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ANNOUNCEMENT OF ANNUAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2022

FINANCIAL HIGHLIGHTS

- Total contracted sales amounted to RMB100,290 million, representing a YoY decrease of 26%.
- Revenue amounted to RMB46,127 million, representing a YoY decrease of 28%.
- Gross profit decreased by 79% YoY to RMB2,377 million. Gross profit margin was 5%.
- Loss attributable to owners of the Company was RMB15,930 million. Basic and diluted loss per share was RMB2.092. The recorded loss was mainly attributed to (i) the downturn in the overall real estate market and the continuous coronavirus pandemic in the PRC, resulting in the decrease in revenue and gross profit margin, and the increase in the provision for impairment of property projects; (ii) the decrease in the share results from joint ventures and associates; and (iii) the exchange loss due to the depreciation of RMB, for the year.
- The Group's weighted average interest rate was 5.16%, representing a YoY increase of 20 basis points. The current ratio was 1.40 times.
- The Board did not recommend the payment of final dividend for the year ended 31 December 2022 after considering that it would take time for the recovery of market confidence and the improvement of the cash flow in the industry.

The Board is pleased to announce the audited consolidated results of the Group for the year ended 31 December 2022.

REVIEW OF THE ANNUAL RESULTS

Due to the adverse impacts caused by the downturn in the overall real estate market and the continuous novel coronavirus pandemic in the PRC, for the twelve months ended 31 December 2022, the Group recorded RMB46,127 million in revenue, representing a YoY decrease of 28%; gross profit was RMB2,377 million, decreased by 79% compared to the previous year and the gross profit margin in 2022 was 5% (2021: 18%). Loss attributable to owners of the Company and loss per share (basic and diluted) were RMB15,930 million and RMB2.092, respectively.

MARKET REVIEW AND OUTLOOK

2022 market review

The real estate market in China experienced extreme fluctuations in 2022. It was a tough long year for all in the industry. Real estate enterprises in distress, customers holding back, sales decline and financing difficulties fed negative vibes to each other, creating a deteriorating cycle. Sales volume of commodity housing in the whole year of 2022 dropped by 26.7% YoY. Despite multiple rounds of policies with various emphases rolled out by the government promoting sales, property investment sentiments were brought to freezing point by the frequent outbursts of the pandemic, failed deliveries, lower income expectation and decreasing housing price. The market did not bounce back as in previous cycles but continued to shrink under the combined pressure of excessive risk-aversion by financial institutions, scarcity of financing channels in the open market, crunch in both financing cash flow and operational cash flow, and a significant rise in breach of contract.

2023 market outlook

Looking ahead in 2023, the Chinese government will be more committed to encouraging stable economic growth, and will firmly position real estate as a pillar industry of the national economy. The Group expects that the government will roll out more policies to support rigid demand and upgraders. Policies in aid of improving quality real estate enterprises' balance sheet will also be in place gradually. The environment will be better than 2022 in terms of policies and credit. Customers' buying sentiments should pick up as China's economy recovers. We are confident that the industry will be revived. However, it will take time for economic recovery and the recovery of upstream and downstream industry chain such as home buyers, financial institutions and suppliers. It will take even longer for the enterprises cash flow and investment capacity to improve. The industry still needs to tread carefully for a while.

The industry is transforming into a stage of anti-risk and sustainable expansion, and balance sheet reduction. Real estate enterprises need to be even more focused and withdraw from businesses irrelevant to the principal business. In the mid to long term, the real estate market in China will retain the scale of RMB10 trillion, which will have a long term important role in the industry and macro economy. Using experience from abroad and the real situation in China as reference, the Group firmly believes that various property development businesses should thrive in the future, non-development businesses will be more service-oriented, sustainable and in light asset mode. At the end of the day, future competition in real estate will be in brand and word-of-mouth. Real estate enterprises need to be committed to serving customers with an artisan's spirit, building up capabilities and brands which are the 'invisible backbone' on which we depend for survival and further expansion.

FINANCIAL REVIEW

Revenue

The components of the revenue are analyzed as follows:

<i>(RMB million)</i>	2022	2021	Change
Property development	37,132	55,130	-33%
Property investment	391	410	-5%
Property management and related services	2,868	2,530	13%
Other real estate related businesses	5,736	6,177	-7%
Total	<u>46,127</u>	<u>64,247</u>	-28%

The Group's revenue in 2022 decreased by 28% to RMB46,127 million, from RMB64,247 million in 2021. Property development segment remained the largest contributor, which accounted for about 80% of total revenue. During 2022, the revenue from property development contributed by the Beijing, Bohai Rim, Eastern, Southern, Central and Western Regions were 12%, 29%, 22%, 15%, 18% and 4%, respectively. We will persistently maintain a balanced project portfolio for mitigating the risk from single market fluctuations and enabling more effective usage of resources, allowing the Group to stay focus of our future development plan.

Property management and related services includes (i) property management and commercial operational services; (ii) community value-added services; and (iii) value-added services to non-property owners. The increase in revenue for our property management and related services in 2022 was mainly due to (i) the increase in GFA under management and increase in number of properties under management; (ii) extension of our commercial operational services to the owners of shopping malls and office buildings; and (iii) expansion of our consultancy services to property developers.

The other real estate businesses cover whole-industrial chain construction services, internet data center, senior living services and etc.

