擁有人	Owners of the parent	933	840	11.1%
非控股權益	Non-controlling interests	246	117	110.4%
核心純利 ⁽²⁾	Core profit ⁽²⁾	1,151	863	33.4%
母公司擁有人應佔核心純利	Core profit attributable to owners of the parent	905	746	21.3%
		截至 二零一九年 六月三十日 As of June 30, 2019	截至 二零一八年 十二月三十一日 As of December 31, 2018	同比變動 Year-on-Year Change
總資產(人民幣百萬元)	Total assets (RMB million)	155,273	141,399	9.8%
總負債(人民幣百萬元)	Total liabilities (RMB million)	126,218	116,920	7.9%
權益總額(人民幣百萬元)	Total equity (RMB million)	29,055	24,479	18.7%
本公司擁有人應佔權益 (人民幣百萬元)	Equity attributable to owners of the parent (RMB million)	13,942	13,529	3.1%
流動比率 ⁽³⁾	Current ratio ⁽³⁾	1.5	1.4	
淨債務與權益比率(經調整) ⁽⁴⁾	Adjusted net debt to equity ratio ⁽⁴⁾	70.8%	74.0%	

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附註：

- (1) 包括本集團附屬公司、合營企業及聯營公司的合約銷售。合約銷售數據未經審核並根據本集團內部資料編製。鑒於收集該等銷售資料過程中存在各種不確定因素，該等合約銷售數據僅供投資者參考。
- (2) 界定為純利，不包括投資物業及金融資產公平值變動以及相關遞延稅項。
- (3) 流動比率等於期末流動資產除以流動負債。
- (4) 淨債務與權益比率等於截至期末借款總額減現金及銀行結餘除以權益總額再乘以100。淨債務與權益比率已計及本集團於二零一九年七月完成股份配售及認購事項後調整。

房地產開發

合約銷售

截至二零一九年六月三十日止六個月，本集團錄得合約銷售金額人民幣58,606.6百萬元，較截至二零一八年六月三十日止六個月的人民幣58,129.4百萬元增長約0.8%，乃主要由於本集團執行開發戰略使得本集團於過去幾年在二線城市的累計可銷售建築面積增加所致。

截至二零一九年六月三十日止六個月，總合約銷售建築面積約為3.8百萬平方米，較截至二零一八年六月三十日止六個月的約3.4百萬平方米增加約12.5%。截至二零一九年六月三十日止六個月，平均售價約為人民幣15,392元/平方米，而截至二零一八年六月三十日止六個月為人民幣17,175元/平方米。該減少主要是由於二零一九年平均售價較低的建築面積佔總合約建築面積的份額增加所致。

長三角、海峽西岸、中部、環渤海及西部為本集團於二零一九年上半年的合約銷售總額分別貢獻約55.7%、17.9%、11.6%、10.9%及3.9%。

附註：

- (1) 包括本集團附屬公司、合營企業及聯營公司的合約銷售。合約銷售數據未經審核並根據本集團內部資料編製。鑒於收集該等銷售資料過程中存在各種不確定因素，該等合約銷售數據僅供投資者參考。
- (2) 界定為純利，不包括投資物業及金融資產公平值變動以及相關遞延稅項。
- (3) 流動比率等於期末流動資產除以流動負債。
- (4) 淨債務與權益比率等於截至期末借款總額減現金及銀行結餘除以權益總額再乘以100。淨債務與權益比率已計及本集團於二零一九年七月完成股份配售及認購事項後調整。

PROPERTY DEVELOPMENT

Contracted Sale

For the six months ended 30 June 2019, the Group recorded contracted sales of RMB58,606.6 million, representing an increase of 0.8% over RMB58,129.4 million for the six months ended 30 June 2018, mainly due to the increase in the cumulative sellable construction area in second-tier cities.

For the six months ended 30 June 2019, the Group's total contracted sales construction area was 3.8 million square meters, representing an increase of 12.5% over 3.4 million square meters for the six months ended 30 June 2018. ASP for the six months ended 30 June 2019 was RMB15,392 per square meter, compared with RMB17,175 per square meter for the six months ended 30 June 2018. The decrease was mainly due to the increase in the proportion of construction area with lower ASP in the total contracted construction area for 2019.

Long Triangle, West Coast of the South China Sea, Central, Bohai Bay and West China contributed 55.7%, 17.9%, 11.6%, 10.9% and 3.9% of the Group's total contracted sales for the first half of 2019.

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下表載列本集團於二零一九年上半年合約銷售明細(按地區劃分)。

		合約銷售 建築面積	合約 銷售金額	合約 平均售價	合約銷售 百分比
		Contracted GFA Sold	Contracted Sale	Contracted ASP	Contracted Sale
		平方米	人民幣千元	人民幣/平方米	%
		m ²	RMB'000	RMB/m ²	%
長三角	長三角區域	1,816,206	32,646,104	17,975	55.7%
海峽西岸	海峽西岸區域	868,968	10,516,189	12,102	17.9%
中部	中部區域	595,051	6,811,838	11,447	11.6%
環渤海	環渤海區域	357,017	6,371,000	17,845	10.9%
西部	西部區域	170,280	2,261,423	13,281	3.9%
總計	Total	3,807,522	58,606,554	15,392	100.0%

截至二零一九年六月三十日，客戶墊款約為人民幣46,282.2百萬元，較截至二零一八年十二月三十一日的約人民幣47,149.5百萬元減少1.8%。該客戶墊款指就本集團預售物業自客戶所收取的所得款項。此墊款為本集團未來經確認收益增長奠定堅實基礎。

銷售物業已確認收益

截至二零一九年六月三十日止六個月，銷售物業已確認收益為人民幣13,533.6百萬元，較截至二零一八年六月三十日止六個月的人民幣12,224.3百萬元增長約10.7%，佔本集團收益總額的99.2%。截至二零一九年六月三十日止六個月，本集團銷售物業的已確認平均售價約為人民幣16,821元/平方米，較截至二零一八年六月三十日止六個月的人民幣15,625元/平方米增加7.7%，主要由於本集團進一步將業務擴展至房產現行市價相對較高的長三角及環渤海所致。

截至二零一九年六月三十日，本集團已收客戶墊款約為人民幣46,282.2百萬元，較截至二零一八年十二月三十一日的約人民幣47,149.5百萬元減少1.8%。

	合約銷售 建築面積	合約 銷售金額	合約 平均售價	合約銷售 百分比
	Contracted GFA Sold	Contracted Sale	Contracted ASP	Contracted Sale
	平方米	人民幣千元	人民幣/平方米	%
	m ²	RMB'000	RMB/m ²	%
長三角	1,816,206	32,646,104	17,975	55.7%
海峽西岸	868,968	10,516,189	12,102	17.9%
中部	595,051	6,811,838	11,447	11.6%
環渤海	357,017	6,371,000	17,845	10.9%
西部	170,280	2,261,423	13,281	3.9%
總計	Total	58,606,554	15,392	100.0%

REVENUE RECOGNIZED FROM SALES OF PROPERTIES

截至二零一九年六月三十日止六個月，銷售物業已確認收益為人民幣13,533.6百萬元，較截至二零一八年六月三十日止六個月的人民幣12,224.3百萬元增長約10.7%。截至二零一九年六月三十日止六個月，本集團銷售物業的已確認平均售價約為人民幣16,821元/平方米，較截至二零一八年六月三十日止六個月的人民幣15,625元/平方米增加7.7%，主要由於本集團進一步將業務擴展至房產現行市價相對較高的長三角及環渤海所致。

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銷售物業的已確認收益增加，主要歸因於本集團持續擴張使得已竣工及交付的物業的建築面積增加。

截至二零一九年六月三十日止六個月，本集團交付的物業包括南京正榮 潤峰及合肥 都會1907等。下表載列本集團於所示期間物業銷售的已確認收益詳情(按地區劃分)。

截至二零一九年六月三十日止六個月，本集團交付的物業包括南京正榮 潤峰及合肥 都會1907等。下表載列本集團於所示期間物業銷售的已確認收益詳情(按地區劃分)。

截至二零一九年六月三十日止六個月，本集團交付的物業包括南京正榮 潤峰及合肥 都會1907等。下表載列本集團於所示期間物業銷售的已確認收益詳情(按地區劃分)。

	銷售物業已確認收益 Recognised Revenue from Sale of Properties	佔銷售物業已確認收益百分比 % of Recognised Revenue from Sale of Properties		已交付總建築面積 Total GFA Delivered		已確認平均售價 Recognised ASP		
		人民幣千元 RMB'000	人民幣千元 RMB'000	%	%	平方米 sq.m.	平方米 sq.m.	人民幣元 RMB/S
截至六月三十日止六個月	二零一九年	二零一八年	二零一九年	二零一八年	二零一九年	二零一八年	二零一九年	二零一八年
長三角	6,446,648	9,384,906	47.6	76.8	307,234	458,116	20,983	20,486
海峽西岸	3,977,852	2,180,619	29.4	17.8	341,785	215,215	11,638	10,132
環渤海	2,275,950	93,434	16.8	0.8	93,198	3,994	24,420	23,392
中部	833,114	539,544	6.2	4.4	62,353	102,927	13,361	5,242
西部	-	25,811	-	0.2	-	2,097	-	12,307
總計	13,533,564	12,224,314	100.0	100.0	804,570	782,349	16,821	15,625

持作出售已竣工物業

持作出售物業指於各財務期末未出售的已竣工物業，按成本與可變現淨值的較低者列賬。持作出售的物業成本乃根據未出售物業所產生相關成本的分配釐定。

截至二零一九年六月三十日，本集團擁有持作出售已竣工物業人民幣8,794.6百萬元，較截至二零一八年十二月三十一日的人民幣11,433.5百萬元減少23.1%。該減少主要是由於二零一九年上半年已售已竣工物業已交付並確認收益所致。本集團已就所有持作出售已竣工物業取得竣工證明書。

Completed Properties Held for Sale

持作出售物業指於各財務期末未出售的已竣工物業，按成本與可變現淨值的較低者列賬。持作出售的物業成本乃根據未出售物業所產生相關成本的分配釐定。

截至二零一九年六月三十日，本集團擁有持作出售已竣工物業人民幣8,794.6百萬元，較截至二零一八年十二月三十一日的人民幣11,433.5百萬元減少23.1%。該減少主要是由於二零一九年上半年已售已竣工物業已交付並確認收益所致。本集團已就所有持作出售已竣工物業取得竣工證明書。

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開發中物業

開發中物業擬於竣工後持作出售。開發中物業按包括土地成本、建設成本、資本化利息及該等物業在開發期間直接應佔的其他成本在內的成本與可變現淨值的較低者列賬。竣工後，該等物業轉撥至持作出售已竣工物業。

截至二零一九年六月三十日，本集團的開發中物業金額為人民幣69,522.8百萬元，較截至二零一八年十二月三十一日的金額人民幣63,588.0百萬元增加9.3%。該增加主要是由於本集團於二零一九年上半年開發項目數量的增加所致。

物業投資

租金收入

本集團截至二零一九年六月三十日止六個月的租金收入約為人民幣56.0百萬元，較截至二零一八年六月三十日止六個月的增加19.4%。該增加乃主要由於莆田財富中心的租約價格上漲所致。

投資物業

截至二零一九年六月三十日，本集團有11項投資物業，總建築面積約為765,689平方米。本集團的該等投資物業組合當中，6項總建築面積約為463,713平方米的投資物業已開始出租。

土地儲備

於二零一九年上半年，本集團在已拓展城市內繼續深耕。本集團共收購22幅新地塊，總地盤面積約為1.1百萬平方米，總估計建築面積約為2.9百萬平方米，合約地價總額約為人民幣18,168.5百萬元，平均成本約為每平方米人民幣6,311元。下表載列本集團截至二零一九年六月三十日止六個月內新收購地塊的詳情。

Property Under Development

Property under development is intended for sale upon completion. Development property is measured at the lower of cost, including land cost, construction cost, capitalized interest and other costs directly attributable to the property during the development period, and its net realizable value. Upon completion, such property is transferred to property held for sale.

As at 30 June 2019, the Group's development property amounted to RMB69,522.8 million, an increase of 9.3% from RMB63,588.0 million as at 31 December 2018. The increase is mainly due to the increase in the number of development projects in the first half of 2019.

PROPERTY INVESTMENT

Rental Income

The Group's rental income for the six months ended 30 June 2019 was approximately RMB56.0 million, an increase of 19.4% from the six months ended 30 June 2018. The increase is mainly due to the increase in rental prices of the莆田财富中心 (Putian Wealth Center).

Investment Property

As at 30 June 2019, the Group has 11 investment properties with a total gross floor area ("GFA") of approximately 765,689 square meters. Of these investment properties, 6 properties with a total GFA of approximately 463,713 square meters have started to be rented out.

LAND BANK

During the first half of 2019, the Group continued to focus on the development of the city. The Group has acquired 22 new land parcels with a total land area of approximately 1.1 million square meters and a total estimated gross floor area ("GFA") of approximately 2.9 million square meters. The total contract price for these land parcels is approximately RMB18,168.5 million, with an average cost of approximately RMB6,311 per square meter. The following table sets out the details of the land parcels newly acquired by the Group during the six months ended 30 June 2019.

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PROPERTIES DEVELOPED BY THE GROUP AND ITS SUBSIDIARIES

城市	地塊 項目名稱	土地用途	地盤面積	估計總建築面積	土地出讓金	平均土地成本 (根據估計 總建築面積計算)
Ci	Land Parcel/Project Name	Land Use	Site Area 平方米	Estimated Total GFA 平方米	Land Premium 人民幣百萬元	Average Land Cost (Based on the Estimated Total GFA) 人民幣元/平方米
			m ²	m ²	RMB '000,000	RMB/m ²
長三角						
江蘇省、安徽省、浙江省						
南京	南京棲霞區龍潭09號	住宅 零售				
Nanjing	Nanjing, Lianjiang, P. NO. 09	Residential, Retail	84,929	231,655	1,440	6,216
南京	江北新區 2018G08	住宅				
Nanjing	Nanjing, Jiangbei New Area, P. NO. 2018G08	Residential	36,292	84,253	1,450	17,210
合肥	長豐7號地	住宅 零售				
Hefei	Changfeng, P. NO. 7	Residential, Retail	50,857	128,873	717	5,564
合肥	長豐8號地	住宅 零售				
Hefei	Changfeng, P. NO. 8	Residential, Retail	30,488	76,882	430	5,591
合肥	長豐10號地	住宅 零售				
Hefei	Changfeng, P. NO. 10	Residential, Retail	43,324	113,727	611	5,371
合肥	肥西2019-5號地	住宅 零售				
Hefei	Feixi, P. NO. 2019-5	Residential, Retail	58,464	156,443	1,114	7,119
中部						
湖北省、河南省						
襄陽	正榮 悅江府	住宅 零售				
Xiangyang	Zhenrong, Yuejiangfu	Residential, Retail	20,142	82,327	348	4,227
武漢	盤龍大道					
Wuhan	Panlong Avenue					

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城市	地塊	項目名稱	土地用途	地盤面積	估計總建築面積	土地出讓金	平均土地成本 (根據估計 總建築面積計算)
City	Land Parcel/Project Name	Project Name	Land Use	Site Area 平方米	Estimated Total GFA 平方米	Land Premium 人民幣百萬元 RMB/100,000	Average Land Cost (Based on the Estimated Total GFA) 人民幣元 RMB/㎡
西部							
<i>Chongqing, Chengde, Xi'an, etc.</i>							
成都	新都31畝項目	新都31畝項目	住宅 零售				
重慶	重慶水土項目	重慶水土項目	住宅 零售	21,205	59,649	322	5,404
西安	紫關台一期	紫關台一期	住宅 零售	88,177	132,266	820	6,200
西安	紫關台二期	紫關台二期	住宅 零售	36,041	143,125	724	5,059
西安	大興項目	大興項目	住宅 零售	75,748	232,990	1,070	4,592
西安	大興項目	大興項目	住宅 零售	15,586	60,950	213	3,496
環渤海							
<i>Beijing, Tianjin, etc.</i>							
天津	西青09號地	西青09號地	住宅 零售	137,767	257,207	2,233	8,682
天津	北辰053號地	北辰053號地	住宅 零售	34,244	98,288	730	7,427
海峽西岸							
<i>Fuzhou, Putian, Nanchang, etc.</i>							
福州	正榮 悅山居項目	正榮 悅山居項目	住宅 零售	61,510	227,574	1,893	8,318
福州	馬尾青洲A地塊	馬尾青洲A地塊	住宅 零售	33,436	125,058	747	5,973
莆田	莆田棠霞路項目	莆田棠霞路項目	住宅 零售	29,559	80,819	482	5,958
南昌	悅瀾灣一期	悅瀾灣一期	住宅 零售				

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本集團合營企業和聯營公司開發的物業

PROPERTIES DEVELOPED BY THE GROUP'S JOINT VENTURES AND ASSOCIATED COMPANIES

城市	地塊	項目名稱	土地用途	土地面積	估計總建築面積	土地出讓金	平均土地成本(根據估計總建築面積計算)	應佔權益
City	Land Parcel/Project Name	Land Use	Site Area	Estimated Total GFA	Land Premium	Estimated Total GFA	Average Land Cost (Based on the Estimated Total GFA)	Attributable Interest
			平方米	平方米	人民幣百萬元	平方米	人民幣	
			m ²	m ²	RMB 100,000	m ²	RMB	
環渤海								
天津	西青中北鎮項目	住宅 零售	38,670	77,672	577	7,429	33.0%	
海峽西岸								
贛州	悅蓉府	住宅 零售	32,740	95,159	170	1,789	50.0%	

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FINANCIAL REVIEW

Revenue

Our revenue increased by 10.8% to RMB12,314.6 million for the six months ended 30 June 2019, compared to RMB11,113.4 million for the six months ended 30 June 2018. Our revenue increased by 10.7% to RMB13,533.6 million for the six months ended 30 June 2019, compared to RMB12,218.4 million for the six months ended 30 June 2018. Our revenue increased by 19.4% to RMB56.0 million for the six months ended 30 June 2019, compared to RMB46.8 million for the six months ended 30 June 2018. Our revenue increased by 2.9% to RMB41.4 million for the six months ended 30 June 2019, compared to RMB40.2 million for the six months ended 30 June 2018. Our revenue increased by 10.8% to RMB12,314.6 million for the six months ended 30 June 2019, compared to RMB11,113.4 million for the six months ended 30 June 2018.

截至二零一九年 六月三十日止六個月 Six months ended June 30, 2019		截至二零一八年 六月三十日止六個月 Six months ended June 30, 2018	
佔總收益 百分比		佔總收益 百分比	
收益	% of Total Revenue	收益	% of Total Revenue
Re en e	Re en e	Re en e	Re en e

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銷售成本

本集團的銷售成本主要指就房地產開發活動以及商業物業管理及租賃業務直接產生的成本。房地產開發的銷售成本的主要組成部分包括已售物業成本，乃指建設期間的直接建設成本、土地使用權成本及就房地產開發取得相關借款的資本化利息成本。

本集團的銷售成本由截至二零一八年六月三十日止六個月的人民幣9,600.2百萬元增加約13.3%至截至二零一九年六月三十日止六個月的人民幣10,874.7百萬元，主要是由於本集團於截至二零一九年六月三十日止六個月的已竣工及交付的物業數量增加。

毛利及毛利率

由於上文所述，本集團的毛利由截至二零一八年六月三十日止六個月的人民幣2,714.4百萬元增加約2.2%至截至二零一九年六月三十日止六個月的人民幣2,773.7百萬元。

毛利率由截至二零一八年六月三十日止六個月的22.0%減少至截至二零一九年六月三十日止六個月的20.3%，主要是由於已交付物業的平均毛利率下降。

其他收入及收益

本集團的其他收入及收益主要包括利息收入、商業賠償及其他。利息收入主要包括銀行存款利息收入，商業賠償主要指因若干潛在客戶其後未與本集團訂立銷售合約而沒收從其收取的按金及因若干客戶違反銷售或預售合約而從其收取的違約金。

其他收入及收益由截至二零一八年六月三十日止六個月的人民幣179.4百萬元減少約12.7%至截至二零一九年六月三十日止六個月的人民幣156.7百萬元，主要是由於按公平值計入損益的金融資產的公平值收益淨額減少。

Cost of Sale

本集團的銷售成本由截至二零一八年六月三十日止六個月的人民幣9,600.2百萬元增加約13.3%至截至二零一九年六月三十日止六個月的人民幣10,874.7百萬元，主要是由於本集團於截至二零一九年六月三十日止六個月的已竣工及交付的物業數量增加。

本集團的銷售成本由截至二零一八年六月三十日止六個月的人民幣9,600.2百萬元增加約13.3%至截至二零一九年六月三十日止六個月的人民幣10,874.7百萬元，主要是由於本集團於截至二零一九年六月三十日止六個月的已竣工及交付的物業數量增加。

Gross Profit and Gross Profit Margin

本集團的毛利由截至二零一八年六月三十日止六個月的人民幣2,714.4百萬元增加約2.2%至截至二零一九年六月三十日止六個月的人民幣2,773.7百萬元。

本集團的毛利由截至二零一八年六月三十日止六個月的人民幣2,714.4百萬元增加約2.2%至截至二零一九年六月三十日止六個月的人民幣2,773.7百萬元。

Other Income and Gain

本集團的其他收入及收益由截至二零一八年六月三十日止六個月的人民幣179.4百萬元減少約12.7%至截至二零一九年六月三十日止六個月的人民幣156.7百萬元，主要是由於按公平值計入損益的金融資產的公平值收益淨額減少。

本集團的其他收入及收益由截至二零一八年六月三十日止六個月的人民幣179.4百萬元減少約12.7%至截至二零一九年六月三十日止六個月的人民幣156.7百萬元，主要是由於按公平值計入損益的金融資產的公平值收益淨額減少。

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銷售及分銷開支

銷售及分銷開支主要包括廣告、營銷及業務發展開支、銷售及營銷員工成本、辦公室開支、支付予第三方銷售代理的銷售代理費、租金以及與物業銷售及物業租賃服務有關的其他開支。

本集團的銷售及分銷開支由截至二零一八年六月三十日止六個月的人民幣322.0百萬元增加約10.2%至截至二零一九年六月三十日止六個月的人民幣354.8百萬元，主要是由於()作為業務擴張的一部分，本集團加大銷售及營銷力度，在本集團經營所在的新城市及地區推廣我們的新物業項目；及()本集團於二零一九年上半年擴大內部銷售及營銷團隊，支持其業務擴張。

行政開支

行政開支主要包括管理及行政人員成本、招待開支、辦公室及會議開支、印花稅及其他稅項、租金成本、物業、廠房及設備折舊、專業費用、差旅開支、銀行手續費、上市開支及其他一般辦公開支以及雜項開支。

本集團的行政開支由截至二零一八年六月三十日止六個月的人民幣509.7百萬元增加約2.7%至截至二零一九年六月三十日止六個月的人民幣523.6百萬元，主要原因是在建及規劃作未來開發的物業項目數目持續增加(與本集團的業務擴張相符)，令其管理及行政人員人數、差旅開支以及其他雜項開支增加。

其他開支

其他開支由截至二零一八年六月三十日止六個月的人民幣14.5百萬元增加411.1%至截至二零一九年六月三十日止六個月的人民幣74.2百萬元，主要是由於按公平值計入損益的金融資產的公平值虧損淨額增加。

Selling and Distribution Expense

Selling and distribution expense includes advertising, marketing and business development expenses, sales and marketing employee costs, office expenses, sales agent fees paid to third-party sales agents, rent and other expenses related to real estate sales and real estate leasing services.

Our selling and distribution expense increased by 10.2% from RMB322.0 million for the six months ended 30 June 2018 to RMB354.8 million for the six months ended 30 June 2019, primarily due to () as part of business expansion, we increased our sales and marketing efforts in new cities and regions where we are operating our new real estate projects; and () our internal sales and marketing team expansion in the first half of 2019.

Administrative Expense

Administrative expense includes management and administrative personnel costs, entertainment expenses, office and meeting expenses, stamp duty and other taxes, rent costs, property, plant and equipment depreciation, professional fees, travel expenses, bank charges, listing expenses and other general office expenses and miscellaneous expenses.

Our administrative expense increased by 2.7% from RMB509.7 million for the six months ended 30 June 2018 to RMB523.6 million for the six months ended 30 June 2019, primarily due to the continuous increase in the number of real estate projects under construction and planning for future development (consistent with our business expansion), which led to an increase in the number of management and administrative personnel, travel expenses and other miscellaneous expenses.

Other Expense

Other expense increased by 411.1% from RMB14.5 million for the six months ended 30 June 2018 to RMB74.2 million for the six months ended 30 June 2019, primarily due to the increase in net fair value losses on financial assets measured at fair value through profit or loss.

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投資物業公平值收益

本集團長期開發及持有若干商業領域的物業以獲得租金收入或資本增值。投資物業公平值收益由截至二零一八年六月三十日止六個月的人民幣98.0百萬元增加約25.7%至截至二零一九年六月三十日止六個月的人民幣123.2百萬元。

Fair Value Gain on Investment Properties

本集團長期開發及持有若干商業領域的物業以獲得租金收入或資本增值。投資物業公平值收益由截至二零一八年六月三十日止六個月的人民幣98.0百萬元增加約25.7%至截至二零一九年六月三十日止六個月的人民幣123.2百萬元。

融資成本

融資成本主要包括銀行及其他借款的利息開支(扣除有關開發中物業的資本化利息)。

本集團的融資成本由截至二零一八年六月三十日止六個月的人民幣191.5百萬元增加約8.5%至截至二零一九年六月三十日止六個月的人民幣207.7百萬元，主要是由於有息負債規模於截至二零一九年六月三十日止六個月內增加。

Finance Costs

本集團的融資成本由截至二零一八年六月三十日止六個月的人民幣191.5百萬元增加約8.5%至截至二零一九年六月三十日止六個月的人民幣207.7百萬元，主要是由於有息負債規模於截至二零一九年六月三十日止六個月內增加。

應佔合營企業利潤及聯營公司虧損

本集團截至二零一九年六月三十日止六個月的應佔合營企業利潤為人民幣135.5百萬元，對比截至二零一八年六月三十日止六個月的應佔合營企業虧損人民幣27.3百萬元，主要是由於合營企業的盈利水準持續改善。

Share of Profits of Joint Ventures and Share of Losses of Associated Companies

本集團截至二零一九年六月三十日止六個月的應佔合營企業利潤為人民幣135.5百萬元，對比截至二零一八年六月三十日止六個月的應佔合營企業虧損人民幣27.3百萬元，主要是由於合營企業的盈利水準持續改善。

管理層討論及分析 Management Discussion and Analysis

本集團截至二零一九年六月三十日止六個月的應佔聯營公司虧損為人民幣64.1百萬元，較截至二零一八年六月三十日止六個月的人民幣56.9百萬元增加12.8%，主要是由於本集團聯營公司持有的物業項目增加導致其相關開支上升。

所得稅開支

所得稅開支指本集團的中國附屬公司應付的企業所得稅和土地增值稅(「土地增值稅」)。

本集團的所得稅開支由截至二零一八年六月三十日止六個月的人民幣911.5百萬元減少約13.8%至截至二零一九年六月三十日止六個月的人民幣785.3百萬元，主要是由於本集團的應繳土地增值稅減少所致。截至二零一九年六月三十日止六個月，實際企業所得稅率為26.5%，而截至二零一八年六月三十日止六個月則為30.5%。

期內溢利

由於上文所述，本集團的期內溢利由截至二零一八年六月三十日止六個月的人民幣957.2百萬元增加約23.2%至截至二零一九年六月三十日止六個月的人民幣1,179.2百萬元。

本集團於截至二零一九年六月三十日止六個月，應佔聯營公司虧損為人民幣64.1百萬元，較截至二零一八年六月三十日止六個月的人民幣56.9百萬元增加12.8%。主要是由於本集團聯營公司持有的物業項目增加導致其相關開支上升。

Income Tax Expense

Income tax expense represents the income tax payable by the Chinese subsidiaries of the Group (LAT) and the land value added tax (LVAT) in the PRC.

Income tax expense of the Group decreased by 13.8% from RMB911.5 million for the six months ended 30 June 2018 to RMB785.3 million for the six months ended 30 June 2019, mainly due to the decrease in land value added tax payable by the Group in LAO. The effective income tax rate was 26.5% for the six months ended 30 June 2019, compared to 30.5% for the six months ended 30 June 2018.

Profit for the Period

As a result of the above, the profit for the period of the Group increased by 23.2% from RMB957.2 million for the six months ended 30 June 2018 to RMB1,179.2 million for the six months ended 30 June 2019.

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流動資金、財務及資本資源

本集團經營所在行業屬資本密集型行業，過去一直並預期將繼續以首次公開發售所得款項、預售及出售物業所得款項、自商業銀行獲得的貸款、公司債務或其他證券發售所得款項以及股東注資撥付其營運資金、資本開支及其他資本需求。本集團的短期流動資金需求主要與償還貸款及營運所需資金有關，而本集團的短期流動資金乃來自現金結餘、預售及出售物業所得款項和新增銀行貸款。本集團的長期流動資金需求與撥付發展新物業項目及償還長期貸款所需資金有關。

現金狀況

截至二零一九年六月三十日，本集團擁有現金及銀行結餘約人民幣30,136.9百萬元(二零一八年十二月三十一日：人民幣28,368.5百萬元)。已抵押存款約人民幣489.6百萬元(二零一八年十二月三十一日：人民幣963.6百萬元)及受限制現金約人民幣4,574.9百萬元(二零一八年十二月三十一日：人民幣4,866.0百萬元)。截至二零一九年六月三十日，本集團的現金及銀行結餘中以人民幣計值的為人民幣16,321.0百萬元(二零一八年十二月三十一日：人民幣19,137.3百萬元)，以美元計值的為人民幣8,749.0百萬元(二零一八年十二月三十一日：人民幣3,381.7百萬元)，以港元計值的為人民幣1.9百萬元(二零一八年十二月三十一日：人民幣19.8百萬元)，以新加坡元計值的為人民幣0.4百萬元(二零一八年十二月三十一日：人民幣0.1百萬元)。

債務

截至二零一九年六月三十日，本集團擁有尚未償還銀行及其他借款總額人民幣36,575.2百萬元，而截至二零一八年十二月三十一日則為人民幣38,170.6百萬元。截至二零一九年六月三十日，本集團亦擁有賬面值約為人民幣15,953.9百萬元之境內公司債券及優先票據，截至二零一八年十二月三十一日則為人民幣8,321.0百萬元。本集團的借款主要以人民幣及美元計值。

LIQUIDITY, FINANCIAL AND CAPITAL RESOURCES

Our business is capital intensive and we have historically and expect to continue to rely on proceeds from public offerings, pre-sales and property sales, loans from commercial banks, corporate debt or other securities offerings and shareholder contributions to fund our operations, capital expenditures and other capital requirements. Our short-term liquidity requirements are primarily related to the repayment of loans and operations, while our short-term liquidity is primarily derived from cash balances, pre-sales and property sales proceeds and new bank loans. Our long-term liquidity requirements are primarily related to the funding of new property development projects and the repayment of long-term loans.

Cash Position

As at 30 June 2019, our Group has cash and bank balances of RMB30,136.9 million (31 December 2018: RMB28,368.5 million), pledged deposits of RMB489.6 million (31 December 2018: RMB963.6 million) and restricted cash of RMB4,574.9 million (31 December 2018: RMB4,866.0 million). As at 30 June 2019, our Group's cash and bank balances are denominated in RMB, RMB16,321.0 million (31 December 2018: RMB19,137.3 million), US\$, RMB8,749.0 million (31 December 2018: RMB3,381.7 million), HK\$, RMB1.9 million (31 December 2018: RMB19.8 million), and S\$, RMB0.4 million (31 December 2018: RMB0.1 million).

Indebtedness

As at 30 June 2019, our Group has total outstanding bank and other borrowings of RMB36,575.2 million, while as at 31 December 2018, it was RMB38,170.6 million. As at 30 June 2019, our Group also has

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下表載列本集團截至所示日期的借款總額。

		截至 二零一九年 六月三十日 A of June 30, 2019 人民幣千元 RMB'000	截至 二零一八年 十二月三十一日 A of December 31, 2018 人民幣千元 RMB'000
即期借款：	Current borrowings:		
銀行借款 - 有抵押	Bank borrowings - secured	393,830	80,000
其他借款 - 有抵押	Other borrowings - secured	2,975,958	5,292,063
其他借款 - 無抵押	Other borrowings - unsecured	250,000	15,900
加：非即期借款的即期部分	Plus: Current portion of non-current borrowings		
銀行借款 - 有抵押	Bank borrowings - secured	9,158,713	8,379,839
銀行借款 - 無抵押	Bank borrowings - unsecured	150,000	832,643
其他借款 - 有抵押	Other borrowings - secured	6,580,134	5,185,600
其他借款 - 無抵押	Other borrowings - unsecured	159,572	1,843,165
優先票據及公司債券	Securitized receivables, CDOs and corporate bonds	5,234,449	2,209,986
即期借款總額	Current borrowings	24,902,656	23,839,196
非即期借款：	Non-current borrowings:		
銀行借款 - 有抵押	Bank borrowings - secured	11,113,138	11,655,746
銀行借款 - 無抵押	Bank borrowings - unsecured	300,000	583,896
其他借款 - 有抵押	Other borrowings - secured	5,379,176	4,066,849
其他借款 - 無抵押	Other borrowings - unsecured	114,700	234,888
優先票據及公司債券	Securitized receivables, CDOs and corporate bonds	10,719,417	6,111,026
非即期借款總額	Non-current borrowings	27,626,431	22,652,405
總計	Total	52,529,087	46,491,601

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Management Discussion and Analysis

財務風險

本集團並無面臨重大信用風險及流動資金風險。

本集團主要於中國經營其業務。本集團用以計值及對絕大部分交易進行清算的貨幣為人民幣。人民幣出現任何貶值均會對本集團支付予中國境外股東任何股息的價值產生不利影響。本集團有以外幣列值的銀行現金，並面臨外匯風險。本集團現時未從事旨在或意在管理外匯匯率風險的對沖活動。本集團將繼續監察外匯變動，以儘量保障本集團的現金價值。

主要財務比率

本集團截至二零一九年六月三十日的流動比率為1.5，二零一八年十二月三十一日為1.4。

本集團經調整的淨債務與權益比率由截至二零一八年十二月三十一日的74.0%下降至截至二零一九年六月三十日的70.8%（計及本集團於二零一九年七月完成股份配售及認購事項後調整），主要是由於本集團為達致可持續增長而不斷努力管理其財務槓桿所致。

或然負債

按揭擔保

本集團就銀行提供予本集團客戶的按揭貸款提供按揭擔保，以就該等客戶的還款責任作出擔保。按揭擔保於授出相關按揭貸款之日起發出，並於下列較早者解除：(i) 相關房屋所有權證過戶予客戶；或(ii) 客戶結清按揭貸款。倘買家拖欠按揭貸款，本集團一般須通過付清按揭貸款的方式回購相關物業。倘未能付清按揭貸款，按揭銀行將拍賣相關物業，而若未償還貸款項超過止贖權銷售所得款項淨額，則由本集團支付餘額。

截至二零一九年六月三十日，本集團就金融機構給予本集團客戶的按揭貸款而向其提供擔保所產生的重大或然負債約為人民幣32,023.6百萬元，截至二零一八年十二月三十一日則為人民幣32,844.4百萬元。

董事確認，本集團並無遭遇其所提供按揭擔保的買方違約，而合計對其財務狀況及經營業績造成重大不利影響。

法律或然事件

本集團可能不時於日常業務過程中牽涉訴訟及其他法律程序。本集團認為，該等法律程序產生的負債不會對我們的業務、財務狀況或經營業績造成重大不利影響。

FINANCIAL RISKS

The Group does not face significant credit and liquidity risks. The Group's operations are primarily conducted in China. The currency used for valuation and settlement of the majority of transactions is the Renminbi. Any depreciation of the Renminbi may have an adverse impact on the value of dividends payable to the Group's foreign shareholders. The Group has bank balances denominated in foreign currencies and is exposed to foreign exchange risk. The Group is currently not engaged in any hedging activities intended to manage foreign exchange rate risk. The Group will continue to monitor foreign exchange movements to ensure the protection of the Group's cash value.

KEY FINANCIAL RATIOS

The Group's current ratio was 1.5 as at 30 June 2019, compared to 1.4 as at 31 December 2018.

The Group's adjusted net debt to equity ratio decreased from 74.0% as at 31 December 2018 to 70.8% as at 30 June 2019 (including the impact of the share placement and subscription after adjustment), primarily due to the Group's continuous effort to manage its financial leverage to achieve sustainable growth.

CONTINGENT LIABILITIES

Mortgage Guarantee

The Group provides mortgage guarantees for bank loans granted to its customers, to secure the customers' repayment obligations. Mortgage guarantees are issued from the date of granting the relevant mortgage loans and are terminated at the earliest of: (i) the transfer of the relevant property title to the customer; or (ii) the customer's completion of the mortgage loan. In the event of a customer's default on the mortgage loan, the Group is generally required to repay the mortgage loan by purchasing the relevant property. In the event of a default on the mortgage loan, the mortgage bank will auction the relevant property, and if the net proceeds from the foreclosure sale are insufficient to cover the outstanding loan amount, the Group will be liable for the balance.

As at 30 June 2019, the Group's significant contingent liabilities arising from mortgage guarantees provided to its customers were approximately RMB32,023.6 million, compared to RMB32,844.4 million as at 31 December 2018.

The Directors confirm that the Group has not encountered any defaults by the purchasers of the mortgage guarantees provided, and that the aggregate thereof has not had a material adverse impact on the Group's financial position and operating performance.

Legal Contingencies

The Group may be involved in litigation and other legal proceedings in the course of its normal business operations. The Group believes that the liabilities arising from such legal proceedings will not have a material adverse impact on our business, financial position or operating performance.

管理層討論及分析

Management Discussion and Analysis

Commitments

As at 30 June 2019, the Group has entered into various contracts, including purchase contracts, for the acquisition of properties with a total value of RMB18,288.5 million. As at 31 December 2018, the total value of such contracts was RMB13,396.1 million.

OFF-BALANCE SHEET COMMITMENTS AND ARRANGEMENTS

The Group has entered into various contracts, including purchase contracts, for the acquisition of properties as at 30 June 2019, which are not reflected in the consolidated financial statements. The total value of such contracts is RMB18,288.5 million (including RMB13,396.1 million as at 31 December 2018). The Group has also entered into various contracts, including purchase contracts, for the acquisition of properties as at 30 June 2019, which are not reflected in the consolidated financial statements. The total value of such contracts is RMB18,288.5 million (including RMB13,396.1 million as at 31 December 2018).

BOND OFFERINGS AND REPURCHASE

The Group has issued various bonds, including corporate bonds, as follows:

In July 2019, the Group issued a corporate bond with a term of 3 years and a coupon rate of 8.6% with a principal amount of S\$200.0 million.

In July 2019, the Group issued a corporate bond with a term of 3 years and a coupon rate of 10.5% with a principal amount of S\$150.0 million.

In February 2019, the Group issued a corporate bond with a term of 3 years and a coupon rate of 9.8% with a principal amount of S\$230.0 million.

In February 2019, the Group issued a corporate bond with a term of 3 years and a coupon rate of 8.5% with a principal amount of S\$200.0 million. In August 2019, the Group issued a corporate bond with a term of 3 years and a coupon rate of 8.5% with a principal amount of S\$200.0 million.

In March 2019, the Group issued a corporate bond with a term of 3 years and a coupon rate of 9.15% with a principal amount of S\$200.0 million. In March 2019, the Group issued a corporate bond with a term of 3 years and a coupon rate of 9.15% with a principal amount of S\$200.0 million.

In August 2019, the Group issued a corporate bond with a term of 3 years and a coupon rate of 8.5% with a principal amount of S\$200.0 million. In August 2019, the Group issued a corporate bond with a term of 3 years and a coupon rate of 8.5% with a principal amount of S\$200.0 million.

In August 2019, the Group issued a corporate bond with a term of 3 years and a coupon rate of 8.65% with a principal amount of S\$200.0 million.

管理層討論及分析

Management Discussion and Analysis

此外，於二零一九年六月，本集團發行本金總額200.0百萬美元的優先永續資本證券（「優先永續資本證券」）。優先永續資本證券並無固定到期日，可由本公司選擇於二零二二年一月二十五日或倘該日並非營業日，則為隨後下一個營業日（「首個重設日」）按本金額連同應計、未付或延遲派息付款贖回。工具的分派率為（i）自發行日起至首個重設日（不包括該日）止期間為年息率10.25%，及（ii）就（A）自首個重設日（包括該日）起至緊隨首個重設日後每三個曆年後的各日（期間及（B）自首個重設日後各重設日（包括該日）起至緊隨的下一個重設日（不包括該日）期間而言，為相關重設日的國庫利率（定義見優先永續資本證券的條款及條件）另加初步息差8.414%加上遞進息率5%。優先永續資本證券被分類為權益工具並於未經審核中期簡明綜合財務狀況表內呈列為權益的一部分。

本集團擬將該等債券發售所得款項用於償還對外借款，本集團亦可能於未來短期內考慮其他債券發售計劃。

重大收購及出售附屬公司及聯營公司

截至二零一九年六月三十日止六個月，本公司概無重大收購及出售附屬公司及聯營公司。

本集團所持有重大投資

截至二零一九年六月三十日止六個月，本集團概無持有重大投資。

未來重大投資及資本資產計劃

本集團目前並無計劃進行任何重大投資或收購資本資產，但將根據本集團的發展需要繼續尋求潛在投資或收購機會。

In June, 2019, the Group issued \$200.0 million of Senior Preferred Capital Securities (「Senior Preferred Capital Securities」) with a principal amount of \$200.0 million. The Senior Preferred Capital Securities are redeemable on January 25, 2022 or, if that date is not a business day, on the next business day (「First Reset Date」). The interest rate on the Senior Preferred Capital Securities is (i) 10.25% per annum from the date of issuance to the First Reset Date, and (ii) (A) from the First Reset Date (including that date) to the end of each three-year period following the First Reset Date, and (B) from the First Reset Date (including that date) to the end of the next reset date (excluding that date), in each case, equal to the applicable Treasury rate (as defined in the terms and conditions of the Senior Preferred Capital Securities) plus a fixed spread of 8.414% and a floating spread of 5%. The Senior Preferred Capital Securities are classified as equity instruments and are presented as equity in the Group's unaudited condensed consolidated financial statements.

The Group intends to use the proceeds from the offering of the Senior Preferred Capital Securities to repay its external borrowings. The Group may also consider other debt offerings in the near future.

MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES AND ASSOCIATED COMPANIES

During the six months ended June 30, 2019, the Group did not have any material acquisitions or disposals of subsidiaries and associated companies.

SIGNIFICANT INVESTMENTS HELD BY THE GROUP

During the six months ended June 30, 2019, the Group did not have any significant investments held by the Group.

FUTURE PLAN FOR MATERIAL INVESTMENTS AND CAPITAL ASSETS

The Group currently does not have any plan to make any material investments or acquire capital assets, but will continue to seek potential investment or acquisition opportunities according to the development needs of the Group.

管理層討論及分析

Management Discussion and Analysis

僱員

截至二零一九年六月三十日，本集團擁有合共2,014名僱員。本集團向僱員提供具競爭力的薪酬待遇，包括基本薪金、酌情花紅、績效工資及年終花紅。本集團亦為僱員繳納社會保險供款，包括醫療保險、工傷保險、養老保險、生育保險、失業保險及住房公積金。

期後事件

除下述事件外，本集團於二零一九年六月三十日後直至本報告日期止並無進行任何重大事件。

於二零一九年七月十九日，本公司、本公司控股股東Roi Leung (「RoYe」)及建銀國際金融有限公司(「配售代理」)訂立配售及認購協議(「該協議」)，據此(1) RoYe同意委任配售代理，而配售代理亦同意擔任RoYe之代理人及盡力促使買方按每股配售股份4.95港元購買最多達244,756,000股本公司現有股份，及(2) RoYe同意按每股認購股份4.95港元認購最多達244,756,000股本公司新股份(「認購股份」)。該244,756,000股認購股份按每股股份面值0.00001美元計的合計面值為2,447.56美元並按簽署協議前最後交易日在聯交所所報收市價每股股份5.05港元之市價為1,236,017,800港元。認購事項的淨價格約為每股認購股份4.90港元。

按每股配售股份4.95港元配售244,756,000股現有股份予不少於六名獨立承配人及按每股認購股份4.95港元認購合共244,756,000股本公司新股份已分別於二零一九年七月二十四日及二零一九年七月三十日完成。本公司獲得認購事項所得款項淨額合共約1,199,300,000港元，並擬將所得款項淨額於機會出現時用作未來可能投資，及作為本集團之一般營運資金。詳情可參閱本公司日期為二零一九年七月二十一日及二零一九年七月三十日的公告。

於二零一九年八月，本集團透過公開發售額外發行110.0百萬美元優先票據。額外優先票據將按9.15%年利率計息及於二零二二年三月八日到期，並將與二零一九年三月八日發行的本金總額200.0百萬美元二零二二年到期年息9.15%的優先票據合併及構成單一系列。詳情可參閱本公司日期為二零一九年八月十三日及二零一九年八月十九日的公告。

EMPLOYEES

As at 30 June 2019, the Group employed 2,014 employees. The Group provides competitive remuneration packages to its employees, including basic salaries, discretionary bonuses, performance-based salaries and year-end bonuses. The Group also makes social insurance contributions for its employees, including medical insurance, work injury insurance, old-age insurance, maternity insurance, unemployment insurance and housing provident fund.

SUBSEQUENT EVENTS

Other than the events mentioned below, the Group has not conducted any significant events from the end of the reporting period to the date of this report.

On 19 July 2019, the Company, the Company's Controlling Shareholder, Roi Leung (「RoYe」), and the Placing Agent, CCB International Finance Limited (「配售代理」) (「Agreement」) entered into an agreement (「該協議」) whereby (1) RoYe has agreed to appoint the Placing Agent as its agent and to use its best efforts to ensure that the buyer purchases the maximum of 244,756,000 shares of the Company's existing shares at HK\$4.95 per share, and (2) RoYe has agreed to subscribe the maximum of 244,756,000 shares of the Company's new shares (「認購股份」) at HK\$4.95 per share. The 244,756,000 shares of the Company's new shares to be subscribed at HK\$4.95 per share will have an aggregate face value of \$2,447.56 million and will be issued at a price of \$5.05 per share as reported in the closing price of the Company's shares on the last trading day prior to the signing of the agreement. The net price of the subscription is approximately \$4.90 per share.



土地儲備表

Land Bank Table

序號 #	項目名稱 Project Name	城市 City	本集團應佔權益	主要規劃用途 ⁽¹⁾	地盤面積(平方米)	實際	預計竣工日期	土地儲備 ⁽²⁾ (平方米)
			In the Group	Use	Site Area (sq.m.)	Area/Completed	Completion Date	Land Bank ⁽²⁾ (sq.m.)
本集團及其附屬公司開發的物業								
Properties developed by the Group and its subsidiaries								
1	虹橋 正榮府一期	上海	100.0%	R/RE	35,759		2017/06	15,254
	虹橋 正榮府二期	上海	100.0%	R	22,564		2017/12	14,014
	上海虹橋財富中心	上海	100.0%	RE	24,039		2021/12	106,112
2	虹橋 正榮中心一期	上海	100.0%	RE/S&O	50,585		2016/12	61,333
	虹橋 正榮中心二期	上海	100.0%	RE/S&O	23,110		2018/11	32,654
3	正榮 國領一期	上海	100.0%	R/RE	55,274		2016/05	22,398
	正榮 國領二期	上海	100.0%	R	54,748		2017/11	26,844
4	正榮 御首府一期	上海	100.0%	R	60,692		2016/06	1,471
	正榮 御首府二期	上海	100.0%	R	43,045		2018/06	32,302
	正榮 御首府三期	上海	100.0%	R/RE/S&O	41,948		2021/06	130,116
5	正榮 環園一期	上海	100.0%	R/RE	33,008		2016/12	583
	正榮 環園二期	上海	100.0%	R/RE	32,000		2017/11	8,097
	正榮 環園三期	上海	100.0%	R	37,798		2019/02	56,686
6	嘉興中南正榮碧桂園 漫悅灣	嘉興	37.0%	R	39,984		2020/10	71,226
7	嘉興正榮碧桂園 悅公館	嘉興	51.0%	R	7,342		2019/11	16,574
8	嘉興卓越正榮 運河大公館	嘉興	50.0%	R/RE	63,568		2019/10	147,768
9	南京正榮潤江城	南京	100.0%	R/RE	71,345		2018/12	16,848
10	南京正榮潤錦城	南京	100.0%	R/RE	105,353		2018/03	18,754
11	南京正榮潤峯	南京	100.0%	R/RE	84,545		2019/05	5,401
12	南京正榮濱江紫雲(A地塊)	南京	100.0%	R/RE	83,048		2020/12	134,590
	南京正榮濱江紫雲(B地塊)	南京	100.0%	RE/S&O			2020/12	219,430
13	南京正榮 悅江府	南京	36.7%	R/RE	32,622		2021/06	114,258
14	南京和峰南岸	南京	10.5%	R/RE	26,829		2021/06	110,002
15	南京龍潭09號	南京	100.0%	R/RE	84,929		2022/08	231,655
16	江北新區2019G08	南京	51.0%	R	36,292		2021/12	84,253
17	滁州 正榮府	滁州	40.0%	R/RE	80,867		2021/04	144,852
18	蘇州正榮國領	蘇州	62.7%	R/RE	107,542		2018/12	37,926
19	蘇州正榮 華府一期	蘇州	51.9%	R/RE	48,866		2017/07	9,792
	蘇州正榮 華府二期	蘇州	51.9%	R	35,812		2017/08	6,117
20	蘇州正榮 悅嵐山	蘇州	52.0%	R	65,679		2018/05	9,888
21	蘇州正榮 悅玲瓏	蘇州	100.0%	R/RE	29,531		2018/12	14,331
22	蘇州正榮 悅棠灣	蘇州	100.0%	R	105,210		2020/09	302,385
23	蘇州太湖運著B地塊	蘇州	51.0%	R	24,583		2019/11	75,322
	蘇州太湖運著C地塊	蘇州	51.0%	R	30,760		2019/05	94,685
	蘇州太湖運著A地塊	蘇州	51.0%	RE/S&O	7,239		2020/03	53,459
24	蘇州正榮 香山麓院	蘇州	100.0%	R	39,098		2019/12	58,054
25	蘇州正榮 望府	蘇州	50.0%	R/RE	5,759		2019/03	21,201

土地儲備表 Land Bank Table

土地儲備表

Land Bank Table

序號 #	項目名稱 Project Name	城市 City	本集團應佔權益	主要規劃用途 ⁽¹⁾	地盤面積(平方米)	實際	預計竣工日期	土地儲備 ⁽²⁾ (平方米)
			In e.e. A .ib able o he G.o	P.ima. In ended U e ⁽¹⁾	Si e A.ea(.m.)	Ac al/E ima ed Com le ion Da e	Land Bank ⁽²⁾ (.m.)	
26	蘇州正榮 悅璽	蘇州	50.0%	R	7,585		2019/03	14,226
27	合肥正榮 悅都薈	合肥	100.0%	R/RE/S&O	120,705		2020/05	324,281
28	合肥都會1907	合肥	25.0%	R/RE	111,380		2020/07	237,772
29	合肥濱湖正榮府	合肥	100.0%	R	38,221		2020/10	95,080
30	合肥長豐7號地	合肥	100.0%	R/RE	50,857		2021/10	128,873
31	合肥長豐8號地	合肥	100.0%	R/RE	30,488		2021/10	76,882
32	合肥長豐10號地	合肥	100.0%	R/RE	43,324		2022/11	113,727
33	合肥肥西2019-5號地	合肥	100.0%	R/RE	58,464		2021/10	156,443
34	六安碧桂園正榮鳳凰城北苑	六安	33.8%	R/RE	199,979		2021/02	558,893
長三角小計					2,392,375			4,212,809
長三角權益小計					1,855,158			3,084,669
35	鄭州城南正榮府	鄭州	87.9%	R	212,099		2020/12	668,925
36	武漢正榮府 - A地塊	武漢	100.0%	R/RE	39,235		2019/09	128,885
	武漢正榮府 - B地塊	武漢	100.0%	RE/S&O	9,501		2021/12	26,808
37	武漢盤龍大道73號地塊	武漢	100.0%	R/RE	49,251		2022/04	205,698
38	襄陽長投 正榮府	襄陽	51.0%	R/RE	68,554		2020/12	271,743
39	襄陽正榮 悅江府	襄陽	100.0%	R/RE	20,142		2021/10	82,327
40	長沙正榮 財富中心南一批	長沙	100.0%	R/RE	48,021		2016/03	2,544
	長沙正榮 財富中心南二批	長沙	100.0%	R/RE			2018/05	960
	長沙正榮 財富中心北一批	長沙	100.0%	RE	97,199		2020/03	115,460
	長沙正榮 財富中心北二批	長沙	100.0%	R			2019/10	363,617
41	長沙正榮 濱江紫關台	長沙	100.0%	R/RE/S&O	106,652		2022/10	325,745
42	長沙正榮 梅溪紫關台	長沙	51.0%	R/RE/S&O	20,275		2021/09	216,671
43	長沙梅溪 正榮府一期	長沙	50.0%	R/RE	108,221		2019/11	200,545
	長沙梅溪 正榮府二期	長沙	50.0%	R			2020/04	51,433
中部小計					779,150			2,661,362
中部權益小計					655,849			2,215,110
44	西安正榮 彩虹穀	西安	100.0%	RE/S&O	30,422		2018/08	104,679
45	西安正榮府一期 (宗地QJ10-8-484)	西安	100.0%	R	24,150		2021/12	109,036
	西安正榮府一期 (宗地QJ10-8-485)	西安	100.0%	RE/S&O	15,172		2022/09	102,689
46	西安正榮 大興府	西安	100.0%	R/RE	15,586		2022/05	60,950
47	西安正榮 紫關台一期	西安	96.5%	R/RE/S&O	36,041		2022/08	143,125
48	西安正榮 紫關台二期	西安	96.5%	R/RE/S&O	75,748		2022/12	232,990
49	成都春華錦田	成都	65.0%	R	24,639		2020/10	7,540
50	成都新都地塊	成都	100.0%	R	21,205		2021/01	59,649
51	重慶水土地塊	重慶	100.0%	R	88,177		2021/05	132,266
西部小計					331,140			952,924
西部權益小計					318,604			937,121



土地儲備表

Land Bank Table

項目地址	Address
中國天津市西青區中北鎮阜錦道	Fu Jin Road, West Qing District, Tianjin, PRC
中國天津市西青區中北鎮阜錦道	Fu Jin Road, West Qing District, Tianjin, PRC
中國天津市北辰區沁河河道與規劃滄江東路交口	Caohang Road, Beichen District, Tianjin, PRC
中國天津市北辰區沁河河道與規劃滄江東路交口	Caohang Road, Beichen District, Tianjin, PRC
中國天津市南開區黃河道南側	South of Huanghe Road, Nankai District, Tianjin, PRC
中國天津市薊州區湖東大道東側、無終園大街南側	East of Hudedao Avenue, South of Wuzhongyuan Street, Jinzhou District, Tianjin, PRC
中國天津市薊州區湖東大道東側、無終園大街南側	East of Hudedao Avenue, South of Wuzhongyuan Street, Jinzhou District, Tianjin, PRC
中國天津市西青區張家窩鎮瑞雪路以西、嘉泰道以南	West of Ruixue Road, South of Jiatai Road, West Qing District, Tianjin, PRC
中國天津市北辰區淮東路與沁河河道交口東南側	Southeast of Huaidong Road and Qinhewang River Confluence, Beichen District, Tianjin, PRC
中國山東省濟南市曆城區開源路以北、幸福柳路以東	East of Xingfuchou Road, North of Kaiyuan Road, Licheng District, Jinan, PRC
中國山東省濟南市曆城區開源路以北、幸福柳路以東	East of Xingfuchou Road, North of Kaiyuan Road, Licheng District, Jinan, PRC
中國福建省福州市閩侯縣上街鎮新保路18號	No. 18, Xinbaolu, Hainan Town, Minhou County, Fuzhou, PRC
中國福建省福州市閩侯縣上街鎮新保路18號	No. 18, Xinbaolu, Hainan Town, Minhou County, Fuzhou, PRC
中國福建省福州市馬尾區君竹路以東、上岐路以北	North of Shangqi Road, East of Junzhu Road, Maoli District, Fuzhou, PRC
中國福建省福州市馬尾區君竹路以東、上岐路以北	North of Shangqi Road, East of Junzhu Road, Maoli District, Fuzhou, PRC
中國福建省福州市閩侯縣甘蔗街道濱江西大道77號正榮潤園	Zhengrong Runyuan, No. 77, Binxi Road, Zhanjiang Street, Minhou County, Fuzhou, PRC
中國福建省福州市晉安區桂山路西側，站東路以東	East of Zhan Dong Road, West of Guishan Road, Jin'an District, Fuzhou, PRC
中國福建省福州市晉安區桂山路西側，站東路以東	East of Zhan Dong Road, West of Guishan Road, Jin'an District, Fuzhou, PRC
中國福建省福州市晉安區桂山路西側，站東路以東	East of Zhan Dong Road, West of Guishan Road, Jin'an District, Fuzhou, PRC
中國福建省福州市馬尾沿山西路東側，羅星小學周邊	East of Maoli Shan Road, West of Luoxing Primary School, Maoli District, Fuzhou, PRC
中國福建省福州市閩侯縣甘蔗街道長江村	Changjiang Village, Zhanjiang Street, Minhou County, Fuzhou, PRC
中國福建省福州市羅源縣鳳山鎮岐陽片區	Qiyang Area, Fengshan Town, Luoyuan County, Fuzhou, PRC
中國福建省福州市馬尾區沿山西路西北側	Northwest of Maoli Shan Road, Maoli District, Fuzhou, PRC
中國福建省福清市龍山街道玉峰村、東劉村	East Liu Village, Yufeng Village, Longshan Street, Fuqing City, Fuzhou, PRC
中國福建省福清市龍山街道玉峰村、玉塘村	Yutang Village, Yufeng Village, Longshan Street, Fuqing City, Fuzhou, PRC
中國福建省長樂市江田鎮人民廣場南側、福北路東側	East of Fubei Road, South of Renmin Plaza, Jiangtian Town, Changle City, Fuzhou, PRC
中國福建省福州市晉安區六一路以東洋下危房地塊水頭蓋屋改造地塊一	Block 1, Waterhead Covering House Renovation, East of Yi Road, Jin'an District, Fuzhou, PRC
中國福建省馬尾市東南至羅星西路，東北至中佳藍灣，南西至上岐路	Southwest of Shangqi Road, Southeast of Luoxing West Road, Northeast of Zhongjia Lanwan, Maoli City, Fuzhou, PRC
中國福建省福州市平潭縣如意路北側，天大山東路東側	East of Tianshan East Road, North of Ruyi Road, Pingtan County, Fuzhou, PRC
中國福建省福州市平潭縣如意路北側，天大山東路東側	East of Tianshan East Road, North of Ruyi Road, Pingtan County, Fuzhou, PRC
中國福建省福州市平潭縣萬北路與平嵐二路交叉口東北側	Northeast of Wanzhi Road and Pinglan 2nd Road Intersection, Pingtan County, Fuzhou, PRC
中國福建省福州市平潭縣瑤竹南路(原平嵐二路)與嵐城七路交叉路口東北側	Northeast of Yaonanzhu South Road (Former Pinglan 2nd Road) and Lancity 7th Road Intersection, Pingtan County, Fuzhou, PRC
中國福建省福州市平潭縣瑤竹南路(原平嵐二路)與嵐城七路交叉路口東北側	Northeast of Yaonanzhu South Road (Former Pinglan 2nd Road) and Lancity 7th Road Intersection, Pingtan County, Fuzhou, PRC
中國福建省福州市平潭縣興港中路(原金井二路)西側，誠意路(原天大山北路)南側	South of Chengyi Road (Former Tianshan North Road), West of Xinggang Middle Road (Former Jinjing 2nd Road), Pingtan County, Fuzhou, PRC
中國福建省福州市平潭縣順意路(原北湖路)與興港中路(原金井二路)交叉路口西側南側	South of Shunyi Road (Former Beihu Road) and Xinggang Middle Road (Former Jinjing 2nd Road) Intersection, Pingtan County, Fuzhou, PRC
中國福建省福州市平潭縣竹嶼湖東路(原萬北路)與金峰路交叉路口西側	West of Zhezhulake East Road (Former Wan North Road) and Jinfeng Road Intersection, Pingtan County, Fuzhou, PRC
中國福建省南平市延平區大家廠	Dajiachang, Yanping District, Nanping, PRC
中國福建省南平市延平區大家廠	Dajiachang, Yanping District, Nanping, PRC
中國福建省南平市延平區大家廠	Dajiachang, Yanping District, Nanping, PRC

土地儲備表

Land Bank Table

序號 #	項目名稱 Project Name	城市 City	本集團應佔權益	主要規劃用途 ⁽¹⁾	地盤面積(平方米)	實際	預計竣工日期	土地儲備 ⁽²⁾ (平方米)
			In e.e. A .ib able o he G.o	P.ima. In ended U e ⁽¹⁾	Si e A.ea(.m.)	Ac al/E ima ed Com le ion Da e	Land Bank ⁽²⁾ (.m.)	
81	南昌正榮 學府壹號	南昌N, .	100.0%	R/RE	59,558		2017/08	1,842
82	南昌正榮 御峯	南昌N, .	100.0%	R/RE	44,387		2016/06	277
83	南昌正榮 大湖之都	南昌N, .	100.0%	R/RE	872,794		2017/06	15,083
84	南昌正榮 悅瀾灣一期	南昌N, .	100.0%	R/RE	55,635		2020/04	162,358
85	南昌經開 正榮府	南昌N, .	100.0%	R/RE	103,413		2020/11	113,117
86	南昌西湖紫雲閣	南昌N, .	100.0%	R	7,049		2019/11	17,500
87	南昌悅瓏府	南昌N, .	25.1%	R/RE	36,587		2020/01	103,702
88	南昌灣里34地塊	南昌N, .	50.0%	R/RE	22,841		2022/12	45,682
89	贛州正榮 悅璽	贛州G, .	100.0%	R/RE	60,732		2020/02	162,760
90	吉安碧桂園正榮 廬陵府一期	吉安J, .	50.0%	R/RE	74,388		2020/11	193,055
91	吉安碧桂園正榮 廬陵府二期	吉安J, .	50.0%	R/RE	78,938		2020/12	199,148
92	莆田正榮 潤環	莆田P, .	100.0%	R/RE	70,655		2018/08	233,135
93	莆田正榮財富中心A1地塊	莆田P, .	100.0%	RE/S&O	199,941		2017/01	176,552
	莆田正榮財富中心A2地塊	莆田P, .	100.0%	S&O			2020/12	124,932
	莆田正榮財富中心B1地塊	莆田P, .	100.0%	R/RE			2016/01	16,992
	莆田正榮財富中心B2地塊	莆田P, .	100.0%	R/RE			2016/11	20,718
94	莆田正榮 荔園華府	莆田P, .	100.0%	R/RE	35,268		2010/06	819
95	莆田正榮 時代廣場	莆田P, .	100.0%	R/RE	118,943		2014/03	43,790
96	莆田正榮 御品世家	莆田P, .	100.0%	R/RE	42,431		2016/10	5,351
97	莆田正榮府	莆田P, .	100.0%	R/RE	94,108		2019/12	152,617
98	莆田正榮木蘭紫閣	莆田P, .	100.0%	R/RE	33,283		2019/11	110,416
99	莆田正榮 白雲雲麓一期	莆田P, .	100.0%	R	79,698		2020/10	188,881
100	莆田濱溪 正榮府	莆田P, .	100.0%	R/RE	23,926		2020/04	63,571
101	莆田正榮 白雲雲麓二期	莆田P, .	100.0%	R/RE/S&O	39,848		2020/04	103,603
102	莆田棠霞路	莆田P, .	100.0%	R/RE	29,559		2021/11	80,819
103	泉州石獅 正榮府	泉州Q, .	100.0%	R	33,942		2020/03	115,597
104	泉州正榮 寶嘉 江濱府	泉州Q, .	46.5%	R/RE	59,486		2021/09	183,638
105	漳州西湖 正榮府	漳州Z, .	51.0%	R/RE/S&O	59,573		2021/01	197,840
106	正榮 麗景濱江	宜春C, .	100.0%	R/RE	138,667		2013/09	26
107	宜春正榮 御品濱江南二批	宜春C, .	100.0%	R/RE	171,791		2013/12	925
	宜春正榮 御品濱江北一批	宜春C, .	100.0%	R/RE			2015/08	3,835
108	宜春正榮金投袁州府	宜春C, .	35.0%	R/RE	55,227		2020/11	129,044
	海峽西岸小計				3,949,038			5,672,522
	海峽西岸權益小計				3,535,433			4,436,226
109	佛山金茂碧桂園正榮府	佛山F, .	32.8%	R/RE	109,246		2020/10	390,376
	珠三角小計				109,246			390,376
	珠三角權益小計				35,844			128,082
	本集團及其附屬公司開發的項目小計				8,152,988			15,135,982
	本集團及其附屬公司開發的土地儲備權益小計				6,920,915			11,807,930

土地儲備表

Land Bank Table

項目地址

Address

中國江西省南昌市九龍湖西站大街與學府南大道交匯處向西30米

30 國 C 國 J 國 L 國 S 國 S 國 S 國 A 國 N 國 J 國 P 國 PRC

中國江西省南昌市南昌西湖區蘭官路269號

N. 269, L 國 R 國 D 國 N 國 J 國 P 國 PRC

中國江西省南昌市南昌縣振興大道333號

N. 333, 國 A 國 N 國 C 國 N 國 J 國 P 國 PRC

中國江西省南昌縣蓮西路以東，振興大道以北，李埠南路以南

S 國 L 國 S 國 R 國 N 國 國 A 國 E 國 L 國 R 國 N 國 C 國 N 國 J 國 P 國 PRC

中國江西省南昌市經濟技術開發區紫荊路808號

N. 808, 國 R 國 E 國 國 國 D 國 國 國 N 國 J 國 P 國 PRC

中國江西省南昌市西湖區團結路以南、西河灘路以東

E 國 R 國 S 國 國 R 國 D 國 N 國 J 國 P 國 PRC

中國江西省南昌市南昌縣範圍內東祥路(撫生路)以東、銀城路以北地塊

P 國 N 國 R 國 E 國 D 國 R 國 (E 國 R 國) N 國 C 國 N 國 J 國 P 國 PRC

中國江西省南昌市灣里區陳家路以東、雙馬路以南、教導大隊以西、第三輪安置房以北

N 國 國 國 國 3 國 國 國 S 國 S 國 R 國 E 國 C 國 R 國 D 國 N 國 J 國 P 國 PRC

中國江西省贛州市蓉江一路東側，武陵大道北側

N 國 國 A 國 E 國 R 國 E 國 R 國 G 國 J 國 P 國 PRC

中國江西省吉安市城南新區井冈山大道以東、鳳凰洲路以南、白水仙路以西、復興路以北

N 國 E 國 R 國 B 國 R 國 S 國 國 R 國 E 國 J 國 A 國 C 國 N 國 D 國 J 國 P 國 PRC

中國江西省吉安市城南新區白水仙路以東、復興路以南、古南大道以西、崇文路以北

N 國 C 國 R 國 G 國 A 國 S 國 E 國 R 國 E 國 B 國 R 國 C 國 N 國 D 國 J 國 P 國 PRC

中國福建省莆田市荔城區東圳路與勝利路交叉口北側

N 國 C 國 D 國 R 國 S 國 N 國 R 國 L 國 D 國 B 國 F 國 P 國 PRC

中國福建省莆田市荔城區與天妃路交叉口，毗鄰木蘭溪

A 國 M 國 C 國 L 國 R 國 R 國 B 國 F 國 P 國 PRC

中國福建省莆田市荔城區與天妃路交叉口，毗鄰木蘭溪

A 國 M 國 C 國 L 國 R 國 R 國 B 國 F 國 P 國 PRC

中國福建省莆田市荔城區與天妃路交叉口，毗鄰木蘭溪

A 國 M 國 C 國 L 國 R 國 R 國 B 國 F 國 P 國 PRC

中國福建省莆田市荔城區與天妃路交叉口，毗鄰木蘭溪

A 國 M 國 C 國 L 國 R 國 R 國 B 國 F 國 P 國 PRC

中國福建省莆田市荔城區北大路南側

S 國 N 國 A 國 L 國 D 國 B 國 F 國 P 國 PRC

中國福建省莆田市東園路和北大路交匯處

C 國 D 國 R 國 N 國 A 國 B 國 F 國 P 國 PRC

中國福建省莆田市荔城區，毗鄰東園路(後塘片區I區)

A 國 D 國 (I H 國 A 國) L 國 D 國 B 國 F 國 P 國 PRC

中國福建省莆田市荔城區江濱北路1號

N. 1, 國 N 國 R 國 L 國 D 國 B 國 F 國 P 國 PRC

中國福建省莆田市城廂區城港大道與團結路交叉口

C 國 C 國 A 國 R 國 C 國 D 國 B 國 F 國 P 國 PRC

中國福建省莆田市涵江區白塘鎮西湖，南環路附近

N 國 S 國 R 國 L 國 B 國 C 國 H 國 D 國 B 國 F 國 P 國 PRC

中國福建省莆田市荔城區江濱北路1號

N. 1, 國 N 國 R 國 L 國 D 國 B 國 F 國 P 國 PRC

中國福建省莆田市荔城區江濱北路1號

N. 1, 國 N 國 R 國 L 國 D 國 B 國 F 國 P 國 PRC

中國福建省莆田市城廂區棠霞路北側，城廂區政府西側

國 C 國 D 國 G 國 N 國 R 國 C 國 D 國 B 國 F 國 P 國 PRC

中國福建省泉州市石獅市靈秀鎮鈔坑中國石獅服裝城東部

E 國 S 國 C 國 S 國 G 國 M 國 L 國 S 國 Q 國 B 國 P 國 PRC

中國福建省泉州市洛江區位於沈海高速公路橋與濱江路交叉口南側，東臨濱江路，西臨沈海高速公路，南臨後埭安置社區

S 國 H 國 C 國 S 國 E 國 E 國 B 國 R 國 C 國 S 國 E 國 B 國 B 國 R 國 (S 國 L 國 D 國 Q 國 B 國 P 國 PRC

中國福建省漳州市薌城區廠西二路

C 國 R 國 D 國 國 B 國 F 國 P 國 PRC

中國江西省宜春市盧洲北路399號

N. 399, L 國 N 國 R 國 J 國 P 國 PRC

中國江西省宜春市盧洲北路399號

N. 399, L 國 N 國 R 國 J 國 P 國 PRC

中國江西省宜春市盧洲北路399號

N. 399, L 國 N 國 R 國 J 國 P 國 PRC

中國江西省宜春市袁州區宜陽大道宜春正榮金投袁州府

國 J 國 M 國 A 國 D 國 J 國 P 國 PRC

中國廣東省佛山市順德區樂從鎮樂中路以南、縱三路以西

國 國 R 國 S 國 M 國 R 國 C 國 S 國 D 國 F 國 G 國 P 國 PRC

土地儲備表

Land Bank Table

序號 #	項目名稱 Project Name	城市 City	本集團應佔權益	主要規劃用途 ⁽¹⁾	地盤面積(平方米)	實際	預計竣工日期	土地儲備 ⁽²⁾ (平方米)
			In the Group	Planned Use ⁽¹⁾	Site Area (sq.m.)	Acquired	Completion Date	Land Bank ⁽²⁾ (sq.m.)
本集團合營企業及聯營公司開發的物業								
Properties developed by joint ventures and associates								
110	上海B中心	上海	20.0%	RE/S&O	70,857		2020/11	348,062
111	嘉興中南正榮 海上明悅	嘉興	50.0%	R/RE	33,424		2019/12	84,746
112	嘉興旭輝 光耀城	嘉興	25.0%	R	58,321		2019/11	148,409
113	嘉興世茂 璀璨時代	嘉興	30.0%	R	67,291		2020/04	202,686
114	嘉興正榮金茂 秀湖金茂府	嘉興	17.0%	R	72,100		2020/08	189,853
115	南京時代天樞	南京	20.0%	R/RE/S&O	54,311		2020/11	255,800
116	南京瓏悅	南京	33.0%	R	35,051		2020/11	113,680
117	南京招商正榮東望府	南京	49.0%	R/RE/S&O	90,981		2021/02	387,773
118	滁州弘陽 時光瀾庭	滁州	30.0%	R/RE	89,886		2020/12	197,399
119	徐州嶠山府 34#地塊	徐州	33.0%	R	60,584		2020/04	101,296
	徐州嶠山府 35#地塊	徐州	33.0%	R/RE	86,948		2021/04	157,191
120	徐州玖璽 38#地塊	徐州	30.0%	R/RE	45,352		2021/04	122,190
121	徐州梧桐公館 27#地塊	徐州	25.0%	R/RE	166,471		2022/07	290,198
122	蘇州金輝正榮 花漫四季	蘇州	49.0%	R	32,044		2019/03	82,018
123	蘇州禹洲招商 拾鯉	蘇州	20.0%	R/RE	128,313		2019/11	313,263
124	蘇州蘭溪溪灣御園	蘇州	36.0%	R	66,738		2019/06	122,061
125	蘇州上湖名著	蘇州	33.0%	R	46,004		2019/06	119,180
126	蘇州江城源著	蘇州	13.0%	R/RE	69,982		2019/12	122,187
127	蘇州十里錦繡	蘇州	16.4%	R/RE	98,783		2019/12	171,955
128	蘇州海上時光	蘇州	14.5%	R	69,206		2020/10	186,396
129	蘇州湖悅瀾庭	蘇州	16.3%	R	59,235		2019/12	158,869
130	蘇州香悅四季雅苑	蘇州	20.0%	R	56,479		2019/12	123,795
131	蘇州鉞翠天第	蘇州	16.7%	R	36,748		2019/12	85,647
132	蘇州格蒂名門	蘇州	33.3%	R	131,418		2020/10	240,548
133	蘇州天琴雅苑	蘇州	16.7%	R/RE	21,638		2019/11	48,926
134	蘇州雲樾蘭庭	蘇州	33.0%	R/RE	59,065		2021/01	173,310
135	蘇州依雲水岸	蘇州	13.8%	R	34,801		2020/04	93,575
136	蘇州紫雲華庭	蘇州	31.8%	R	65,378		2021/07	198,023
137	蘇州雙環華庭	蘇州	31.8%	R	17,361		2020/09	49,402
138	合肥碧桂園正榮悅璽	合肥	49.0%	R/S&O	44,787		2020/06	14,366
139	合肥公元天下	合肥	33.0%	R/S&O/RE	130,918		2019/10	288,826
140	無錫湖悅天境	無錫	20.0%	R/RE/S&O	62,563		2020/12	206,471
141	六安碧桂園正榮鳳凰城南苑	六安	33.8%	R/RE	199,748		2020/10	457,955
長三角小計					2,362,788			5,856,057
長三角權益小計					661,941			1,632,300
142	鄭州旭輝正榮首府	鄭州	24.0%	R/RE	69,439		2019/11	221,894
143	許昌芙蓉閣府	許昌	33.3%	R/RE	20,994		2020/11	79,481
144	武漢正榮 紫雲台一期	武漢	50.0%	R/RE	68,285		2020/01	193,465

土地儲備表

Land Bank Table

項目地址

Address

中國上海市青浦區四至範圍東至蟠秀路西至向陽路南至盈港東北至會鼎路

N. H. R., S. E. R., E. P. R., Q. D., S., PRC

中國浙江省嘉興市平湖市新倉鎮朝陽路

C. R., P. J., PRC

中國浙江省嘉興市嘉善縣魏塘街道外環西路

O. R., S. J., C. J., P. PRC

中國浙江省嘉興市南湖區南溪東路與亞歐路交匯處西南側

S. C. N. E. R., N. D., J., P. PRC

中國浙江省嘉興秀洲區東升西路與外港路交叉口

C. D. R., D. J., P. PRC

中國江蘇省南京市江甯區永勝路18號

N. 18, R., J. D., N. J. P. PRC

中國江蘇省南京市江甯區四望路與九鄉河東路交匯處東側瓊瑤名邸

L. E. C. S. R., J. E. R., J. D., N. J. P. PRC

中國江蘇省南京市江甯區九鄉河東路與四望路交叉口 - 東望府

N. E. F. M. C. J. E. R., S. R., J. D., N. J. P. PRC

中國江蘇省滁州市南譙區城南政務新區南樵南路與敬梓路交匯處

C. N. S. R., J. R., S. G. A. N. D., N. D., C. J., P. PRC

中國江蘇省徐州市銅山區華山路與鳳湖路交匯處向北200米路東

E. 200 N. C. H. R., R., D., J. P. PRC

中國江蘇省徐州市銅山區華山路與鳳湖路交匯處向北200米路東

E. 200 N. C. H. R., R., D., J. P. PRC

中國江蘇省徐州市泉山區淮海西路北，礦山東路西

K. E. R., N. H. R., Q. D., J. P. PRC

中國江蘇省徐州市銅山區華山路與漢江路交叉口

C. H. R., H. R., D., J. P. PRC

中國江蘇省蘇州市吳中區臨湖鎮銀藏路北側、方莊路東側，北東至河道、南至藏銀路

S. R., N. R., E. E. R., R. (N. L., D., S., J. P. PRC

中國江蘇省蘇州市相城區北橋街道鳳湖路東、大圩婁路北

N. D. R., E. R., S. D., S., J. P. PRC

中國江蘇省蘇州市盛澤鎮龍渠公園北側

N. S. L., P., S., J. P. PRC

中國江蘇省蘇州市黎里鎮洋砂蕩及洋砂路以西

S. R., L., S., J. P. PRC

中國江蘇省蘇州市張家港金港鎮中港路西側、蟠港東路北側

N. P., E. R., R., J., S., J. P. PRC

中國江蘇省蘇州市張家港市錦豐鎮興聯路南側、濱河路西側

B. R., S. R., J., S., J. P. PRC

中國江蘇省太倉市國開區平江路東、碧雲路北

N. B. R., E. P. R., G. D., J. P. PRC

中國江蘇省常熟市中興路西、永平路北

N. R., R., C., J. P. PRC

中國江蘇省常熟市古里鎮森泉吳莊村工業園4幢

B. 4, J. P., D., M., G., C., J. P. PRC

中國江蘇省昆山市開發區車站路東側、慶豐路北側

N. Q. R., E. C. R., K. D., K., J. P. PRC

中國江蘇省蘇州市高新區馬鞍山路北側、江浦路東側

E. J. R., N. M., R., G. D., S., J. P. PRC

中國江蘇省太倉市璆涇鎮園林路西、新城路南

S. R., R., H., J., PRC

中國江蘇省張家港市百橋路西側、泗陽路北側

N. S. R., B. R., J., PRC

中國江蘇省太倉市國開區龍江路西、浮宅路南

S. E. R., L. R., G. D., J. P. PRC

中國江蘇省常熟市香山北路88號

N. 88, R., N. R., C., J. P. PRC

中國江蘇省常熟市尚湖鎮永安路56號和美家園5幢119

119, B., 5, H. R., N. 56, R., S., C., J. P. PRC

中國安徽省合肥市烈山路與岱河路口西南角

S. R., C. L. R., D. R., H. A. P. PRC

中國安徽省合肥市徽州大道與珠江路口向西2.5公里

2.5 K. C. H. A. R., H. A. P. PRC

中國江蘇省常熟市經濟技術開發區高新技術產業園建業路2號1幢

B. 1, N. 2, J. R., G. R., L., P., E., D., C., J., P. PRC

中國安徽省六安市清溪路與星光大道交口

C. Q. R., A. L., A. P. PRC

中國河南省鄭州市二七區百榮路東、蘆莊路北

N. L. R., E. B. R., E. D., H., P. PRC

中國河南省許昌市建安區青梅路以西宏騰路北

N. H. R., Q. R., J., D., H., P. PRC

中國湖北省武漢市東湖新技術開發區民族大道以東、南湖大道以南

S. N. A. E. M. A. D. N. D., H. P. PRC

土地儲備表

Land Bank Table

項目地址

Address

中國湖北省武漢市東湖新技術開發區民族大道以東、南湖大道以南
中國湖北省武漢市黃陂區武湖街勝海大道以東、漢口北大道以北

Sichuan Province, China, Wuhan City, East Lake New Technology Development Zone, Minzu Avenue to the East, Nanhu Avenue to the South
Sichuan Province, China, Wuhan City, Huangpi District, Wuhu Street, Shenghai Avenue to the East, Hankou North Avenue to the North

中國重慶市兩江新區兩路組團C分區

Chongqing City, China, Liangjiang New Area, Lianglu Group, C Sub-district

中國天津市濱海新區北塘經濟區撫仙湖路以西、泰州道以北
中國天津市河東區東興路與新開路交口
中國天津市薊州區新城內依水街南側，遠和大街西側
中國天津市紅橋區雙環路與佳聯道交口西北側
中國天津市西青區中北鎮興苑路以西，興盛道以北
中國山東省濟南市繡水大街以東，規劃唐山山路東延以北
中國山東省濟南市曆城區開源中路以北、興體中路東側
中國山東省濟南市曆城區開源中路以北、興體中路以東
中國山東省濟南市曆城區開源中路以北、張馬大街以西
中國山東省濟南市曆城區開源中路以北、幸福柳路以東
中國山東省濟南市曆城區開源中路以北、幸福柳路以東

China, Tianjin City, Binhai New Area, Beitang Economic Zone, Fuxian Lake Road to the West, Taizhou Road to the North
China, Tianjin City, Hedong District, Dongxing Road and Xin Kai Road Intersection
China, Tianjin City, Jizhou District, New Town, Inside the Water Street on the South Side, Yuanhe Street to the West
China, Tianjin City, Hongqiao District, Shuanghuan Road and Jiailian Road Intersection, Northwest Side
China, Tianjin City, Xiqing District, Zhongbei Town, Xingyuan Road to the West, Xingcheng Road to the North
China, Shandong Province, Jinan City, Xiushui Street to the East, Planned Tangshan Road East Extension to the North
China, Shandong Province, Jinan City, Lichestown, Kaiyuan Middle Road to the North, Xingti Middle Road to the East
China, Shandong Province, Jinan City, Lichestown, Kaiyuan Middle Road to the North, Xingti Middle Road to the East
China, Shandong Province, Jinan City, Lichestown, Kaiyuan Middle Road to the North, Zhangma Street to the West
China, Shandong Province, Jinan City, Lichestown, Kaiyuan Middle Road to the North, Xingfuchou Road to the East
China, Shandong Province, Jinan City, Lichestown, Kaiyuan Middle Road to the North, Xingfuchou Road to the East

中國福建省福州市馬尾區亭江鎮閩亭
中國福建省福州市晉安區浣溪鎮羅漢村，桂湖社區地塊一
中國福建省福州市晉安區浣溪鎮羅漢村，桂湖後壩社區地塊一
中國江西省南昌市紅穀灘新區閩山大道777號
中國江西省南昌市紅穀灘新區文宗街36號
中國江西省南昌市新建區望城鎮長富大道南側、文化中心東路西側
中國江西省南昌市高新區航空西路以東，規劃產業用地以南，航空路以西，洪都南R區以北
中國江西省贛州市南康區南水新區天馬山大道
中國江西省贛州市蓉江新區
中國江西省吉安市吉州大道以東、市環保局新建業務用房以南、石陽路以西、韶山西路以北

China, Fujian Province, Fuzhou City, Maoyi District, Tingjiang Town, Minting
China, Fujian Province, Fuzhou City, Jin'an District, Huanxi Town, Luohan Village, Guihu Community Plot 1
China, Fujian Province, Fuzhou City, Jin'an District, Huanxi Town, Luohan Village, Guihu Houbama Community Plot 1
China, Jiangxi Province, Nanchang City, Honggutan New Area, Minshan Avenue 777
China, Jiangxi Province, Nanchang City, Honggutan New Area, Wenzong Street 36
China, Jiangxi Province, Nanchang City, Xian County, Wangcheng Town, Changfu Avenue South Side, Culture Center East Road West Side
China, Jiangxi Province, Nanchang City, Gaoxin District, Aviation West Road to the East, Planned Industrial Land to the South, Aviation Road to the West, Hongdu South R District to the North
China, Jiangxi Province, Ganzhou City, Nankang District, Nanshui New Area, Tianma Mountain Avenue
China, Jiangxi Province, Ganzhou City, Rongjiang New Area
China, Jiangxi Province, Ji'an City, Jizhou Avenue to the East, City Environmental Protection Bureau New Business Office to the South, Shiyang Road to the West, Shaohang West Road to the North

企業管治及其他資料

Corporate Governance and Other Information

遵守企業管治守則

本公司透過專注於持正、問責、透明、獨立、盡責及公平原則，致力於達致高水平的企業管治。本公司已制定及實行良好的管治政策及措施，並由董事會負責執行該等企業管治職責。董事會將參考上市規則附錄十四所載的《企業管治守則》（「該守則」）持續檢討及監督本公司的企業管治狀況，以維持本公司高水準的企業管治。就董事所知，於截至二零一九年六月三十日止六個月，本公司已遵守該守則。

董事進行證券交易的標準守則

於報告期內，本公司已採納上市規則附錄十所載標準守則，作為有關董事進行證券交易之行為守則。經本公司作出特定查詢後，全體董事確認，彼等於截至二零一九年六月三十日止六個月已遵守標準守則。

董事及最高行政人員於本公司或其相聯法團的股份、相關股份及債權證的權益及淡倉

於二零一九年六月三十日，董事或本公司最高行政人員於本公司或其相聯法團（定義見證券及期貨條例第XV部）的股份、相關股份及債權證中擁有根據證券及期貨條例第352條規定本公司須存置的登記冊所記錄，或根據上市發行人董事進行證券交易的標準守則（「標準守則」）須知會本公司及聯交所的權益或淡倉如下：

COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

C. The Board has adopted the Corporate Governance Code set out in Appendix 14 to the Listing Rules as its corporate governance code. The Board has reviewed the Corporate Governance Code and the Listing Rules and confirmed that it has complied with the Corporate Governance Code throughout the reporting period. The Board will continue to review and monitor the company's corporate governance practices to ensure that it remains in compliance with the Corporate Governance Code and the Listing Rules.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Board has adopted the Model Code for Securities Transactions by Directors set out in Appendix 10 to the Listing Rules as its code of conduct for directors' securities transactions. After specific enquiries, all directors have confirmed that they have complied with the Model Code for Securities Transactions by Directors throughout the reporting period.

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

As at June 30, 2019, the interests and short positions of the directors and the chief executive officer in the shares, underlying shares and debentures of the company or its associated corporations (as defined in Part XV of the Securities and Futures Ordinance) which are required to be recorded in the register required to be kept by the company pursuant to section 352 of the SFO, or which are required to be notified to the company and the exchange under the Model Code for Securities Transactions by Directors, are as follows:

企業管治及其他資料

Corporate Governance and Other Information

董事 最高行政人員姓名 Name of Director/Chief Executive	本集團成員公司 相聯法團名稱 Name of Group member/associated corporation	身份 權益性質 ⁽¹⁾ Capacity ⁽¹⁾	股份數目 Number of Shares	佔本公司股權 概約百分比 Approximate percentage of shareholding in the Company
黃仙枝先生 M. H. ANG	本公司 Coca-Cola	實益擁有人 Beneficial owner	4,569,000	0.11%
王本龍先生 M. W. ANG	本公司 Coca-Cola	實益擁有人 Beneficial owner	2,436,000	0.06%
歐國強先生 M. O. G.	本公司 Coca-Cola	受控法團權益 ⁽⁴⁾ Indirectly held interest ⁽⁴⁾	217,800,000 ⁽²⁾	5.28%
歐國偉先生 M. O. G.	本公司 Coca-Cola	受控法團權益 ⁽⁵⁾ Indirectly held interest ⁽⁵⁾	217,140,000 ⁽³⁾	5.27%

附註：

- 所列全部權益均為好倉。
- 該等217,800,000股股份全部由RS&L持有。
- 該等217,140,000股股份全部由S&L持有。
- 歐國強先生為RS&L的唯一合法及實益擁有人，且根據證券及期貨條例，彼被視為於RS&L擁有權益的股份中擁有權益。
- 歐國偉先生為S&L的唯一合法及實益擁有人，且根據證券及期貨條例，彼被視為於S&L擁有權益的股份中擁有權益。

註：

- 根據證券及期貨條例第XV部，本公司董事及最高行政人員均被視為好倉。
- RS&L持有217,800,000股S&L股份。
- S&L持有217,140,000股S&L股份。
- M.O.G.為RS&L的附屬公司，且根據證券及期貨條例，M.O.G.被視為於RS&L擁有權益的股份中擁有權益。
- M.O.G.為S&L的附屬公司，且根據證券及期貨條例，M.O.G.被視為於S&L擁有權益的股份中擁有權益。

除上文所披露者外，於二零一九年六月三十日，概無董事及本公司最高行政人員於本公司或其相聯法團(定義見證券及期貨條例第XV部)的股份、相關股份或債權證中擁有任何根據證券及期貨條例第352條規定本公司須存置的登記冊所記錄的權益或淡倉，或須根據標準守則知會本公司及聯交所的權益或淡倉。

根據證券及期貨條例第XV部，於二零一九年六月三十日，本公司董事及最高行政人員均被視為好倉。此外，本公司董事及最高行政人員亦持有本公司或其相聯法團(定義見證券及期貨條例第XV部)的股份、相關股份或債權證。本公司董事及最高行政人員持有本公司或其相聯法團(定義見證券及期貨條例第XV部)的股份、相關股份或債權證的權益或淡倉，或須根據標準守則知會本公司及聯交所的權益或淡倉。

企業管治及其他資料

Corporate Governance and Other Information

主要股東及其他人士於股份及相關股份的權益及淡倉

於二零一九年六月三十日，以下人士(董事或本公司最高行政人員除外)於股份或相關股份中擁有任何根據證券及期貨條例第336條規定本公司須存置的登記冊所記錄的權益或淡倉：

SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

As at June 30, 2019, the following persons (other than directors or the highest executive officer of the Company) held any interests or short positions in the shares or underlying shares of the Company which are required to be recorded in the register required to be maintained by the Company under section 336 of the SFO:

股東姓名 / 名稱 Name of shareholder	權益性質 Nature of interest	所持有股份或證券數目 ⁽¹⁾ Number of Shares or Securities held ⁽¹⁾	權益概約百分比 Approximate percentage of interest
歐宗榮先生 ⁽²⁾ Mr. O SONG RING ⁽²⁾	受控法團權益 Interest in controlled entity	2,384,957,000 (L)	57.85%
林淑英女士 ⁽³⁾ Ms. LIN SUI YING ⁽³⁾	配偶權益 Interest in spouse	2,384,957,000 (L)	57.85%
羅國良先生 Mr. LO KOK LEUNG	實益擁有人 Beneficial owner	2,278,525,000 (L)	55.26%
羅國強先生 Mr. LO KOK KEUNG	實益擁有人 Beneficial owner	217,800,000 (L)	5.28%
羅國強先生 Mr. LO KOK KEUNG	實益擁有人 Beneficial owner	217,140,000 (L)	5.27%
中國東方資產管理股份有限公司 China Oriental Asset Management Company Limited	於股份中擁有抵押權益的人士 Person with mortgage interest in shares	575,000,000 (L)	13.95%
	受控法團權益 ⁽⁴⁾ Interest in controlled entity ⁽⁴⁾	171,600,000 (L)	4.16%
中國信達資產管理股份有限公司 China Xinda Asset Management Company Limited	於股份中擁有抵押權益的人士 Person with mortgage interest in shares	440,000,000 (L)	10.67%

企業管治及其他資料

Corporate Governance and Other Information

根據購股權計劃的條款，董事會有權於採納日期起計10年期間(自二零一七年十二月十五日起至二零二七年十二月十四日止)內隨時向董事會全權酌情認為已對或將對本集團作出貢獻的任何董事或本集團僱員(「參與者」)授出購股權。截至二零一九年六月三十日，購股權計劃之餘下有效期約為八年五個月。

在上市規則禁止的情況下，當參與者將會或可能會被上市規則或任何適用規則、規例或法律禁止買賣股份時，不得作出要約，且不得向任何參與者授出購股權。特別是，於緊接下列日期(以較早者為準)前一個月起計至實際刊發業績公告日期止期間內，將不會授出購股權：()就批准本公司任何年度、半年、季度或其他中期期間業績而召開的董事會會議日期(根據上市規則首次知會聯交所的有關日期)；及()本公司根據上市規則刊發其中期或年度業績公告的期限。

因行使根據購股權計劃授出的購股權而獲派股息，本公司董事會將根據上市規則及香港交易所證券上市規則的規定，在上市規則規定的條件下，向參與者派發股息。

企業管治及其他資料 Corporate Governance and Other Information

於授出任何購股權條款的規限下，購股權可由承授人於購股權時期內任何時間根據要約指定的歸屬時間及其他條款行使。授出日期起計10年後，不得再歸屬任何購股權。除非經本公司於股東大會或經董事會提前終止，否則購股權計劃自採納日期起計10年期間內有效。

購股權獲行使前並無最短持有期限的限制，而承授人於購股權可獲行使前毋須達成任何表現目標，惟須受董事會可能釐定的條款及條件所限。

行使價應由董事會釐定且應知會一名參與者，並於任何情況下不得低於以下各項的較高者：

股份於購股權授出日期(必須為營業日)在聯交所每日報價表所列收市價；

股份於緊接要約日期前五個營業日在聯交所每日報價表所列平均收市價；及

於授出日期的股份面值，

參與者須支付1.00港元作為接納彼等所獲授購股權的代價。

購股權計劃主要條款的進一步詳情載於招股章程。

自上市日期起及直至本中報日期止期間，本公司概無根據購股權計劃授出或同意授出購股權。

購買、出售或贖回本公司上市證券

於截至二零一九年六月三十日止六個月，概無本公司或其任何附屬公司購買、出售或贖回本公司任何上市證券。

S. 10. C. B. S. O. S. 10.

S. B. N. 10. C. B. S. O. S. 10.

P. B. S. O. S. 10.

S. S. E. 10. C. B. S. O. S. 10.

S. S. E. O. D. 10. C. B. S. O. S. 10.

S. 10. C. B. S. O. S. 10.

P. HK\$1.00. 10. C. B. S. O. S. 10.

R. S. O. S. 10. C. B. S. O. S. 10.

F. L. D. C. B. S. O. S. 10. C. B. S. O. S. 10.

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

C. 30 J. 2019.

企業管治及其他資料

Corporate Governance and Other Information

根據上市規則第 13.51B(1) 條披露的董事會成員及最高行政人員履歷變動

二零一九年六月六日，() 林華先生已獲委任為獨立非執行董事以及本公司薪酬委員會(「薪酬委員會」)及提名委員會(「提名委員會」)成員；及() 沈國權先生已辭任獨立非執行董事以及薪酬委員會及提名委員會成員，自二零一九年六月六日起生效。

除上文所披露者外，自二零一八年年報日期起並無其他根據上市規則第 13.51B(1) 條須予披露的董事履歷變動。

中期股息

董事會不建議派付截至二零一九年六月三十日止六個月之任何中期股息(截至二零一八年六月三十日止六個月：無)。

審核委員會

本公司根據上市規則第 3.21 條及上市規則附錄十四載列的企業管治守則成立審核委員會並訂明其書面職權範圍。審核委員會包括三名成員，即我們的獨立非執行董事陸海林博士及王傳序先生以及非執行董事歐國偉先生。陸海林博士獲委任為審核委員會主席，是我們具備適當專業資格的獨立非執行董事。審核委員會的主要職責包括：() 就委任及罷免本公司外部核數師提出推薦建議；() 審閱本公司的

獨立核數師報告 Independent Auditor's Report

中期簡明綜合損益表

Interim Condensed Consolidated Statement of Profit or Loss

截至二零一九年六月三十日止六個月

For the six months ended 30 June 2019

		附註 N/A	二零一九年 2019 人民幣千元 RMB'000 (未經審核) (Unaudited)	二零一八年 2018 人民幣千元 RMB'000 (未經審核) (Unaudited)
收益	REVENUE	5	13,648,419	12,314,646
銷售成本	COST OF SALES		(10,874,726)	(9,600,262)
毛利	GROSS PROFIT		2,773,693	2,714,384
其他收入及收益	OTHER INCOME AND GAINS	5	156,718	179,433
銷售及分銷開支	SALES AND DISTRIBUTION EXPENSES		(354,815)	(321,978)
行政開支	ADMINISTRATIVE EXPENSES		(523,641)	(509,733)
金融資產減值虧損淨額	NET IMPAIRMENT LOSSES ON FINANCIAL ASSETS		(158)	(1,376)
其他開支	OTHER EXPENSES		(74,175)	(14,514)
投資物業的公平值收益	Fair value gains on investment properties		123,248	98,047
融資成本	FINANCIAL COSTS	6	(207,650)	(191,453)
應佔以下單位溢利及虧損：	Share of profit/loss of the following entities:			
合營企業	Joint ventures		135,451	(27,291)
聯營公司	Associates		(64,130)	(56,876)
除稅前溢利	PROFIT BEFORE TAX	7	1,964,541	1,868,643
所得稅開支	Income tax expense	8	(785,307)	(911,465)
期內溢利	PROFIT FOR THE PERIOD		1,179,234	957,178
以下人士應佔：	Attributable to:			
母公司擁有人	Ordinary equity holders of the parent		933,434	840,364
非控股權益	Non-controlling interests		245,800	116,814
			1,179,234	957,178
母公司普通權益 持有人應佔 每股盈利	EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT			
基本及攤薄 - 期內溢利	Basic and diluted - Profit for the period	10	人民幣0.23元 RMB0.23	人民幣0.21元 RMB0.21

中期簡明綜合全面收益表

Interim Condensed Consolidated Statement of Comprehensive Income

截至二零一九年六月三十日止六個月

From 1 January to 30 June 2019

		二零一九年 2019 人民幣千元 RMB'000 (未經審核) (Unaudited)	二零一八年 2018 人民幣千元 RMB'000 (未經審核) (Unaudited)
期內溢利	PROFIT FOR THE PERIOD	1,179,234	957,178
可於往後期間重新分類至損益 之其他全面收益：	Other comprehensive income that may be reclassified to profit or loss:		
外幣報表 折算差異	Exchange differences on translation of foreign operations	30,303	(78,448)
可於往後期間重新分類至損益 之其他全面收益淨額	Net other comprehensive income that may be reclassified to profit or loss	30,303	(78,448)
期內之其他全面收益， 扣除稅項	OTHER COMPREHENSIVE INCOME FOR THE PERIOD, NET OF TAX	30,303	(78,448)
期內之 全面收益總額	TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	1,209,537	878,730
以下人士應佔：	Attributable to:		
母公司擁有人	Owners of the parent	963,737	761,916
非控股權益	Non-controlling interests	245,800	116,814
		1,209,537	878,730

中期簡明綜合財務狀況表

Interim Condensed Consolidated Statement of Financial Position

二零一九年六月三十日
30 June 2019

		附註	二零一九年 六月三十日 30 June 2019 人民幣千元 RMB'000 (未經審核) (Unaudited)	二零一八年 十二月三十一日 31 December 2018 人民幣千元 RMB'000 (經審核) (Audited)
非流動資產	NON-CURRENT ASSETS			
物業、廠房及設備	Property, plant and equipment	11	598,187	876,882
投資物業	Investment properties	12	8,722,800	8,461,900
其他使用權資產	Other intangible assets	13	369,082	-
預付土地租賃款項	Prepaid land lease payments	13	213,674	213,674
其他無形資產	Other intangible assets		7,535	9,940
投資於合營企業	Investments in joint ventures		2,014,336	1,931,702
投資於聯營公司	Investments in associates		2,854,124	1,796,827
遞延稅項資產	Deferred tax assets		1,831,280	1,463,999
非流動資產總值	Non-current assets		16,611,018	14,754,924
流動資產	CURRENT ASSETS			
按公平值計入損益的金融資產	Financial assets at fair value through profit or loss		1,127,280	862,161
開發中物業	Properties under development		69,522,780	63,588,003
持作出售的完工物業	Properties held for sale		8,794,614	11,433,470
貿易應收款項	Trade receivables	14	70,628	34,151
應收關聯公司款項	Due from related companies	27	4,141,521	7,686,366
預付土地租賃款項	Prepaid land lease payments	13	3,801,205	754,184
預付款項、其他應收款項及其他資產	Prepayments, other receivables and other assets		19,856,076	12,755,716
可收回稅項	Recoverable tax		1,211,041	1,160,983
受限制現金	Restricted cash	15	4,574,941	4,866,036
已抵押存款	Deposits pledged	15	489,646	963,560
現金及現金等價物	Cash and cash equivalents	15	25,072,296	22,538,953
流動資產總值	Current assets		138,662,028	126,643,583

中期簡明綜合財務狀況表

Interim Condensed Consolidated Statement of Financial Position

二零一九年六月三十日

30 June 2019

		附註	二零一九年 六月三十日 30 June 2019 人民幣千元 RMB'000 (未經審核) (Unaudited)	二零一八年 十二月三十一日 31 December 2018 人民幣千元 RMB'000 (經審核) (Audited)
流動負債	CURRENT LIABILITIES			
貿易應付款項及應付票據	Trade payables and bills payable	16	9,563,832	8,212,543
其他應付款項及應計費用	Other payables and accrued expenses	17	7,185,215	5,449,969
合約負債	Contract liabilities		46,282,211	47,149,486
應付關聯公司款項	Due to related companies	27	4,152,106	3,332,983
計息銀行貸款及其他借款	Interest-bearing bank loans and other borrowings	18	19,668,207	21,629,210
優先票據	Senior notes	19	4,078,591	1,094,198
公司債券	Corporate bonds	20	1,155,858	1,115,788
應付稅項	Tax payables		2,332,384	2,297,672
流動負債總額	Total current liabilities		94,418,404	90,281,849
流動資產淨值	NET CURRENT ASSETS		44,243,624	36,361,734
總資產減 流動負債	TOTAL ASSETS LESS CURRENT LIABILITIES		60,854,642	51,116,658

中期簡明綜合財務狀況表

Interim Condensed Consolidated Statement of Financial Position

二零一九年六月三十日

30 June 2019

		附註	二零一九年 六月三十日 30 June 2019 人民幣千元 RMB'000 (未經審核) (Unaudited)	二零一八年 十二月三十一日 31 December 2018 人民幣千元 RMB'000 (經審核) (Audited)
非流動負債	NON-CURRENT LIABILITIES			
計息銀行貸款及其他借款	Interest-bearing bank loans and other borrowings	18	16,907,014	16,541,379
其他應付款項及應計費用	Other payables and accrued expenses	17	3,390,421	3,285,661
優先票據	Senior notes	19	8,276,289	4,076,627
公司債券	Corporate bonds	20	2,443,128	2,034,399
遞延稅項負債	Deferred tax liabilities		782,473	699,591
非流動負債總額	Total non-current liabilities		31,799,325	26,637,657
淨資產	Net assets		29,055,317	24,479,001
權益	EQUITY			
母公司擁有人應佔權益	Equity attributable to owners of the parent			
股本	Share capital	21	265	265
儲備	Reserves		13,941,863	13,528,703
			13,942,128	13,528,968
永續資本證券	Perpetual capital securities	22	4,486,893	3,008,224
非控股權益	Non-controlling interests		10,626,296	7,941,809
權益總額	Total equity		29,055,317	24,479,001

中期簡明綜合權益變動表

Interim Condensed Consolidated Statement of Changes in Equity

截至二零一九年六月三十日止六個月

From 1 January 2019 to 30 June 2019

		母公司擁有人應佔							非控股權益				權益總額	
		Attributable to the owners							Non-controlling interest					
		股本	股份溢價	合併儲備	資本儲備	法定	匯兌	保留溢利	總計	永續		總計		權益總額
						盈餘儲備	波動儲備			資本證券	其他			
Share capital	Share premium	Merger reserve	Capital reserve	Reserves	Fluctuation	Retained profits	Total	Equity securities	Other	Total	Total equity			
人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元		
RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000		
於二零一八年十二月三十一日(經審核)	At 31 December 2018 (audited)	265	3,588,067	4,527,360	444,783	561,266	(66,015)	4,473,242	13,528,968	3,008,224	7,941,809	10,950,033	24,479,001	
期內溢利	Profit for the period	—	—	—	—	—	—	933,434	933,434	115,562	130,238	245,800	1,179,234	
期內其他	Other items for the period	—	—	—	—	—	—	—	—	—	—	—	—	
全面收益：	Comprehensive income:													
換算海外業務產生的匯兌差額	Exchange differences arising from the translation of the financial statements of foreign operations	—	—	—	—	30,303	—	30,303	—	—	—	—	30,303	
期內全面收益總額	Total comprehensive income for the period	—	—	—	—	30,303	933,434	963,737	115,562	130,238	245,800	1,209,537		
附屬公司非控股股東出資	Contributions from non-controlling shareholders of subsidiaries	—	—	—	(22,915)	—	—	(22,915)	—	2,484,224	2,484,224	2,461,309		
收購附屬公司	Acquisition of subsidiaries	—	—	—	—	—	—	—	—	70,025	70,025	70,025		
股息及分派	Dividends and distributions	—	—	—	—	—	(527,662)	(527,662)	—	—	—	(527,662)		
發行永續資本證券	Issuance of perpetual capital securities	—	—	—	—	—	—	—	1,363,107	—	1,363,107	1,363,107		
於二零一九年六月三十日(未經審核)	At 30 June 2019 (unaudited)	265	3,588,067	4,527,360	421,868	561,266	(35,712)	4,879,014	13,942,128	4,486,893	10,626,296	15,113,189	29,055,317	

中期簡明綜合權益變動表

Interim Condensed Consolidated Statement of Changes in Equity

截至二零一九年六月三十日止六個月

For the six months ended 30 June 2019

	母公司擁有人應佔							非控股權益				
	Attributable to equity holders of the parent							Non-controlling interests				
	股本	股份溢價	合併儲備	資本儲備	法定	匯兌	保留溢利	總計	永續		總計	權益總額
					盈餘儲備	波動儲備			資本證券	其他		
S, 000	S, 000	M, 000	C, 000	S, 000	E, 000	RMB, 000	RMB, 000	RMB, 000	RMB, 000	RMB, 000	RMB, 000	
人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
於二零一七年十二月三十一日(經審核)	3	—	4,527,360	387,636	292,319	—	2,971,466	8,178,784	2,974,443	1,071,074	4,045,517	12,224,301
採納國際財務報告準則第15號的影響	—	—	—	—	—	—	(36,451)	(36,451)	—	—	—	(36,451)
於二零一八年一月一日(經重列)	3	—	4,527,360	387,636	292,319	—	2,935,015	8,142,333	2,974,443	1,071,074	4,045,517	12,187,850
期內溢利	—	—	—	—	—	—	840,364	840,364	145,356	(28,542)	116,814	957,178
期內其他	—	—	—	—	—	—	—	—	—	—	—	—
全面收益：	—	—	—	—	—	—	—	—	—	—	—	—
換算海外業務產生的匯兌差額	—	—	—	—	—	(78,448)	—	(78,448)	—	—	—	(78,448)
期內全面	—	—	—	—	—	(78,448)	840,364	761,916	145,356	(28,542)	116,814	878,730
收益總額	—	—	—	—	—	(78,448)	840,364	761,916	145,356	(28,542)	116,814	878,730
發行新股份	262	3,588,067	—	—	—	—	—	3,588,329	—	—	—	3,588,329
附屬公司	—	—	—	—	—	—	—	—	—	—	—	—
非控股	—	—	—	—	—	—	—	—	—	—	—	—
股東出資	—	—	—	2,321	—	—	—	2,321	—	174,179	174,179	176,500
收購非控股權益	—	—	—	(73,982)	—	—	—	(73,982)	—	(11,018)	(11,018)	(85,000)
收購附屬公司	—	—	—	—	—	—	—	—	—	164,488	164,488	164,488
股息及分派	—	—	—	—	—	—	(329,918)	(329,918)	—	—	—	(329,918)
於二零一八年六月三十日(未經審核)	265	3,588,067	4,527,360	315,975	292,319	(78,448)	3,445,461	12,090,999	3,119,799	1,370,181	4,489,980	16,580,979

中期簡明綜合現金流量表

Interim Condensed Consolidated Statement of Cash Flows

截至二零一九年六月三十日止六個月

From June 1, 2019 to June 30, 2019

	附註 N/A	二零一九年 2019 人民幣千元 RMB'000 (未經審核) (Unaudited)	二零一八年 2018 人民幣千元 RMB'000 (未經審核) (Unaudited)
經營活動			
現金流量			
除稅前溢利		1,964,541	1,868,643
調整：			
物業、廠房及 設備項目折舊	7	27,688	14,394
其他使用權資產折舊	3,7	29,936	—
攤銷其他無形資產	7	2,765	1,863
出售物業、廠房及設備 項目的收益及虧損淨額	7	(10)	(51)
折價收購收益	5	—	(3,734)
出售附屬公司的收益	24	(1,388)	(5,270)
應佔以下單位溢利及虧損：			
合營企業		(135,451)	27,291
聯營公司		64,130	56,876
投資物業的公平值收益	12	(123,248)	(98,047)
出售按公平值計入 損益的金融資產的虧損		31,137	—
按公平值計入損益的 金融資產的虧損（收益）淨額		33,183	(27,594)
計入預付款項、按金及 其他應收款項的 金融資產減值撥備	7	158	1,376
開發中及持作出售已竣 工物業確認的 減值虧損	7	61,883	124,285
持作出售已竣工物業 的減值虧損撤銷	7	(124,022)	(110,427)
融資成本	6	207,650	191,453
利息收入	5	(134,419)	(116,540)

中期簡明綜合現金流量表

Interim Condensed Consolidated Statement of Cash Flows

截至二零一九年六月三十日止六個月

For the six months ended 30 June 2019

	附註 N	二零一九年 2019 人民幣千元 RMB'000 (未經審核) (Unaudited)	二零一八年 2018 人民幣千元 RMB'000 (未經審核) (Unaudited)
開發中物業及持作出售	I		
已竣工物業增加		(2,002,381)	(613,541)
預付土地租賃款項增加	I	(3,272,989)	(3,723,456)
受限制現金減少 (增加)	D	291,095	(1,268,041)
已質押存款減少	D	568,555	266,037
貿易應收款項(增加) 減少	(I)	(36,477)	6,499
預付款項、其他應收款項 及其他資產增加	I	(2,083,316)	(3,820,946)
應收關聯公司款項(增加) 減少	(I)	(31,637)	3,806
貿易應付款項及應付票據增加	I	1,308,878	226,535
其他應付款項及應計費用 (減少) 增加	(D)	(325,269)	1,067,620
合約負債(減少) 增加	(D)	(1,640,529)	3,672
應付關聯公司款項 增加 (減少)	I	21,276	(4,606)
經營所用現金	C	(5,298,261)	(5,931,903)
已收利息	I	134,419	116,540
已付利息	I	(1,462,838)	(1,682,323)
已付稅項		(1,096,721)	(986,960)

中期簡明綜合現金流量表

Interim Condensed Consolidated Statement of Cash Flows

截至二零一九年六月三十日止六個月

From 1 January to 30 June 2019

	附註 N/A	二零一九年 2019 人民幣千元 RMB'000 (未經審核) (Unaudited)	二零一八年 2018 人民幣千元 RMB'000 (未經審核) (Unaudited)
投資活動所得 現金流量			
購買物業、 廠房及設備項目		(23,283)	(15,852)
購買其他無形資產		(360)	(1,736)
添置投資物業		(107,663)	(264,414)
收購附屬公司	23	58,882	(79,865)
收購按公平值計入 損益的金融資產		(399,333)	(550,256)
出售附屬公司	24	1,373	25,583
出售按公平值計入 損益的金融資產		77,207	5,000
投資於合營企業		—	(147,152)
投資於聯營公司		(992,031)	(1,076,224)
出售物業、 廠房及設備項目		396	223
投資活動所用現金流量淨額		(1,384,812)	(2,104,693)

中期簡明綜合現金流量表

Interim Condensed Consolidated Statement of Cash Flows

截至二零一九年六月三十日止六個月

For the six months ended 30 June 2019

	附註 N	二零一九年 2019 人民幣千元 RMB'000 (未經審核) (Unaudited)	二零一八年 2018 人民幣千元 RMB'000 (未經審核) (Unaudited)
融資活動所得			
現金流量			
附屬公司非控股			
股東出資		2,461,309	176,500
發行股份所得款項	P	—	3,677,296
股份發行開支	S	—	(88,967)
收購附屬公司	A		
非控股權益		—	(85,000)
關聯公司墊款	A	27	2,282,729
償還關聯公司墊款	R	27	(1,412,965)
償還給予關聯公司的墊款	R	27	3,745,025
給予關聯公司的墊款	A	27	(168,543)
已質押存款減少	D		(94,641)
計息銀行貸款及	P		
其他借款所得款項		15,354,229	11,109,955
償還計息銀行貸款	R		
及其他借款		(18,841,417)	(9,028,802)
償還優先票據	R		(1,068,223)
發行優先票據所得款項	P		7,690,128
發行公司債券所得款項	P	20	347,375
發行資產抵押證券所得款項	P		—
發行永續資本證券所得款項	P	22	1,363,107
租賃付款的本金部分	P	3	(26,752)
融資活動所得現金流量淨額	N	11,631,361	10,890,701

中期簡明綜合現金流量表

Interim Condensed Consolidated Statement of Cash Flows

截至二零一九年六月三十日止六個月

From 1 January to 30 June 2019

	附註 N/A	二零一九年 2019 人民幣千元 RMB'000 (未經審核) (Unaudited)	二零一八年 2018 人民幣千元 RMB'000 (未經審核) (Unaudited)
現金及現金等價物增加淨額		2,523,148	301,362
期初現金及現金等價物		22,538,953	14,539,485
匯率變動的影響，淨額		10,195	(42,983)
期末現金及現金等價物		25,072,296	14,797,864
現金及現金等價物結餘分析			
現金及銀行結餘	15	30,136,883	20,837,134
減：受限制現金	15	4,574,941	5,199,521
已質押存款	15	489,646	839,749
簡明綜合現金流量表所列現金及現金等價物		25,072,296	14,797,864

中期簡明綜合財務資料附註

Notes to Interim Condensed Consolidated Financial Information

二零一九年六月三十日

30 June 2019

1. 公司資料

本公司是於開曼群島註冊成立的有限責任公司。本公司註冊辦事處位於 27 Havelock Road, George Town, Grand Cayman, KY-1-9008, Cayman Islands。本公司股份於二零一八年一月十六日於香港聯合交易所有限公司(「香港聯交所」)主板上市。

本公司是一家投資控股公司。截至二零一九年六月三十日止六個月，本集團主要從事房地產開發、物業租賃及商業物業管理。

2. 編製基準

該截至二零一九年六月三十日止六個月中期簡明綜合財務資料乃根據國際會計準則第34號中期財務報告編製。該中期簡明綜合財務資料並不包括年度財務報表應包括的所有資料及披露事項，並應與本集團截至二零一八年十二月三十一日止年度的年度綜合財務報表一併閱讀。

1. CORPORATE INFORMATION

The Company is a limited liability company incorporated in the Cayman Islands. Its registered office is located at 27 Havelock Road, George Town, Grand Cayman, KY-1-9008, Cayman Islands. The Company's shares were listed on the main board of the Hong Kong Stock Exchange (「HKSE」) on 16 January 2018.

The Company is an investment holding company. For the six months ended 30 June 2019, the Group is primarily engaged in real estate development, property leasing and commercial property management.

2. BASIS OF PREPARATION

The interim condensed consolidated financial information for the six months ended 30 June 2019 has been prepared in accordance with IAS 34 *Interim Financial Reporting*. This interim condensed consolidated financial information does not include all the information and disclosures that would be required in the annual financial statements. It should be read in conjunction with the annual consolidated financial statements for the year ended 31 December 2018.

中期簡明綜合財務資料附註

Notes to Interim Condensed Consolidated Financial Information

二零一九年六月三十日

30 June 2019

3. 會計政策及披露變動

編製中期簡明綜合財務資料時所採納之會計政策，與編製本集團截至二零一八年十二月三十一日止年度之年度綜合財務報表所採納者一致，惟採納於二零一九年一月一日起生效的新訂及經修訂準則除外。

國際財務報告準則第9號之修訂	具有負補償之提前還款特性
國際財務報告準則第16號	租賃
國際會計準則第19號之修訂	計劃修訂、縮減或結清
國際會計準則第28號之修訂	於聯營公司及合營企業的長期權益
國際財務報告詮釋委員會詮釋第23號	所得稅處理之不確定性
二零一五年至二零一七年期之年度改進	國際財務報告準則第3號、國際財務報告準則第11號、國際會計準則第12號及國際會計準則第23號之修訂

除下文所闡述有關國際財務報告準則第16號租賃、國際會計準則第28號之修訂於聯營公司及合營企業的長期權益及國際財務報告詮釋委員會詮釋第23號所得稅處理之不確定性的影響外，新訂及經修訂準則與本集團中期簡明綜合財務資料並不相關。新訂及經修訂國際財務報告準則的性質及影響說明如下：

3. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The accounting policies adopted in the preparation of the interim condensed consolidated financial information are consistent with those adopted in the preparation of the annual consolidated financial statements for the year ended 31 December 2018, except for the new and amended standards that are effective from 1 January 2019.

Amended IFRS 9	Financial Instruments - New and Amended
IFRS 16	Leases
Amended IAS 19	Defined Contribution Plans
Amended IAS 28	Long-term Interests in Associates and Joint Ventures
IFRIC Interpretation 23	Uncertainty over Income Tax Treatments
Annual Improvements 2015-2017 Cycle	IFRS 3, IFRS 11, IAS 12, and IAS 23

Other than the new and amended standards that are effective from 1 January 2019, the new and amended standards are not relevant to the Group's interim condensed consolidated financial information. The nature and impact of the new and amended standards are explained as follows:

中期簡明綜合財務資料附註

Notes to Interim Condensed Consolidated Financial Information

二零一九年六月三十日

30 June 2019

3. 會計政策及披露變動(續)

(a) 採用國際財務報告準則第16號租賃(續)

國際財務報告準則第16號取代國際會計準則第17號租賃、國際財務報告詮釋委員會詮釋第4號釐定安排是否包括租賃、常設詮釋委員會第15號經營租賃 - 優惠及常設詮釋委員會第27號評估牽涉租賃的法律形式的交易的內容。該準則載列確認、計量、呈列及披露租賃之原則，並要求承租人就所有租賃單一以資產負債表內的模式入賬。國際財務報告準則第16號大致沿用國際會計準則第17號內出租人的會計處理方式。出租人將繼續使用與國際會計準則第17號相似的原則，將租賃分類為經營租賃或融資租賃。因此，國際財務報告準則第16號對本集團作為出租人的租賃並無任何財務影響。

3. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (C o n t i n u e d)

(a) Adoption of IFRS 16 Leases (C o n t i n u e d)

IFRS 16 [replaces](#) IAS 17 [Leases](#), IFRIC 4 [Determining whether an arrangement contains a lease](#), SIC-15 [Operating leases - incentives](#) and IAS 17 [Leases](#) [within the scope of the standard](#).

中期簡明綜合財務資料附註

Notes to Interim Condensed Consolidated Financial Information

二零一九年六月三十日

30 June 2019

3. 會計政策及披露變動(續)

(a) 採用國際財務報告準則第16號租賃(續)

本集團於二零一九年一月一日按經修訂追溯法首次採納國際財務報告準則第16號。根據此方法，本集團已追溯應用該準則，並將首次採納的累計影響確認為對於二零一九年一月一日其他使用權資產及租賃負債期初餘額的調整，且概不會重列二零一八年的比較資料，而繼續根據國際會計準則第17號作出報告。

租賃的新定義

根據國際財務報告準則第16號，倘合約為換取代價而授予在一段期間內可確認資產的使用控制權，則該合約為租賃或包含租賃。倘客戶有權從使用可確認資產中獲取絕大部分經濟利益及有權主導可確認資產的使用，則表示擁有控制權。本集團選擇使用過渡可行權宜方法，僅在首次應用日期對先前應用國際會計準則第17號及國際財務報告詮釋委員會詮釋第4號確認為租賃的合約應用該準則。根據國際會計準則第17號及國際財務報告詮釋委員會詮釋第4號未確認為租賃的合約並未予以重新評估。因此，國際財務報告準則第16號項下租賃的定義僅應用於在二零一九年一月一日或之後訂立或變更的合約。

於包含租賃組成部分的合約開始或獲重新評估時，本集團根據其獨立價格將合約中的代價分配予各個租賃及非租賃部分。本集團已作為承租人採用可行權宜方法，選擇不拆分非租賃組成部分，而是將租賃組成部分和與其相關的非租賃組成部分(如租賃物業的物業管理服務)作為單一租賃組成部分入賬。

3. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued)

(a) Adoption of IFRS 16 Lease (Continued)

Our Group adopted IFRS 16 retrospectively from 1 January 2019. In accordance with this method, our Group has applied the standard retrospectively and the cumulative effect of the adoption is recognised as an adjustment to the opening balances of other intangible assets and lease liabilities as at 1 January 2019, and comparative figures for 2018 are not restated. Our Group continues to report in accordance with IAS 17.

New definition of a lease

According to IFRS 16, if a contract conveys the right to use an identifiable asset for a period of time, the contract is a lease or contains a lease. If a customer has the right to direct the use of the identifiable asset and obtain substantially all the economic benefits from that use, the customer is deemed to have control of the asset. Our Group has chosen to apply the transitional practical expedient, which only requires the application of IFRS 16 to contracts that were previously classified as leases under IAS 17 and IFRIC 4. Contracts that were not classified as leases under IAS 17 and IFRIC 4 are not reassessed. Therefore, the definition of a lease under IFRS 16 only applies to contracts entered into or modified on or after 1 January 2019.

At the start of a contract or when it is reassessed, our Group allocates the consideration in the contract to each lease and non-lease component on a standalone basis. Our Group has chosen to apply the practical expedient as a lessee, which is not to split non-lease components, but to account for the lease component and the non-lease component (such as property management services related to the leased property) as a single lease component.

中期簡明綜合財務資料附註

Notes to Interim Condensed Consolidated Financial Information

二零一九年六月三十日

30 June 2019

3. 會計政策及披露變動(續)

(a) 採用國際財務報告準則第16號租賃(續)

作為承租人，先前分類為經營租賃的租賃

採納國際財務報告準則第16號的影響的性質

本集團擁有多個物業(如辦公室及僱員宿舍)的租賃合約。本集團之前作為承租人根據對租賃是否將資產擁有權的絕大部分報酬與風險轉移至本集團的評估，將租賃分類為融資租賃或經營租賃。根據國際財務報告準則第16號，本集團對所有租賃應用單一方法確認和計量使用權資產與租賃負債，惟低價值資產(基於每一項租賃選擇)與短期(基於每一類相關資產選擇)兩類租賃的選擇性豁免除外。本集團選擇不就(i)低價值資產(如手提電腦及電話)租賃；及(ii)於租賃開始日期租賃期為12個月或以下的租賃確認使用權資產及租賃負債。相反，本集團在租賃期內以直線法將與該等租賃相關的租賃付款確認為開支。

過渡期的影響

於二零一九年一月一日的租賃負債乃根據剩餘租賃付款按於二零一九年一月一日的遞增借款利率貼現的現值確認，並計入其他應付款項及應計費用。

3. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (C 續)

(a) Adoption of IFRS 16 Leases (C 續)

As a lessee, Leases previously classified as operating leases

Nature of the impact of IFRS 16

Our Group has multiple property (e.g. office and employee dormitory) lease contracts. Prior to the adoption of IFRS 16, our Group classified leases as either finance leases or operating leases based on the assessment of whether substantially all the economic benefits and risks of ownership were transferred to our Group. Under IFRS 16, our Group will apply a single method to recognize and measure right-of-use assets and lease liabilities, except for two classes of leases: (i) short-term leases (based on the assessment of each lease) and (ii) leases with a lease term of 12 months or less at the commencement date. Our Group has elected not to recognize right-of-use assets and lease liabilities for (i) low-value assets (e.g. mobile phones and computers) and (ii) leases with a lease term of 12 months or less at the commencement date. Instead, our Group will recognize lease payments as an expense on a straight-line basis over the lease term.

Impact of transition

At 1 January 2019, our lease liabilities were measured at the present value of the remaining lease payments, discounted using the incremental borrowing rate at 1 January 2019, and included in other payables and accrued expenses.

中期簡明綜合財務資料附註

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3. 會計政策及披露變動(續)

- (a) 採用國際財務報告準則第16號租賃(續)

過渡期的影響(續)

於二零一九年一月一日採納國際財務報告準則第16號所產生的影響如下：

3. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (C.F.F.I.)

- (a) Adoption of IFRS 16 *Lease* (C.F.F.I.)

Interim financial statements (C.F.F.I.)

Interim financial statements adopted IFRS 16 on 1 January 2019. The impact is as follows:

增加
(減少)
RMB'000
(未經審核)
(C.F.F.I.)

中期簡明綜合財務資料附註

Notes to Interim Condensed Consolidated Financial Information

二零一九年六月三十日

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3. 會計政策及披露變動(續)

- (a) 採用國際財務報告準則第16號租賃(續)

過渡期的影響(續)

於二零一九年一月一日的租賃負債與於二零一八年十二月三十一日的經營租賃承擔的對賬如下：

3. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued)

- (a) Adoption of IFRS 16 Lease (Continued)

Transition period impact (Continued)

以下為於二零一九年一月一日及於二零一八年十二月三十一日租賃負債與經營租賃承擔的對賬：

		人民幣千元 RMB'000 (未經審核) (Interim)
於二零一八年十二月三十一日的經營租賃承擔	Operating lease commitments as at 31 December 2018	113,901
於二零一九年一月一日的加權平均遞增借款利率	Weighted average incremental borrowing rate as at 1 January 2019	6%
於二零一九年一月一日的貼現經營租賃承擔	Discounted operating lease commitments as at 1 January 2019	103,338
減：有關短期租賃的承擔及餘下租賃期為於二零一九年十二月三十一日或之前終止的該等租賃承擔	Less: Commitments for short-term leases and remaining lease terms that expire on or before 31 December 2019	(1,546)
於二零一九年一月一日租賃負債	Lease liabilities as at 1 January 2019	101,792

中期簡明綜合財務資料附註

Notes to Interim Condensed Consolidated Financial Information

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3. 會計政策及披露變動(續)

(a) 採用國際財務報告準則第16號租賃(續)

過渡期的影響(續)

新會計政策概要

截至二零一八年十二月三十一日止年度的年度財務報表所披露的租賃會計政策將於二零一九年一月一日採納國際財務報告準則第16號後由以下新會計政策取代：

使用權資產

使用權資產於租賃開始日期確認。使用權資產按成本減任何累計折舊及任何減值虧損計量，並就重新計量租賃負債作出調整。當使用權資產與持作存貨的租賃土地權益有關時，其後根據本集團「開發中物業」及「持作出售已竣工物業」政策按成本及可變現淨值中較低者計量。使用權資產的成本包括已確認的租賃負債金額、已發生的初始直接成本，以及於開始日期或之前作出的租賃付款減已收取的任何租賃優惠。除非本集團合理確定在租期屆滿時取得租賃資產的所有權，否則已確認的使用權資產在估計使用年期及租期(以較短者為準)內按直線法計提折舊。當使用權資產符合投資物業的定義時，計入投資物業。相應的使用權資產初步按成本計量，其後根據本集團「投資物業」政策按公平值計量。

3. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (C.F.R.I.)

(a) Adoption of IFRS 16 Leases (C.F.R.I.)

Impact of transition (C.F.R.I.)

Summary of new accounting policies

The accounting policies for leases disclosed in the annual financial statements for the year ended 31 December 2018 will be replaced by the new accounting policies for leases under IFRS 16 Leases from 1 January 2019:

Right-of-use assets

Right-of-use assets are recognised at the lease commencement date. Right-of-use assets are measured at cost, less any accumulated depreciation and any impairment losses, and adjusted to reflect remeasurements of lease liabilities. When right-of-use assets are related to leasehold land interests held for inventory, they are subsequently measured at the lower of cost and fair value less costs to sell. The cost of right-of-use assets includes the amount of the recognised lease liability, plus any initial direct costs, plus any lease payments made at or before the commencement date, less any lease incentives received. Unless the Group is reasonably certain to obtain ownership of the leased asset at the end of the lease term, the recognised right-of-use asset is depreciated over its useful life and lease term (whichever is shorter) on a straight-line basis. When right-of-use assets meet the definition of investment property, they are included in investment property. Right-of-use assets are initially measured at cost and subsequently measured at fair value in accordance with the Group's policy on investment property.

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3. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued)

(a) Adoption of IFRS 16 Leases (Continued)

Interim period (Continued)

Leases

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3. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued)

(a) Adoption of IFRS 16 (Continued)

Significant judgement in determining the lease term of contracts in the adoption

Group has determined that the lease term of contracts is the non-cancellable period of the lease, unless there is a reasonable certainty that the lessee will exercise an option to extend or terminate the lease. The lease term is determined based on the facts and circumstances of each lease contract.

Amount recognised in the interim condensed consolidated statement of financial position and profit or loss

Group has recognised the following amounts in the interim condensed consolidated statement of financial position and profit or loss:

		其他 使用權資產 土地及樓宇	租賃負債
		○	○
		人民幣千元	人民幣千元
		RMB'000	RMB'000
於二零一九年一月一日	As at 1 January 2019	375,785	101,792
添置	Added	23,233	23,233
折舊開支	Depreciation expense	(29,936)	—
利息開支	Interest expense	—	3,149
付款	Payments	—	(26,752)

中期簡明綜合財務資料附註

Notes to Interim Condensed Consolidated Financial Information

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3. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued)

(b) Amendment to IAS 28

A number of amendments to IAS 28 were issued by the IASB in 2018, which are effective from 1 January 2019. IFRS 9

中期簡明綜合財務資料附註

Notes to Interim Condensed Consolidated Financial Information

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4. OPERATING SEGMENT INFORMATION (Continued)

Geographical information

Notes 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Information about major customers

Notes 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

5. REVENUE, OTHER INCOME AND GAINS

Amounts are stated in million Hong Kong dollars unless otherwise stated.

截至六月三十日止六個月

For the six months ended 30 June

二零一九年 2019	二零一八年 2018
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中期簡明綜合財務資料附註

Notes to Interim Condensed Consolidated Financial Information

二零一九年六月三十日

30 June 2019

5. 收入、其他收入及收益(續)

客戶合約收益的分類收益資料

5. REVENUE, OTHER INCOME AND GAINS (Continued)

Classification of revenue from contracts with customers

		截至六月三十日止六個月	
		For the six months ended 30 June	
		二零一九年	二零一八年
		2019	2018
		人民幣千元	人民幣千元
		RMB'000	RMB'000
		(未經審核)	(未經審核)
		(Unaudited)	(Unaudited)
收益確認時間：	Timing of revenue recognition:		
銷售物業收益：	Revenue from sales of properties:		
於某一時間點確認	Recognised at a point in time:	13,533,564	12,224,314
物業管理服務收益：	Revenue from property management services:		
隨時間確認	Recognised over time:	41,418	40,262
管理服務收益：	Revenue from management services:		
隨時間確認	Recognised over time:	17,452	3,195
		13,592,434	12,267,771

中期簡明綜合財務資料附註

Notes to Interim Condensed Consolidated Financial Information

二零一九年六月三十日

30 June 2019

5. 收入、其他收入及收益(續)

5. REVENUE, OTHER INCOME AND GAINS (Continued)

		截至六月三十日止六個月	
		For the six months ended 30 June	
		二零一九年	二零一八年
		2019	2018
		人民幣千元	人民幣千元
		RMB'000	RMB'000
		(未經審核)	(未經審核)
		(Unaudited)	(Unaudited)
其他收入及收益	Other income and gains		
利息收入	Interest income	134,419	116,540
沒收按金	Forfeited deposits	7,596	5,092
政府補助	Government grants	6,527	451
匯兌收益	Exchange gains	3,070	18,480
出售附屬公司	Disposal of subsidiaries	1,388	5,270
出售物業、廠房及 設備項目的收益	Gains on disposal of property, plant and equipment	39	191
按公平值計入損益的 金融資產的公平值收益淨額	Net fair value gains on financial assets measured at fair value through profit or loss	—	27,594
廉價收購收益	Gain on bargain purchase	—	3,734
其他	Other	3,679	2,081
		156,718	179,433

中期簡明綜合財務資料附註

Notes to Interim Condensed Consolidated Financial Information

二零一九年六月三十日

30 June 2019

6. 財務成本

財務成本的分析如下：

6. FINANCE COSTS

Analysis of finance costs is as follows:

		截至六月三十日止六個月	
		For the six months ended 30 June	
		二零一九年	二零一八年
		2019	2018
		人民幣千元	人民幣千元
		RMB'000	RMB'000
		(未經審核)	(未經審核)
		(Unaudited)	(Unaudited)
銀行貸款及其他借款、公司債券、 優先票據、資產支持 證券所得款項及 租賃負債的利息	Interest on bank loans and other borrowings, corporate bonds, preferred notes, asset-backed securities proceeds and interest on lease liabilities	1,912,080	1,721,065
收益合約產生的 利息開支	Interest expense on revenue contracts	646,980	554,255
並非按公平值計入損益的 金融負債的利息開支總額	Total interest expense on financial liabilities not measured at fair value through profit or loss	2,559,060	2,275,320
減：資本化利息	Less: Interest capitalized	(2,351,410)	(2,083,867)
		207,650	191,453

中期簡明綜合財務資料附註

Notes to Interim Condensed Consolidated Financial Information

二零一九年六月三十日

30 June 2019

7. 除稅前溢利

本集團除稅前溢利乃自以下各項扣除
(計入)後達致：

7. PROFIT BEFORE TAX

本集團除稅前溢利乃自以下各項扣除(計入)後達致：

		截至六月三十日止六個月	
		For the six months ended 30 June	
		二零一九年	二零一八年
		2019	2018
		人民幣千元	人民幣千元
		RMB'000	RMB'000
		(未經審核)	(未經審核)
		(Unaudited)	(Unaudited)
已售存貨成本	Cost of goods sold	10,908,707	9,569,628
持作出售已竣工物業的減值虧損撇銷(附註)	Impairment reversal of value loss on property held for sale (Note 12)	(124,022)	(110,427)
開發中物業及持作出售已竣工物業確認的減值虧損	Impairment loss on property under development and property held for sale	61,883	124,285
金融資產減值虧損淨額	Net impairment loss on financial assets	158	1,376
物業、廠房及設備項目折舊	Depreciation of property, plant and equipment	27,688	14,394
其他使用權資產折舊	Depreciation of other intangible assets	29,936	—
攤銷其他無形資產	Amortisation of other intangible assets	2,765	1,863
出售物業、廠房及設備項目的收益及虧損淨額	Net gain/loss on disposal of property, plant and equipment	(10)	(51)
出售附屬公司的收益	Gain on disposal of subsidiaries	1,388	5,270
核數師薪酬	Auditor's remuneration	2,400	2,000
僱員福利開支(包括董事及最高行政人員薪酬)：	Employee benefits expense (including directors' and senior management's remuneration):		
薪金及工資	Salaries and wages	284,994	218,445
養老金計劃供款及社會福利	Contributions to pension plans and social welfare	44,075	28,490

附註：該項目計入中期簡明綜合全面收益表的銷售成本中。

附註：該項目計入中期簡明綜合全面收益表的銷售成本中。

中期簡明綜合財務資料附註

Notes to Interim Condensed Consolidated Financial Information

二零一九年六月三十日

30 June 2019

8. 所得稅

本集團須就本集團成員公司註冊及經營所在稅務司法權區產生或源自其的溢利按實體基準繳納所得稅。根據開曼群島及英屬處女群島的規則及法規，本集團於開曼群島及英屬處女群島註冊成立的附屬公司毋須繳納任何所得稅。本集團於香港註冊成立的附屬公司毋須繳納所得稅，因為該等公司於截至二零一九年及二零一八年六月三十日止六個月並無現時於香港產生的任何應課稅溢利。

本集團於中國內地經營的附屬公司須按25%的稅率繳納中華人民共和國(「中國」)企業所得稅。

土地增值稅乃按照30%至60%的累進稅率對土地增值額徵收，土地增值額為出售物業所得款項減可扣減開支(包括土地成本、借款成本及其他房地產開發支出)。本集團根據有關中國內地稅務法律及法規的規定為土地增值稅估計、作出及計提稅項撥備。土地增值稅撥備須由當地稅務機關進行最終審核及批准。

8. INCOME TAX

The Group is required to pay income tax on profits generated or derived from its subsidiaries in the tax jurisdiction where they are registered and operated. In accordance with the rules and regulations of the Cayman Islands and the British Virgin Islands, the subsidiaries registered in the Cayman Islands and the British Virgin Islands are not required to pay any income tax. The subsidiaries registered in Hong Kong are not required to pay income tax, as they have not generated any taxable profits in Hong Kong during the six months ended 30 June 2019 and 2018.

The subsidiaries operating in the PRC are required to pay income tax at a rate of 25%.

Land appreciation tax is levied on the land appreciation amount at a progressive rate of 30% to 60%. The land appreciation amount is the proceeds from the sale of properties less deductible expenses (including land costs, borrowing costs and other real estate development expenses). The Group estimates, recognizes and provides for land appreciation tax in accordance with the provisions of the relevant PRC tax laws and regulations. The land appreciation tax provision must be reviewed and approved by the local tax authorities.

		截至六月三十日止六個月	
		For the six months ended 30 June	
		二零一九年	二零一八年
		2019	2018
		人民幣千元	人民幣千元
		RMB'000	RMB'000
		(未經審核)	(未經審核)
		(Unaudited)	(Unaudited)
即期稅項：	G		
企業所得稅	C	721,078	671,902
土地增值稅	LA	360,296	490,937
遞延稅項	D	(296,067)	(251,374)
期內稅項支出總額		785,307	911,465

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9. 股息

本集團股東已於二零一九年五月二十四日召開之股東週年大會上批准宣派二零一八年建議末期股息每股0.15港元(約相當於人民幣12.00分),總金額為618,450,000港元(約相當於人民幣527,662,000元)。二零一八年建議末期股息已計入中期簡明綜合財務狀況表的「其他應付款項及應計費用」,並隨後於二零一九年七月分派。

董事會議決不派發截至二零一九年六月三十日止六個月之中期股息(截至二零一八年六月三十日止六個月:無)。

10. 母公司普通權益持有人應佔每股盈利

每股基本及攤薄盈利金額乃根據母公司普通權益持有人應佔期內溢利人民幣933,434,000元(截至二零一八年六月三十日止六個月:人民幣840,364,000元)及期內已發行普通股的加權平均數4,123,000,000股(截至二零一八年六月三十日止六個月:4,014,983,425股)計算。

9. DIVIDENDS

On 24 May 2019, the shareholders of the Group approved the declaration of a final dividend of HK\$0.15 (equivalent to RMB 12.00 cents) per share for 2018, amounting to HK\$618,450,000 (equivalent to RMB 527,662,000). The dividend is included in other payables and accruals in the interim condensed consolidated financial statements for 24 June 2019. It was paid to shareholders in July 2019.

The Board has decided not to pay an interim dividend for the six months ended 30 June 2019 (six months ended 30 June 2018: Nil).

10. EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT

Basic and diluted earnings per share are calculated based on the profit attributable to ordinary equity holders of the parent of RMB933,434,000 (six months ended 30 June 2018: RMB840,364,000), and the weighted average number of 4,123,000,000 (six months ended 30 June 2018: 4,014,983,425) ordinary shares outstanding during the period.

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11. 物業、廠房及設備

截至二零一九年六月三十日止六個月，本集團以成本人民幣23,283,000元(二零一八年六月三十日：人民幣15,852,000元)收購資產(中期簡明綜合財務資料附註

11. PROPERTY, PLANT AND EQUIPMENT

During the six months ended 30 June 2019, the Group acquired assets with a cost of RMB23,283,000 (30 June 2018: RMB15,852,000), which included the acquisition of property, plant and equipment with a cost of RMB23,283,000 (30 June 2018: RMB15,852,000).

A total of RMB386,000 of depreciation was recognized during the six months ended 30 June 2019 (30 June 2018: RMB172,000), and RMB10,000 (30 June 2018: RMB51,000).

As at 30 June 2019, the Group's property, plant and equipment with a carrying amount of RMB250,681,000 (31 December 2018: RMB515,699,000) were pledged to secure bank borrowings of RMB18,000,000 (31 December 2018: RMB18,000,000).

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12. 投資物業

本集團於二零一九年六月三十日的投資物業由

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12. 投資物業(續)

公平值層級

下表說明本集團投資物業的公平值計量層級：

12. INVESTMENT PROPERTIES (Continued)

Fair value hierarchy

The following table illustrates the fair value measurement hierarchy of the Group's investment properties:

於二零一九年六月三十日使用以下級別的公平值計量

Fair value measurement as at 30 June 2019 using

就以下項目進行的 經常性公平值計量	Recurring fair value measurement for	活躍市場 之報價	重大可觀察 輸入數據	重大不可 觀察輸入數據	總計
		Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant non-observable inputs (Level 3)	
商業物業	Commercial properties	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
在建中	Under construction	—	—	2,722,700	2,722,700
已竣工	Completed	—	—	6,000,100	6,000,100
		—	—	8,722,800	8,722,800

於二零一八年十二月三十一日使用以下級別的公平值計量

Fair value measurement as at 31 December 2018 using

就以下項目進行的 經常性公平值計量	Recurring fair value measurement for	活躍市場 之報價	重大可觀察 輸入數據	重大不可 觀察輸入數據	總計
		Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant non-observable inputs (Level 3)	
商業物業	Commercial properties	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
在建中	Under construction	—	—	2,490,300	2,490,300
已竣工	Completed	—	—	5,971,600	5,971,600
		—	—	8,461,900	8,461,900

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12. 投資物業(續)

公平值層級(續)

於截至二零一九年六月三十日止六個月，第一級與第二級之間並無公平值計量的轉撥，亦無轉撥至或轉撥自第三級。

以下載列投資物業估值所用的估值方法及主要輸入數據概要：

12. INVESTMENT PROPERTIES (C.R.)

Fair Value Hierarchy (C.R.)

During the six months ended 30 June 2019, there were no transfers between Level 1 and Level 2, and no transfers to or from Level 3.

The following table summarizes the valuation methods and key inputs used in the valuation of investment properties:

	Valuation Method	Significant Unobservable Inputs	Range or Weighted Average	
			June 30, 2019	December 31, 2018
Completed commercial properties	Income capitalization method	Estimated rental (RMB per square meter and per month)	32-259	31-256
		Capitalization rate	3.5%-5%	3.5%-5%
Commercial properties under construction	Comparison method	Expected profit rate	10%-15%	15%

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13. 預付土地租賃款項及其他使用權資產

按類別劃分的使用權資產

13. PREPAID LAND LEASE PAYMENTS AND OTHER RIGHT-OF-USE ASSETS

Right-of-use assets

		二零一九年 六月三十日 30 June 2019 人民幣千元 RMB'000 (未經審核) (Unaudited)	二零一八年 十二月三十一日 31 December 2018 人民幣千元 RMB'000 (經審核) (Audited)
預付土地租賃款項	Prepaid land lease payments	4,014,879	967,858
租賃物業	Leasehold properties	369,082	—
		4,383,961	967,858
減：即期部分	Less: Current portion	(3,801,205)	(754,184)
非即期部分	Non-current portion	582,756	213,674

預付土地租賃款項指將用於發展未來以供出售物業的土地使用權。

Prepaid land lease payments refer to the right-of-use assets for land to be developed for future sale of properties.

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13. 預付土地租賃款項及其他使用權資產(續)

租賃物業包括經營租賃下的自用樓宇及物業的使用權。有關租賃物業的進一步詳情載於附註3()。

於二零一九年六月三十日，本集團總賬面值約人民幣1,161,414,000元(二零一八年十二月三十一日：人民幣344,034,000元)的預付土地租賃款項已質押，為本集團獲授的銀行及其他借款作抵押(附註18)。

於二零一九年六月三十日，本集團總賬面值約人民幣267,486,000元(二零一八年十二月三十一日：無)的其他使用權資產已質押，為本集團獲授的銀行及其他借款作抵押(附註18)。

14. 貿易應收款項

於報告期末基於發票日期並扣除虧損撥備的貿易應收款項賬齡分析如下：

一年內	人民幣1.1百萬元
一年以上	人民幣1.1百萬元

13. PREPAID LAND LEASE PAYMENTS AND OTHER RIGHT-OF-USE ASSETS (continued)

租賃物業包括經營租賃下的自用樓宇及物業的使用權。有關租賃物業的進一步詳情載於附註3()。

At 30 June 2019, RMB1,161,414,000 (31 December 2018: RMB344,034,000) of prepaid land lease payments were pledged as collateral for bank and other borrowings granted to the Group (Note 18).

At 30 June 2019, RMB267,486,000 (31 December 2018: Nil) of other right-of-use assets were pledged as collateral for bank and other borrowings granted to the Group (Note 18).

14. TRADE RECEIVABLES

At the reporting end, the aging analysis of trade receivables based on invoice date and net of loss allowance is as follows:

	二零一九年 六月三十日 30 June 2019 人民幣千元 RMB'000 (未經審核) (Unaudited)	二零一八年 十二月三十一日 31 December 2018 人民幣千元 RMB'000 (經審核) (Audited)
一年內	69,990	33,432
一年以上	638	719
	70,628	34,151

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15. 現金及現金等價物及已質押存款

根據有關中國法規，本集團的若干房地產開發公司須將若干現金款項存置於指定銀行賬戶作特定用途。於二零一九年六月三十日，該等受限制現金金額為人民幣3,145,461,000元（二零一八年十二月三十一日：人民幣748,556,000元）。於二零一九年六月三十日，受限制現金亦包括定期存款人民幣1,429,480,000元。

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15. 現金及現金等價物及已質押存款(續)

15. CASH AND CASH EQUIVALENTS AND PLEDGED DEPOSITS (Continued)

		二零一九年 六月三十日 30 June 2019 人民幣千元 RMB'000 (未經審核) (Unaudited)	二零一八年 十二月三十一日 31 December 2018 人民幣千元 RMB'000 (經審核) (Audited)
現金及現金等價物	Cash and cash equivalents		
以人民幣計值	Denominated in RMB	16,321,019	19,137,290
以美元計值	Denominated in US\$	8,749,031	3,381,741
以港元計值	Denominated in HK\$	1,891	19,834
以坡元計值	Denominated in SG\$	355	88
		25,072,296	22,538,953

人民幣不得自由兌換為其他貨幣，惟根據中國內地的《外匯管理條例》及《結匯、售匯及付匯管理規定》，本集團可透過獲授權進行外匯業務的銀行將人民幣兌換為其他貨幣。

RMB is not freely convertible into other currencies, but according to the Foreign Exchange Administration Regulations and the Regulations on Administration of Settlement, Sales and Payments in Foreign Exchange of the PRC, the Group can convert RMB into other currencies through authorized banks for foreign exchange business.

16. 貿易應付款項及應付票據

於報告期末基於發票日期的本集團貿易應付款項及應付票據賬齡分析如下：

16. TRADE AND BILLS PAYABLES

Analysis of the Group's trade payables and bills payable at the reporting period end based on the invoice date is as follows:

		二零一九年 六月三十日 30 June 2019 人民幣千元 RMB'000 (未經審核) (Unaudited)	二零一八年 十二月三十一日 31 December 2018 人民幣千元 RMB'000 (經審核) (Audited)
一年內	Within 1 year	9,397,287	8,115,173
一年以上	Over 1 year	166,545	97,370
		9,563,832	8,212,543

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17. 其他應付款項及應計費用

17. OTHER PAYABLES AND ACCRUALS

		二零一九年 六月三十日 30 June 2019 人民幣千元 RMB'000 (未經審核) (Unaudited)	二零一八年 十二月三十一日 31 December 2018 人民幣千元 RMB'000 (經審核) (Audited)
與土地使用權有關的按金	Land use rights related deposits	2,026,943	1,992,577
附屬公司非控股股東墊款	Advances from non-controlling shareholders of subsidiaries	3,059,290	2,181,899
建築相關留置按金	Construction related retention deposits	601,346	377,638
應付利息	Interest payable	189,392	119,067
應付工資及福利	Payable wages and benefits	92,170	248,924
物業銷售相關按金	Property sales related deposits	103,719	161,958
營業稅及附加	Business taxes and surcharges	236,646	185,937
維修基金	Maintenance fund	72,266	119,607
資產支持證券所得款項(附註)	Proceeds from asset-backed securities (Note)	3,344,621	3,285,661
應付股息	Dividend payable	527,662	—
租賃負債	Lease liabilities	101,422	—
其他	Others	220,159	62,362
		10,575,636	8,735,630
減：即期部分	Less: Current portion	(7,185,215)	(5,449,969)
非即期部分	Non-current portion	3,390,421	3,285,661

附註：結餘指由中國金融機構建立的特殊目的實體「特殊目的實體」就發行資產支持證券收取的所得款項，而本集團將銷售物業餘下收益的若干未來貿易應收款項作抵押。根據本集團及特殊目的實體的分配協議，本集團自客戶收取銷售所得款項時，本集團將匯出其代表特殊目的實體收取的任何現金流量。

Notes: The balance represents the proceeds from special purpose vehicles (SPVs) established by Chinese financial institutions to issue asset-backed securities (ABS) in the PRC. The Group will use certain future trade receivables from property sales as collateral. According to the distribution agreement between the Group and the SPVs, the Group will remit any cash flows it receives from customers on behalf of the SPVs.

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18. 計息銀行及其他借款(續)

18. INTEREST-BEARING BANK AND OTHER BORROWINGS (Continued)

		二零一九年 六月三十日 30 June 2019 人民幣千元 RMB'000 (未經審核) (Unaudited)	二零一八年 十二月 三十一日 31 December 2018 人民幣千元 RMB'000 (經審核) (Audited)
銀行貸款及其他借款 須於一年內償還	Bank and other borrowings repayable within one year	19,668,207	21,629,210
須於第二年償還	repayable in the second year	10,338,274	11,635,570
須於二至五年內償還	repayable within two to five years	6,028,740	4,905,809
須於五年後償還	repayable after five years	540,000	—
小計	Total	16,907,014	16,541,379
		36,575,221	38,170,589

本集團的若干銀行及其他借款由質押以下於二零一九年六月三十日賬面值如下的資產作抵押：

若干銀行及其他借款由質押以下於二零一九年六月三十日賬面值如下的資產作抵押：

		二零一九年 六月三十日 30 June 2019 人民幣千元 RMB'000 (未經審核) (Unaudited)	二零一八年 十二月 三十一日 31 December 2018 人民幣千元 RMB'000 (經審核) (Audited)
物業、廠房及設備	Property, plant and equipment	250,681	515,699
投資物業	Investment property	4,044,489	4,005,124
其他使用權資產	Other right-of-use assets	267,486	—
投資於合營企業	Investment in joint ventures	—	54,592
按公平值計入損益的金融資產	Financial assets measured at fair value through profit or loss	1,112,382	743,135
開發中物業	Properties under development	47,794,065	48,508,913
預付土地租賃付款	Prepaid land lease payments	1,161,414	344,034
持作出售已竣工物業	Properties held for sale	912,056	1,503,533
受限制現金	Restricted cash	107,000	298,000

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18. 計息銀行及其他借款(續)

於二零一九年六月三十日，本集團已質押人民幣868,310,000元(二零一八年十二月三十一日：人民幣1,044,310,000元)的有關已售物業的未來所得款項，作為取得人民幣433,000,000元

18. INTEREST-BEARING BANK AND OTHER BORROWINGS (Continued)

At 30 June 2019, RMB 868,310,000 (31 December 2018: RMB1,044,310,000) of the future proceeds of the properties sold are pledged to obtain RMB433,000,000 (31 December 2018: RMB433,000,000) of interest-bearing bank and other borrowings.

At 30 June 2019, RMB 1,058,805,000 (31 December 2018: RMB1,058,805,000) of interest-bearing bank and other borrowings are provided by Golden Sun Group Co., Ltd. (金輝集團股份有限公司), a wholly-owned subsidiary of the Group.

At 30 June 2019, RMB 273,292,000 (31 December 2018: RMB256,953,000) of interest-bearing bank and other borrowings are provided by Zhaoyue Real Estate Group Co., Ltd. (卓越置業集團有限公司), a wholly-owned subsidiary of the Group.

At 30 June 2019, RMB 111,672,000 (31 December 2018: RMB117,000,000) of interest-bearing bank and other borrowings are provided by Poly Real Estate Group Co., Ltd. (保利房地產集團股份有限公司), a wholly-owned subsidiary of the Group.

At 30 June 2019, RMB 1,100,000,000 (31 December 2018: RMB1,100,000,000) of interest-bearing bank and other borrowings are provided by Xuhui Group Co., Ltd. (旭輝集團股份有限公司), a wholly-owned subsidiary of the Group.

At 30 June 2019, RMB 81,947,000 (31 December 2018: RMB81,947,000) of interest-bearing bank and other borrowings are provided by Jingrui Real Estate (Group) Co., Ltd. (景瑞地產(集團)有限公司), a wholly-owned subsidiary of the Group.

At 30 June 2019, RMB 298,995,000 (31 December 2018: RMB298,995,000) of interest-bearing bank and other borrowings are provided by Fuzhou Ruihai Investment Co., Ltd. (福州市瑞海投資有限公司), a wholly-owned subsidiary of the Group.

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19. SENIOR NOTES

	二零一九年六月三十日 30 June 2019				二零一八年十二月三十一日 31 December 2018			
	原貨幣本金 Principal amount	合約利率(%) Contractual rate	到期日 Maturity	人民幣千元 RMB'000	原貨幣本金 Principal amount	合約利率(%) Contractual rate	到期日 Maturity	人民幣千元 RMB'000
	千美元 US\$'000	美元 (\$)	到期日 Maturity	人民幣千元 RMB'000	千美元 US\$'000	美元 (\$)	到期日 Maturity	人民幣千元 RMB'000
				(未經審核) (Unaudited)				(未經審核) (Unaudited)
二零一九年到期的優先票據(「二零一九年票據」)	—	—	—	—	160,000	8.5%	2019	1,094,198
二零二零年到期的優先票據(「二零二零年票據I」)	250,000	10.5%	2020	1,683,398	250,000	10.5%	2020	1,674,411
二零二一年到期的優先票據(「二零二一年票據I」)	280,000	12.5%	2021	1,920,432	280,000	12.5%	2021	1,921,453
二零二一年到期的優先票據II(「二零二一年票據II」)	70,000	12.5%	2021	485,388	70,000	12.5%	2021	480,765
二零二零年到期的優先票據II(「二零二零年票據II」)	150,000	10.5%	2020	1,017,886	—	—	—	—
二零二零年到期的優先票據III(「二零二零年票據III」)	200,000	8.6%	2020	1,377,307	—	—	—	—
二零二一年到期的優先票據III(「二零二一年票據III」)	230,000	9.8%	2021	1,584,932	—	—	—	—
二零二二年到期的優先票據(「二零二二年票據」)	200,000	9.15%	2022	1,368,682	—	—	—	—
二零二三年到期的優先票據(「二零二三年票據」)	420,000	8.65%	2023	2,916,855	—	—	—	—
				12,354,880				5,170,825
減：即期部分				(4,078,591)				(1,094,198)
非即期部分				8,276,289				4,076,627

二零一九年
十二月三十一日
31 December
2019

二零一八年
十二月三十一日
31 December
2018

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二零一九年六月三十日

30 June 2019

19. 優先票據(續)

二零一九年票據

於二零一八年五月十一日，本公司發行本金總額為160,000,000美元的二零一九年票據，票面利率為8.5%，並於二零一九年到期。本公司籌得所得款項淨額153,715,000美元(經扣除包銷折扣及佣金以及其他開支)。於二零一九年五月十日之前任何時間，本公司可選擇按預先釐定的贖回價贖回二零一九年票據。贖回價的詳情於相關發售備忘錄中披露。

於二零一九年二月二十五日，本公司悉數回購二零一九年票據的全部尚未償還本金額，另加應計及未付利息。

二零二零年票據I及II

於二零一八年六月二十八日，本公司發行本金總額為250,000,000美元的二零二零年票據I，票面利率為10.5%，並於二零二零年到期。本公司籌得所得款項淨額242,757,000美元(經扣除包銷折扣及佣金以及其他開支)。

於二零一九年一月二十三日，本公司發行本金總額為150,000,000美元的二零二零年票據II，票面利率為10.5%，並於二零二零年內到期。本公司籌得所得款項淨額149,161,000美元(經扣除包銷折扣及佣金以及其他開支)。

於二零二零年六月二十八日之前任何時間，本公司可選擇按預先釐定的贖回價贖回二零二零年票據I及II。贖回價的詳情於相關發售備忘錄中披露。

19. SENIOR NOTES (Continued)

2019 Note

On 11 May 2018, the Company issued 2019 Notes with a principal amount of \$160,000,000, bearing an interest rate of 8.5%. The Company received net proceeds of \$153,715,000 (after deducting underwriting discounts and commissions and other expenses). Any time prior to 10 May 2019, the Company may elect to redeem the 2019 Notes at the redemption price set forth in the offering memorandum.

On 25 February 2019, the Company redeemed the entire outstanding principal amount of the 2019 Notes, plus accrued and unpaid interest.

2020 Note I & II

On 28 June 2018, the Company issued 2020 Note I with a principal amount of \$250,000,000, bearing an interest rate of 10.5%. The Company received net proceeds of \$242,757,000 (after deducting underwriting discounts and commissions and other expenses).

On 23 January 2019, the Company issued 2020 Note II with a principal amount of \$150,000,000, bearing an interest rate of 10.5%. The Company received net proceeds of \$149,161,000 (after deducting underwriting discounts and commissions and other expenses).

Any time prior to 28 June 2020, the Company may elect to redeem the 2020 Note I & II at the redemption price set forth in the offering memorandum.

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二零一九年六月三十日

30 June 2019

19. 優先票據(續)

二零二一年票據 I 及 II

於二零一八年十月二日，本公司發行本金總額為280,000,000美元的二零二一年票據I，票面利率為12.5%，並於二零二一年內到期。本公司籌得所得款項淨額270,301,000美元(經扣除包銷折扣及佣金以及其他開支)。

於二零一八年十月二十五日，本公司發行本金總額為70,000,000美元的二零二一年票據II，票面利率為12.5%，並於二零二一年內到期。本公司籌得所得款項淨額68,314,000美元(經扣除包銷折扣及佣金以及其他開支)。

於二零二一年一月二日之前任何時間，本公司可選擇按預先釐定的贖回價贖回二零二一年票據I及II。贖回價的詳情於相關發售備忘錄中披露。

二零二零年票據 III

於二零一九年一月十五日，本公司發行本金總額為200,000,000美元的二零二零年票據I，票面利率為8.6%，並於二零二零年內到期。本公司籌得所得款項淨額194,037,000美元(經扣除包銷折扣及佣金以及其他開支)。於二零二零年一月十三日之前任何時間，本公司可選擇按預先釐定的贖回價贖回二零二零年票據III。贖回價的詳情於相關發售備忘錄中披露。

二零二一年票據 III

於二零一九年二月二十日，本公司發行本金總額為230,000,000美元的二零二一年票據III，票面利率為9.8%，並於二零二一年內到期。本公司籌得所得款項淨額222,770,000美元(經扣除包銷折扣及佣金以及其他開支)。於二零二一年八月二十日之前任何時間，本公司可選擇按預先釐定的贖回價贖回二零二一年票據III。贖回價的詳情於相關發售備忘錄中披露。

19. SENIOR NOTES (Continued)

2021 Note I & II

On 2 October 2018, the Company issued \$280,000,000 of 2021 Note I, bearing interest at 12.5% per annum, maturing in 2021. The net proceeds of \$270,301,000 (after deducting underwriting discounts and commissions and other expenses) were used for general corporate purposes.

On 25 October 2018, the Company issued \$70,000,000 of 2021 Note II, bearing interest at 12.5% per annum, maturing in 2021. The net proceeds of \$68,314,000 (after deducting underwriting discounts and commissions and other expenses) were used for general corporate purposes.

As of January 2, 2021, the Company may choose to redeem the 2021 Note I & II at the redemption price specified in the offering memorandum.

2020 Note III

On 15 January 2019, the Company issued \$200,000,000 of 2020 Note I, bearing interest at 8.6% per annum, maturing in 2020. The net proceeds of \$194,037,000 (after deducting underwriting discounts and commissions and other expenses) were used for general corporate purposes. As of January 13, 2020, the Company may choose to redeem the 2020 Note III at the redemption price specified in the offering memorandum.

2021 Note III

On 20 February 2019, the Company issued \$230,000,000 of 2021 Note III, bearing interest at 9.8% per annum, maturing in 2021. The net proceeds of \$222,770,000 (after deducting underwriting discounts and commissions and other expenses) were used for general corporate purposes. As of August 20, 2021, the Company may choose to redeem the 2021 Note III at the redemption price specified in the offering memorandum.

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二零一九年六月三十日

30 June 2019

19. 優先票據(續)

二零二二年票據

於二零一九年三月八日，本公司發行本金總額為200,000,000美元的二零二二年票據，票面利率為9.15%，並於二零二二年內到期。本公司籌得所得款項淨額193,558,000美元(經扣除包銷折扣及佣金以及其他開支)。於二零二二年三月八日之前任何時間，本公司可選擇按預先釐定的贖回價贖回二零二三年票據。贖回價的詳情於相關發售備忘錄中披露。

二零二三年票據

於二零一九年四月三日，本公司發行本金總額為420,000,000美元的二零二三年票據，票面利率為8.65%，並於二零二三年內到期。本公司籌得所得款項淨額415,621,000美元(經扣除包銷折扣及佣金以及其他開支)。於二零二三年四月三日之前任何時間，本公司可選擇按預先釐定的贖回價贖回二零二三年票據。贖回價的詳情於相關發售備忘錄中披露。

二零二零年票據I、II及III、二零二一年票據I、II及III、二零二二年票據以及二零二三票據由本集團若干現有附屬公司擔保。

由於二零二零年票據I、II及III、二零二一年票據I、II及III、二零二二年票據以及二零二三票據的提早贖回期權的公平值並不重大，因此本集團未於發行日期及二零一九年六月三十日確認該等公平值。

19. SENIOR NOTES (Continued)

2022 Note

On 8 March 2019, the Company issued 2022 Notes with a principal amount of \$200,000,000. The Company received net proceeds of \$193,558,000 (after deducting underwriting discounts and commissions and other expenses). Prior to any time on or after 8 March 2022, the Company may, at its option, redeem the 2022 Notes at the redemption price set forth in the prospectus supplement for the 2022 Notes.

2023 Note

On 3 April 2019, the Company issued 2023 Notes with a principal amount of \$420,000,000. The Company received net proceeds of \$415,621,000 (after deducting underwriting discounts and commissions and other expenses). Prior to any time on or after 3 April 2023, the Company may, at its option, redeem the 2023 Notes at the redemption price set forth in the prospectus supplement for the 2023 Notes.

The 2020 Notes I, II & III, 2021 Notes I, II & III, 2022 Notes and 2023 Notes are guaranteed by certain of the Company's subsidiaries.

Since the fair value of the early redemption option for the 2020 Notes I, II & III, 2021 Notes I, II & III, 2022 Notes and 2023 Notes is not material, the Company did not recognize the fair value of these early redemption options as of the issue date and 30 June 2019.

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Notes to Interim Condensed Consolidated Financial Information

二零一九年六月三十日

30 June 2019

20. 公司債券

20. CORPORATE BONDS

		二零一九年 一月一日 期初結餘 1 Jan a.c.				二零一九年 六月三十日 期末結餘 30 June 2019	
債券名稱 Name of bond		Opening balance 人民幣千元 RMB'000	已發行 Issued 人民幣千元 RMB'000	利息開支 Interest 人民幣千元 RMB'000	付款 Payments 人民幣千元 RMB'000	Closing balance 人民幣千元 RMB'000 (未經審核) (Unaudited)	
正榮債券I	☑☑ B, I	1,115,788	—	40,070	—	1,155,858	
正榮債券II	☑☑ B, II	2,034,399	—	60,275	—	2,094,674	
正榮債券III	☑☑ B, III	—	347,375	1,079	—	348,454	
		3,150,187	347,375	101,424	—	3,598,986	

		二零一八年 一月一日 期初結餘 1 Jan 2018				二零一八年 十二月三十一日 期末結餘 31 Dec 2018	
債券名稱 Name of bond		Opening balance 人民幣千元 RMB'000	已發行 Issued 人民幣千元 RMB'000	利息開支 Interest 人民幣千元 RMB'000	付款 Payments 人民幣千元 RMB'000	Closing balance 人民幣千元 RMB'000 (經審核) (Audited)	
正榮債券I	☑☑ B, I	2,002,359	—	133,874	(1,020,445)	1,115,788	
正榮債券II	☑☑ B, II	—	1,994,500	39,899	—	2,034,399	
		2,002,359	1,994,500	173,773	(1,020,445)	3,150,187	

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Notes to Interim Condensed Consolidated Financial Information

二零一九年六月三十日

30 June 2019

20. 公司債券(續)

本集團應償還的公司債券如下：

20. CORPORATE BONDS (Continued)

本集團應償還的公司債券如下：

		二零一九年 六月三十日 30 June 2019 人民幣千元 RMB'000 (未經審核) (Unaudited)	二零一八年 十二月三十一日 31 December 2018 人民幣千元 RMB'000 (經審核) (Audited)
須於一年內償還	RMB'000	1,155,858	1,115,788
須於二至五年內償還	RMB'000	2,443,128	2,034,399
		3,598,986	3,150,187

於二零一六年十月十日，本集團的全資附屬公司江西省正榮房地產開發有限公司(「江西房地產」)發行本金額為人民幣2,000,000,000元的三年期公司債券(「正榮債券I」)，債券於上海證券交易所上市。正榮債券I以人民幣計值並按年利率6.4%計息，應自二零一七年十月十日起於每年的十月十日或最接近十月十日的營業日按年支付。經扣除發行成本後，本集團因發行收取所得款項淨額人民幣1,957,790,000元。於二零一八年十月，利率調整至7.2%。截至二零一九年六月三十日止六個月期間實際年利率為7.36%(截至二零一八年十二月三十一日止年度：7.36%)。

於二零一六年十月十日，本集團的全資附屬公司江西省正榮房地產開發有限公司(「江西房地產」)發行本金額為人民幣2,000,000,000元(「正榮債券I」)，債券於上海證券交易所上市。正榮債券I以人民幣計值並按年利率6.4%計息，應自二零一七年十月十日起於每年的十月十日或最接近十月十日的營業日按年支付。經扣除發行成本後，本集團因發行收取所得款項淨額人民幣1,957,790,000元。於二零一八年十月，利率調整至7.2%。截至二零一九年六月三十日止六個月期間實際年利率為7.36%(截至二零一八年十二月三十一日止年度：7.36%)。

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二零一九年六月三十日

30 June 2019

20. 公司債券(續)

於二零一八年九月二十六日，本集團的全資附屬公司江西房地產發行本金額為人民幣2,000,000,000元的三年期公司債券(「正榮債券II」)，債券於深圳證券交易所上市。正榮債券II以人民幣計值並按年利率7.5%計息，應自二零一九年九月二十六日起於每年的九月二十六日或最接近九月二十六日的營業日按年支付。經扣除發行成本後，本集團因發行收取所得款項淨額人民幣1,994,500,000元。截至二零一九年六月三十日止六個月的實際年利率為7.99%(二零一八年十二月三十一日止年度：7.51%)。

根據正榮債券I及正榮債券II的條款，江西房地產可選擇於第二年未調整利率(將於剩餘期間固定)，且債券持有人可選擇於第二年未按相等於債券本金額100%另加截至購股權行使日期應計及未付利息的價格將債券全部或部分售回予江西房地產。因此於二零一九年六月三十日，正榮債券I須於一年內償還。

於二零一九年六月十四日，本集團的附屬公司正榮地產控股股份有限公司(「正榮地產控股」)發行本金額為人民幣350,000,000元的三年期公司債券(「正榮債券III」)，債券於上海證券交易所上市。正榮債券III以人民幣計值並按年利率6.8%計息，應自二零二零年六月十四日起於每年的六月十四日或最接近六月十四日的營業日按年支付。經扣除發行成本後，本集團因發行收取所得款項淨額人民幣347,375,000元。截至二零一九年六月三十日止六個月的實際年利率為7.09%。

20. CORPORATE BONDS (Continued)

On 26 September 2018, Jiangxi Real Estate issued a three-year corporate bond with a principal amount of RMB2,000,000,000 (「Zhengrong Bond II」), which is listed on the Shenzhen Stock Exchange. Zhengrong Bond II is denominated in RMB and bears an annual interest rate of 7.5%. Interest payments are due from 26 September 2019 to 26 September 2021, on each anniversary of the issue date or the business day closest to the anniversary date. After deducting issuance costs, the net proceeds from the issuance were RMB1,994,500,000. The effective annual interest rate for the six months ended 30 June 2019 (December 31, 2018: 7.51%).

According to the terms of Zhengrong Bond I and Zhengrong Bond II, Jiangxi Real Estate may choose to not adjust the interest rate for the second year (which will be fixed for the remaining term), and bondholders may choose to sell all or part of the bonds back to Jiangxi Real Estate at a price equal to 100% of the principal amount plus accrued and unpaid interest up to the date of the exercise of the call option. Therefore, as at 30 June 2019, Zhengrong Bond I is due for redemption within one year.

On 14 June 2019, Zhengrong Real Estate Holding Co., Ltd. (「Zhengrong Real Estate Holding」) issued a three-year corporate bond with a principal amount of RMB350,000,000 (「Zhengrong Bond III」), which is listed on the Shanghai Stock Exchange. Zhengrong Bond III is denominated in RMB and bears an annual interest rate of 6.8%. Interest payments are due from 14 June 2020 to 14 June 2022, on each anniversary of the issue date or the business day closest to the anniversary date. After deducting issuance costs, the net proceeds from the issuance were RMB347,375,000. The effective annual interest rate for the six months ended 30 June 2019

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30 June 2019

20. 公司債券(續)

根據正榮債券III的條款，正榮地產控股可選擇於第二年末調整利率(將於剩餘期間固定)，且債券持有人可選擇於第二年末按相等於債券本金額100%另加截至購股權行使日期應計及未付利息的價格將債券全部或部分售回予正榮地產控股。

於二零一九年六月三十日，公司債券的公平值為人民幣3,657,629,000元(二零一八年十二月三十一日：人民幣3,102,152,000元)。公平值按債券於該等日期的市價計算。江西房地產發行的正榮債券I及正榮債券II以及正榮地產控股發行的正榮債券III的公平值計量分類為公平值層級的第一級，原因是其於上海證券交易所及深圳證券交易所上市。

21. 股本 股份

20. CORPORATE BONDS (Continued)

According to the terms of Zhengrong Bond III, Zhengrong Property Holdings may choose to adjust the interest rate at the end of the second year (which will be fixed for the remaining term), and bondholders may choose to sell all or part of the bonds back to Zhengrong Property Holdings at the end of the second year at a price equal to 100% of the principal amount of the bonds plus accrued and unpaid interest up to the date of exercise of the warrant.

As at 30 June 2019, the fair value of the corporate bonds was RMB3,657,629,000 (31 December 2018: RMB3,102,152,000). Fair value is determined based on the market price of the bonds at the reporting date. Zhengrong Bond I and Zhengrong Bond II issued by Jiangxi Real Estate and Zhengrong Bond III issued by Zhengrong Property Holdings are classified as Level 1 fair value measurements because they are listed on the Shanghai Stock Exchange and the Shenzhen Stock Exchange.

21. SHARE CAPITAL

Share

		二零一九年 六月三十日 30 June 2019 美元 US\$ (未經審核) (Unaudited)	二零一八年 十二月三十一日 31 December 2018 美元 US\$ (經審核) (Audited)
法定：	Authorized:		
5,000,000,000 股每股面值 0.00001 美元的普通股	5,000,000,000 shares of \$0.00001 each	50,000	50,000
已發行及悉數繳足：	Issued and fully paid up:		
4,123,000,000 股每股面值 0.00001 美元的普通股	4,123,000,000 shares of \$0.00001 each	41,230	41,230
相等於人民幣千元	Equivalent to RMB'000	265	265

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二零一九年六月三十日

30 June 2019

22. 永續資本證券

22. PERPETUAL CAPITAL SECURITIES

	本金 Principal	分銷 Distribution	總計 Total
	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
	(未經審核) (Unaudited)	(未經審核) (Unaudited)	(未經審核) (Unaudited)
於二零一九年一月一日之結餘	2,974,443	33,781	3,008,224
本集團發行永續資本證券	1,363,107	—	1,363,107
永續資本證券持有人應佔溢利	—	115,562	115,562
於二零一九年六月三十日之結餘	4,337,550	149,343	4,486,893
於二零一八年一月一日之結餘	2,974,443	—	2,974,443
永續資本證券持有人應佔溢利	—	258,781	258,781
付款	—	(225,000)	(225,000)
於二零一八年十二月三十一日之結餘	2,974,443	33,781	3,008,224

於二零一七年十月三十一日及二零一七年十一月七日，本集團的附屬公司正榮地產控股股份有限公司發行本金額分別為人民幣300,000,000元及人民幣2,700,000,000元的次級永續資本證券（「永續資本證券」）。扣除發行成本後的所得款項淨額總額為人民幣2,974,443,000元。正榮地產控股所發行的永續資本工具為無抵押。該工具並無屆滿日期，而分派金額可由正榮地產控股酌情遞延派付，且分派延期的次數並無限制。該永續資本工具可由發行人贖回。發行人如選擇向普通股股東宣派股息，則須按認購協議所界定的派息率向永續資本工具持有人作出分派。因此，永續資本證券分類為權益工具，並在未經審核中期簡明綜合財務狀況表內列作權益。

On 31 October 2017 and 7 November 2017, the subsidiary Zhengrong Real Estate Holding Co., Ltd. (正榮地產控股股份有限公司) issued subordinated perpetual capital securities (perpetual capital securities) with aggregate principal amounts of RMB300,000,000 and RMB2,700,000,000, respectively. The net proceeds after deducting issuance costs amount to RMB2,974,443,000. The perpetual capital securities issued by Zhengrong Real Estate Holding Co., Ltd. are unsecured. There is no maturity date for the perpetual capital securities, and the amount of distribution can be at the discretion of Zhengrong Real Estate Holding Co., Ltd. to be deferred, and the number of deferrals is unlimited. The perpetual capital securities can be redeemed by the issuer. If the issuer chooses to declare dividends to ordinary shareholders, it must pay dividends to the holders of perpetual capital securities at the interest rate specified in the subscription agreement. Therefore, the perpetual capital securities are classified as equity instruments and are presented as equity in the interim condensed consolidated financial statements.

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22. 永續資本證券(續)

於二零一九年六月十九日，本公司發行本金額為200,000,000美元的優先永續資本證券(「永續資本證券II」)。扣除發行成本後的所得款項淨額總額為198,274,000美元。永續資本證券II並無固定到期日，可由本公司選擇於二零二二年一月二十五日或以後按本金額連同應計、未付或延遲派息付款贖回。工具的分派率為自發行日起至二零二二年一月二十五日為年息率10.25%，加上以後每年遞進息率5%。本集團並無為永續資本證券II作出擔保或質押。本公司可按其全權酌情選擇根據證券的條款延遲分派。除非及直至本公司全數支付所有未付拖欠分派及任何額外分派金額，否則本公司不得宣派或派付任何股息、分派或作出付款，並將促使不會對就此派付股息或作出其他支付或贖回、削減、註銷、贖回或以任何代價收購。本公司可選擇贖回全部而非部分證券。本公司並無責任就永續工具交付現金、支付利息或行使其贖回權。因此，永續資本證券II分類為權益工具，並在未經審核中期簡明綜合財務狀況表內呈列作權益的一部分。

22. PERPETUAL CAPITAL SECURITIES (Continued)

On 19 June 2019, the Group issued preferred perpetual capital securities (the "Perpetual Capital Securities II") with a total principal amount of \$200,000,000. Net proceeds after deducting issuance costs were \$198,274,000. The Perpetual Capital Securities II do not have a fixed maturity date and may be redeemed by the Group on or after 25 January 2022. The Group may choose to redeem the securities with accrued and unpaid interest. The securities bear a dividend rate of 10.25% per annum from the date of issuance to 25 January 2022, plus a 5% step-up rate thereafter. The Group does not provide any guarantee or collateral for the Perpetual Capital Securities II. The Group may choose to delay the dividend payment at its sole discretion. Unless and until the Group has fully paid all outstanding dividend payments and any additional dividend payments, the Group will not declare or pay any dividends, distributions or payments, and will ensure that it does not do so. The Group may choose to redeem all or part of the securities. The Group has no obligation to deliver cash, pay interest or exercise its redemption right. Therefore, the Perpetual Capital Securities II are classified as equity instruments and are presented as part of equity in the interim condensed consolidated financial statements.

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23. 業務合併

- a) 收購 Guang ho F mao P.o e. De elo men Co., L.d. (「Guang ho F mao」)

於二零一九年一月八日，本集團按現金代價人民幣5,034,000元收購 Guang ho F mao 的34%股權。Guang ho F mao 從事房地產開發。收購以後，本集團因涉及 Guang ho F mao 而承擔或享有可變回報的風險或權利，並有能力通過其投票地位以及現有權利指導相關活動包括但不限於 Guang ho F mao 的預算、定價及促銷策略)而影響回報。因此，本集團對 Guang ho F mao 擁有控制權。

- b) 收購 S ho Cheng. i Real E. a e Co., L.d. (「S ho Cheng. i」)

先前，本集團於從事房地產開發的 S ho Cheng. i 持有其總股權的50%，S ho Cheng. i 入賬為本集團的合營企業。其餘股權由 J. e. J. e. C. e. M. e. C. e. L. (「J. e. J. e. C. e. M. e. C. e. L.」)持有。於二零一九年一月十二日，本集團與 J. e. J. e. C. e. M. e. C. e. L. 訂立一項股東協議，據此，J. e. J. e. C. e. M. e. C. e. L. 將其於 S ho Cheng. i 的所有股東大會投票權歸屬予本集團，以至本集團可行使 S ho Cheng. i 的全部投票權。因此，自該協議日期起，本集團對 S ho Cheng. i 擁有控制權。

- c) 收購 S ho Ling. i Real E. a e Co., L.d. (「S ho Ling. i」)

先前，本集團於從事房地產開發的 S ho Ling. i 持有其總股權的50%，S ho Ling. i 入賬為本集團的合營企業。其餘股權由 J. e. J. e. C. e. M. e. C. e. L. (「J. e. J. e. C. e. M. e. C. e. L.」)持有。於二零一九年一月十二日，本集團與 J. e. J. e. C. e. M. e. C. e. L. 訂立一項股東協議，據此，J. e. J. e. C. e. M. e. C. e. L. 將其於 S ho Ling. i 的所有股東大會投票權歸屬予本集團，以至本集團可行使 S ho Ling. i 的全部投票權。因此，自該協議日期起，本集團對 S ho Ling. i 擁有控制權。

23. BUSINESS COMBINATIONS

- a) Acquisition of Guang ho F mao P.o e. De elo men Co., L.d. (Guang ho F mao)

On 8 January 2019, the Group acquired 34% equity interest in Guang ho F mao P.o e. De elo men Co., L.d. (Guang ho F mao) for a cash consideration of RMB5,034,000. Guang ho F mao is engaged in real estate development. After the acquisition, the Group is exposed to variable returns and has the ability to influence the activities of Guang ho F mao, including but not limited to the budget, pricing and marketing strategy of Guang ho F mao, and therefore the Group has control over Guang ho F mao.

- b) Acquisition of S ho Cheng. i Real E. a e Co., L.d. (S ho Cheng. i)

The Group previously held 50% equity interest in S ho Cheng. i Real E. a e Co., L.d. (S ho Cheng. i) and it was accounted for as a joint venture. The remaining equity interest was held by J. e. J. e. C. e. M. e. C. e. L. (J. e. J. e. C. e. M. e. C. e. L.). On 12 January 2019, the Group entered into a shareholders' agreement with J. e. J. e. C. e. M. e. C. e. L. whereby J. e. J. e. C. e. M. e. C. e. L. transferred all its voting rights in S ho Cheng. i to the Group. As a result, the Group has control over S ho Cheng. i from the effective date of the agreement.

- c) Acquisition of S ho Ling. i Real E. a e Co., L.d. (S ho Ling. i)

The Group previously held 50% equity interest in S ho Ling. i Real E. a e Co., L.d. (S ho Ling. i) and it was accounted for as a joint venture. The remaining equity interest was held by J. e. J. e. C. e. M. e. C. e. L. (J. e. J. e. C. e. M. e. C. e. L.). On 12 January 2019, the Group entered into a shareholders' agreement with J. e. J. e. C. e. M. e. C. e. L. whereby J. e. J. e. C. e. M. e. C. e. L. transferred all its voting rights in S ho Ling. i to the Group. As a result, the Group has control over S ho Ling. i from the effective date of the agreement.

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23. 業務合併(續)

- c) 收購Sho Ling-i Real Estate Co., Ltd. (「Sho Ling-i」)(續)

所收購公司於收購日期的可識別資產及負債的公平值如下：

23. BUSINESS COMBINATIONS (Continued)

- c) Acquisition of Sho Ling-i Real Estate Co., Ltd. (Sho Ling-i) (Continued)

The following table sets out the fair value of identifiable intangible assets acquired on the acquisition date:

		收購時確認 的公平值 Fair value Recognized on acquisition 人民幣千元 RMB'000
現金及現金等價物	Cash and cash equivalents	53,996
物業、廠房及設備	Property, plant and equipment	89
開發中物業	Property under development	3,272,760
預付款項、其他應收款項及其他資產	Prepayments, other receivables and other assets	201,311
應收關聯公司款項	Due from related companies	71,917
貿易應付款項及應付票據	Trade payables and bills payable	(42,411)
計息銀行及其他借款	Interest-bearing bank and other borrowings	(1,891,820)
其他應付款項及應計費用	Other payables and accrued expenses	(1,402,507)
合約負債	Contract liabilities	(126,274)
遞延稅項負債	Deferred tax liabilities	(11,669)
按公平值列賬之可識別淨資產總額	Total identifiable net assets measured at fair value	125,392
一名非控股股東注資	Contribution from a non-controlling shareholder	4,886
本集團注資	Contribution from the Group	



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24. 出售附屬公司(續)

有關出售附屬公司的現金及現金等價物
流入淨額的分析如下：

		人民幣千元 RMB'000
現金代價	Cash consideration	1,385
出售的現金及現金等價物	Cash and cash equivalents disposed	(12)
有關出售的現金及現金等價物 物流入淨額	Net cash and cash equivalents inflows from disposal	1,373

25. 或然負債

於報告期末，未於簡明綜合財務狀況表
內撥備的或然負債如下：

		二零一九年 六月三十日 30 June 2019 人民幣千元 RMB'000 (未經審核) (Unaudited)	二零一八年 十二月三十一日 31 December 2018 人民幣千元 RMB'000 (經審核) (Audited)
向銀行作出的有關授予 本集團物業買家融資 的擔保	Guarantees provided to banks in relation to financing for the purchase of properties by the Group's customers	(1) 32,023,632	32,844,414
向銀行及其他機構作出 的有關授予合營企業 及聯營公司融資的擔保	Guarantees provided to banks and other institutions in relation to financing for joint venture and associate companies	(2) 8,212,086	81,000
		40,235,718	32,925,414

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25. 或然負債(續)

- (1) 本集團就若干銀行向本集團持作出售已竣物業買家授出的抵押融資提供擔保。根據擔保安排的條款，如買家拖欠按揭付款，本集團負責向該等銀行償還未償還抵押本金及違約買家所欠的任何應計利息及罰款。

根據上述安排，相關物業已質押予該等銀行作為抵押貸款的抵押品。倘該等買家拖欠抵押還款，該等銀行有權接管有關法定業權，並透過公開拍賣將抵押物業變現。

本集團的擔保期由授出相關抵押貸款日期起至買家獲發物業所有權證及辦理登記止，有關證明一般會於買家接管相關物業後的一至兩年內取得。

截至二零一九年六月三十日止六個月，本集團並未就向本集團持作出售已竣物業買家授出的抵押融資提供擔保產生任何重大損失(截至二零一八年六月三十日止六個月：無)。本公司董事認為如出現違約付款，相關物業的可變現淨值足以償還未償還抵押貸款連同任何應計利息及罰款，故並無對擔保計提撥備。

- (2) 本集團就向合營企業及聯營公司的借款向銀行及其他機構提供擔保。本公司董事認為，截至二零一八年十二月三十一日，無須就該等向合營企業及聯營公司提供的擔保計提撥備。於二零一九年六月三十日，本集團已向合營企業及聯營公司提供財務擔保。有關關聯方交易的進一步詳情載於附註27。

25. CONTINGENT LIABILITIES (Continued)

- (1) 本集團就若干銀行向本集團持作出售已竣物業買家授出的抵押融資提供擔保。根據擔保安排的條款，如買家拖欠按揭付款，本集團負責向該等銀行償還未償還抵押本金及違約買家所欠的任何應計利息及罰款。

根據上述安排，相關物業已質押予該等銀行作為抵押貸款的抵押品。倘該等買家拖欠抵押還款，該等銀行有權接管有關法定業權，並透過公開拍賣將抵押物業變現。

本集團的擔保期由授出相關抵押貸款日期起至買家獲發物業所有權證及辦理登記止，有關證明一般會於買家接管相關物業後的一至兩年內取得。

截至二零一九年六月三十日止六個月，本集團並未就向本集團持作出售已竣物業買家授出的抵押融資提供擔保產生任何重大損失(截至二零一八年六月三十日止六個月：無)。本公司董事認為如出現違約付款，相關物業的可變現淨值足以償還未償還抵押貸款連同任何應計利息及罰款，故並無對擔保計提撥備。

- (2) 本集團就向合營企業及聯營公司的借款向銀行及其他機構提供擔保。本公司董事認為，截至二零一八年十二月三十一日，無須就該等向合營企業及聯營公司提供的擔保計提撥備。於二零一九年六月三十日，本集團已向合營企業及聯營公司提供財務擔保。有關關聯方交易的進一步詳情載於附註27。

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26. 承擔

本集團於報告期末有以下資本承擔：

26. COMMITMENTS

本集團於報告期末有以下資本承擔：

		二零一九年 六月三十日 30 June 2019 人民幣千元 RMB'000 (未經審核) (Unaudited)	二零一八年 十二月三十一日 31 December 2018 人民幣千元 RMB'000 (經審核) (Audited)
已訂約但尚未撥備：	Contracted but not provided:		
開發中物業	Property under development	13,144,797	13,228,125
收購土地使用權	Acquisition of land use rights	5,069,176	—
應向以下公司注資的款項	Amounts to be contributed to the following companies:		
合營企業	Joint ventures	20,500	17,500
聯營公司	Associates	54,058	150,428
		18,288,531	13,396,053

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27. 關聯方交易

(1) 關聯方交易

除本財務報表其他章節所詳述之交易外，本集團與關聯方於期內有下列交易：

27. RELATED PARTY TRANSACTIONS

(1) Related party transactions

除本財務報表其他章節所詳述之交易外，本集團與關聯方於期內有下列交易：

		截至六月三十日止六個月	
		For the interim months ended 30 June	
		二零一九年	二零一八年
		2019	2018
		人民幣千元	人民幣千元
		RMB'000	RMB'000
		(未經審核)	(未經審核)
		(Unaudited)	(Unaudited)
合營企業及聯營公司墊款	Amounts due from joint ventures and associates	2,282,729	2,411,281
償還合營企業及聯營公司的墊款	Amounts due to joint ventures and associates	1,412,965	152,919
給予合營企業及聯營公司的墊款	Amounts due to joint ventures and associates	168,543	3,842,898
償還給予合營企業及聯營公司的墊款	Amounts due to joint ventures and associates	3,745,025	1,759,627
由最終控股股東控制的公司提供的物業管理服務(附註)	Property management services provided by the company controlled by the ultimate controlling shareholder (Note)	61,287	47,241
為最終控股股東控制的公司提供管理諮詢服務(附註)	Management consulting services provided to the company controlled by the ultimate controlling shareholder (Note)	3,718	—
為合營企業及聯營公司提供管理諮詢服務(附註)	Management consulting services provided to joint ventures and associates (Note)	13,734	3,195
合營企業及聯營公司的利息收入(附註)	Interest income from joint ventures and associates (Note)	6,132	—

附註：該等交易乃根據參與各方共同協定的條款及條件進行。

Note: These transactions were entered into according to the terms and conditions agreed by the participating parties.

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27. 關聯方交易(續)

2) 與關聯方的其他交易

- (i) 於二零一九年六月三十日，本集團就向合營企業及聯營公司若干不超過人民幣8,212,086,000元的銀行及其他貸款作出擔保(二零一八年十二月三十一日：人民幣81,000,000元)。
- (ii) 於截至二零一九年六月三十日止六個月，本集團已向正榮公益基金會捐贈多達人民幣1,400,000元(截至二零一八年六月三十日止六個月：人民幣3,520,000元)。

(3) 與關聯方的未付結餘

應收合營企業及聯營公司款項	D	4,103,645
應收由最終控股股東控制的公司款項	D	37,876
應付合營企業及聯營公司款項	D	4,122,921
應付由最終控股股東控制的公司款項	D	29,185

與以上關聯方的結餘為無抵押、免息及須應要求償還。

27. RELATED PARTY TRANSACTIONS (Continued)

(2) Other transactions with related parties

- (i) The Group provided guarantees for bank and other loans of up to RMB8,212,086,000 for certain joint ventures and associates (as at 31 December 2018: RMB81,000,000).
- (ii) During the six months ended 30 June 2019, the Group donated a total of RMB1,400,000 to Zhengrong Public Welfare Foundation (as at 30 June 2018: RMB3,520,000). The Foundation is a public welfare organization.

(3) Outstanding balance with related parties

	二零一九年 六月三十日 30 June 2019	二零一八年 十二月三十一日 31 December 2018
	人民幣千元 RMB'000	人民幣千元 RMB'000
	(未經審核) (Unaudited)	(經審核) (Audited)
應收合營企業及聯營公司款項	4,103,645	7,672,239
應收由最終控股股東控制的公司款項	37,876	14,127
應付合營企業及聯營公司款項	4,122,921	3,313,097
應付由最終控股股東控制的公司款項	29,185	19,886

The balances with related parties are unsecured, interest-free and repayable on demand.

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27. 關聯方交易(續)

(4) 本集團主要管理人員薪酬

27. RELATED PARTY TRANSACTIONS (Continued)

(4) Compensation of key management personnel of the Group

		截至六月三十日止六個月	
		For the six months ended 30 June	
		二零一九年	二零一八年
		2019	2018
		人民幣千元	人民幣千元
		RMB'000	RMB'000
		(未經審核)	(未經審核)
		(Unaudited)	(Unaudited)
短期僱員福利	Short-term employee benefits	19,536	10,968
養老金計劃供款及 社會福利	Contributions to pension plans and social welfare	432	348
支付予主要管理人員的 薪酬總額	Total compensation paid to key management personnel	19,968	11,316

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28. 金融工具的公平值及公平值層級

除賬面值與公平值合理相若的金融工具外，本集團金融工具的賬面值及公平值如下：

28. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS

除賬面值與公平值合理相若的金融工具外，本集團金融工具的賬面值及公平值如下：

		賬面值		公平值	
		Carrying amount		Fair value	
		二零一九年 六月三十日 30 June 2019 人民幣千元 RMB'000	二零一八年 十二月三十一日 31 December 2018 人民幣千元 RMB'000	二零一九年 六月三十日 30 June 2019 人民幣千元 RMB'000	二零一八年 十二月三十一日 31 December 2018 人民幣千元 RMB'000
金融資產	Financial assets				
按公平值計入損益的 金融資產	Financial assets measured at fair value through profit or loss	1,127,280	862,161	1,127,280	862,161
金融負債	Financial liabilities				
計息銀行及 其他借款	Interest-bearing bank and other borrowings	36,575,221	38,170,589	36,606,838	38,326,087
公司債券	Corporate bonds	3,598,986	3,150,187	3,657,629	3,102,152
優先票據	Structured notes	12,354,880	5,170,825	12,671,777	5,199,257
計入其他應付款項及 應計費用的金融擔保	Financial guarantees included in other payables and accrued expenses	136,832	—	136,832	—
		52,665,919	46,491,601	53,073,076	46,627,496

管理層已評估現金及現金等價物、已抵押存款、受限制現金、貿易應收款項、貿易應付款項及應付票據、計入預付款項、其他應收款項及其他資產的金融資產、計入其他應付款項及應計費用的金融負債以及應收/應付關聯公司款項的公平值與其賬面值相若，主要是由於該等工具的到期期限較短。

Management has assessed that the fair value of cash and cash equivalents, restricted cash, trade receivables, trade payables and bills payable, prepayments, other receivables and other financial assets, financial liabilities included in other payables and accrued expenses and the fair value of related company receivables/payables is similar to their carrying amounts, mainly due to the short maturity of these instruments.

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28. 金融工具的公平值及公平值層級(續)

本集團的融資部門由財務經理帶領，負責釐定金融工具公平值計量的政策及程序。財務經理直接向財務總監及審核委員會匯報。於各報告日期，融資部門分析金融工具價值的變動並決定應用於估值的主要輸入數據。估值由財務總監審核及批准。每年就中期及年度財務報告與審核委員會對估值結果進行兩次討論。

金融資產及負債之公平值以該工具於自願訂約各方現時進行之交易(強迫或清算銷售除外)中之交易金額入賬。

計息銀行及其他借款的公平值乃通過將預期未來現金流量按現時可用於具類似條款、信用風險及餘下還款期限之工具的利率進行貼現計算。本集團於二零一九年六月三十日自有計息銀行及其他借款之不履約風險被評定為並不重大。

28. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (Continued)

本集團的融資部門由財務經理帶領，負責釐定金融工具公平值計量的政策及程序。財務經理直接向財務總監及審核委員會匯報。於各報告日期，融資部門分析金融工具價值的變動並決定應用於估值的主要輸入數據。估值由財務總監審核及批准。每年就中期及年度財務報告與審核委員會對估值結果進行兩次討論。

金融資產及負債之公平值以該工具於自願訂約各方現時進行之交易(強迫或清算銷售除外)中之交易金額入賬。

計息銀行及其他借款的公平值乃通過將預期未來現金流量按現時可用於具類似條款、信用風險及餘下還款期限之工具的利率進行貼現計算。本集團於二零一九年六月三十日自有計息銀行及其他借款之不履約風險被評定為並不重大。

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28. 金融工具的公平值及公平值層級(續)

以下載列於二零一九年六月三十日金融工具估值所用的重大不可觀察輸入值概要連同定量敏感度分析：

28. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (Continued)

The following table sets out the significant unobservable inputs used in the valuation of financial instruments as at 30 June 2019:

	估值方法 Valuation technique	重大不可觀察輸入值 Significant unobservable inputs	範圍 Range	公平值對輸入值的敏感度 Sensitivity of fair value to change in
金融擔保合約撥備	預期信貸虧損模式	收回率	36.94% 至 37.91%	倘收回率上升(下降)1%，則將導致公平值減少(增加)人民幣2,194,000元 RMB2,194,000/ RMB2,194,000
Property management fee receivable	Expected credit loss model	Recovery rate	36.94% 至 37.91%	1% increase (decrease) will result in a decrease (increase) in fair value of RMB2,194,000/ RMB2,194,000
		貼現率	2.50% 至 2.99%	倘貼現率上升(下降)1%，則將導致公平值減少(增加)人民幣1,449,000元 RMB1,449,000/ RMB1,492,000
		Discount rate	2.50% 至 2.99%	1% increase (decrease) will result in a decrease (increase) in fair value of RMB1,449,000/ RMB1,492,000

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28. 金融工具的公平值及公平值層級(續)

公平值層級

下表列示本集團金融工具的公平值計量層級：

按公平值計量的資產：

於二零一九年六月三十日

28. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (Continued)

Fair value hierarchy

The following table shows the fair value measurement hierarchy of the Group's financial instruments:

Assets measured at fair value:

As at 30 June 2019

	使用以下數據計量之公平值			總計
	活躍市場之報價 (第一級)	重大可觀察輸入數據 (第二級)	重大不可觀察輸入數據 (第三級)	
	Quoted price in active market (Level 1)	Significant observable inputs (Level 2)	Significant non-observable inputs (Level 3)	Total
	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
按公平值計入損益的金融資產	1,127,280	—	—	1,127,280

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30 June 2019

28. 金融工具的公平值及公平值層級(續)

公平值層級(續)

按公平值計量的負債：

於二零一八年十二月三十一日

28. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (Continued)

Fair value hierarchy (Continued)

Liabilities measured at fair value:

As at 31 December 2018

	使用以下數據計量之公平值			總計
	活躍市場之報價 (第一級)	重大可觀察輸入數據 (第二級)	重大不可觀察輸入數據 (第三級)	
	Quoted prices (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	Total
	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
按公平值計入損益的 金融資產	862,161	—	—	862,161

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28. 金融工具的公平值及公平值層級(續)

公平值層級(續)

按公平值計量的負債:(續)

於二零一九年六月三十日

28. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (Continued)

Fair value hierarchy (Continued)

Liabilities measured at fair value (Continued)

As at 30 June 2019

使用以下數據計量之公平值

Fair value measured using the following data

	活躍市場之報價 (第一級)	重大可觀察 輸入數據 (第二級)	重大不可 觀察輸入 數據 (第三級)	總計
	Quoted price in active market (Level 1)	Significant observable inputs (Level 2)	Significant non-observable inputs (Level 3)	Total
	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
計入其他應付款項及應計費用 的金融擔保	—	—	136,832	136,832

本集團於二零一八年十二月三十一日並無任何按公平值計量的金融負債。

於本期間，第一級與第二級之間並無公平值計量之轉撥，而金融資產與金融負債均無第三級之轉入或轉出(截至二零一八年六月三十日止六個月：無)。

The Group had no financial liabilities measured at fair value as at 31 December 2018.

During the period, there were no transfers between Level 1 and Level 2, and no transfers into or out of Level 3 for financial assets and financial liabilities (for the six months ended 30 June 2018: none).

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29. 報告期後事項

於二零一九年七月三十日，合共244,756,000股配售股份按配售價每股4.95港元獲認購。扣除股份發行成本的所得款項淨額約為1,199,300,000港元(相當於約人民幣1,056,000,000元)。認購股份本公司經配發及發行認購股份擴大的已發行股本約5.60%。

於二零一九年八月十九日，本公司發行本金額為110,000,000美元，將於二零二二年到期的優先票據。優先票據按年利率9.15%計息，按半年支付。優先票據的到期日為二零二二年三月八日。於到期之前任何時間，本公司可選擇按預先釐定的贖回價贖回優先票據。贖回價的詳情於相關發售備忘錄中披露。

30. 批准中期財務資料

董事會於二零一九年八月二十五日批准並授權刊發本中期財務資料。

29. EVENTS AFTER THE REPORTING PERIOD

On 30 July 2019, 244,756,000 shares were subscribed at a subscription price of HK\$4.95 per share. After deducting the costs of issue, the net proceeds were approximately HK\$1,199,300,000 (equivalent to approximately RMB1,056,000,000). The subscription of shares increased the issued capital of the Company by approximately 5.60%.

On 19 August 2019, the Company issued \$110,000,000 of preferred securities maturing in 2022. The preferred securities bear an annual interest rate of 9.15% and are payable semi-annually. The maturity date of the preferred securities is 8 March 2022. At any time prior to maturity, the Company may choose to redeem the preferred securities at the pre-determined redemption price. Details of the redemption price are disclosed in the relevant prospectus.

30. APPROVAL OF THE INTERIM FINANCIAL INFORMATION

The Board of Directors approved and authorized the issuance of this interim financial information on 25 August 2019.

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