Sino-Ocean Group Holding Limited

(Incorporated in Hong Kong with limited liability under the Hong Kong Companies Ordinance)

Stock Code : 03377

Cost of sales

In line with the decrease in revenue, the Group's total cost for the year reduced to RMB43,750 million accordingly (2021: RMB52,989 million). Excluding carparks, average land cost per sq.m. of property development business in 2022 decreased to approximately RMB5,700 compared to RMB8,300 in 2021. The decrease was mainly due to more projects located in tier-two cities, which are having relatively lower land costs, being delivered in 2022. Average construction cost per sq.m. (excluding carparks) for property development business decreased by 7% to approximately RMB5,500 for the year, compared to RMB5,900 in 2021. The decrease in average construction cost was mainly because more villa and tier-one projects with higher construction cost were delivered during 2021.

Gross profit

Gross profit for the year was RMB2,377 million, representing a decrease of 79% compared to that of 2021. Gross profit margin decreased to 5% in 2022 (2021: 18%). The decrease in gross profit margin was mainly affected by the depressed real estate market sentiment in the PRC in 2022, of which (i) the Group launched promotions for the leftover unsold units so as to minimize the Group's operating risks and liquidize remnant assets; and (ii) the provision made by the Group for inventories increased.

Interest and other income and other (loss)/gains (net)

Interest and other income decreased by 51% to RMB1,094 million in 2022, compared to RMB2,250 million in 2021. The decrease was mainly attributable to the decrease in entrusted loan interest income due to the decline in the weighted average entrusted loan balance and interest rate during the year of 2022.

The Group recorded other losses (net) of RMB2,689 million in 2022 (2021: other gains (net) of RMB76 million). Other losses (net) were mainly comprised of net effect of net exchange losses, fair value losses of financial assets and financial liabilities at fair value through profit or loss and losses on disposal of subsidiaries during the year. The recorded losses in 2022 was primarily due to the net exchange losses of RMB1,178 million (2021: net exchange gains of RMB348 million) arising from the depreciation of RMB against USD to a larger extent during 2022.

Revaluation of investment properties

Affected by the resurgence of the novel coronavirus pandemic, the Group recognized fair value losses on its investment properties (before tax and non-controlling interests) of RMB256 million for 2022 (2021: fair value losses of RMB64 million).

Operating expenses

Selling and marketing expenses for 2022 were RMB1,803 million (2021: RMB1,665 million), which was increased by 8% as compared to 2021. The increase was mainly driven by the increase of marketing activities so as to cope with the cooldown of the market in 2022. These costs accounted for approximately 1.8% of the total contracted sales amount for 2022 (2021: 1.2%). The Group put more resources in its sales and marketing activities during the year, to aim for better recognition of the Group's pursuance of quality of residential property development, investment property development and operation, property services and whole-industrial chain construction services and ultimately turn into higher branding value and sustainable revenue growth in the future.

Under the Group's strict control policy, administrative expenses incurred for 2022 slightly decreased to RMB1,698 million (2021: RMB1,777 million (restated)), representing approximately 3.7% of the total revenue for 2022 (2021: 2.8% (restated)). The Group will continue to adopt strict cost control measures to maintain these costs at a relatively stable and lower level.

Net impairment losses on financial assets

The Group recorded the net impairment losses on financial assets of RMB5,155 million for the year (2021: RMB177 million (restated)). The increase in the expenses was mainly due to the provision made by the Group for expected credit losses on the trade and other receivables and etc., considering the combined effects of sluggish macroeconomic and industry environments, tough financing channels and the resurgence of the pandemic during 2022.

Finance costs

Our weighted average interest rate increased from 4.96% for the year of 2021 to 5.16% for the year of 2022. As we obtained higher cost of financing during the year, the total interest expenses paid or accrued increased to RMB5,064 million in 2022 (2021: RMB4,639 million), of which RMB3,066 million (2021: RMB2,239 million) was not capitalized and charged through consolidated income statement during the year.

Taxation

The aggregate of enterprise income tax and deferred tax decreased to RMB1,175 million in 2022 (2021: RMB2,684 million), the decrease in the expense was mainly attributed by the combination of the decrease in revenue and gross profit. In addition, land appreciation tax in 2022 decreased to RMB1,451 million (2021: RMB2,022 million). The decrease was mainly due to lower applicable tax rate was applied during 2022.

(Loss)/profit attributable to owners of the Company

The loss attributable to owners of the Company was RMB15,930 million for the year of 2022 (2021: profit of RMB2,729 million). The loss recorded for 2022 was mainly attributed to (i) the downturn in the overall real estate market and the continuous coronavirus pandemic in the PRC, resulting in the decrease in revenue and gross profit margin, and the increase in the provision for impairment of property projects; (ii) the decrease in the share results from joint ventures and associates; and (iii) the exchange loss due to the depreciation of RMB, for the year. Our management will continue to focus on the improvement of our Shareholders' return as on-going task.

Financial resources and liquidity

As at 31 December 2022, the Group had total cash resources (including cash and cash equivalents and restricted bank deposits) of RMB9,386 million, of which approximately 99% (31 December 2021: 89%) of the Group's cash resources were denominated in RMB with the remaining balances denominated in other currencies, such as USD and HKD. The current ratio was 1.40 times. Together with the unutilized credit facilities of approximately RMB165,200 million, the Group is confident with its liquidity.

As at 31 December 2022, the Group's net gearing ratio (i.e. total borrowings less total cash resources divided by total equity) was approximately 183% (31 December 2021: 85%). The increase in net gearing ratio was a result of combined impact from multiple extreme factors including continued market downturn, noticeable decline in overall sales and a very harsh financing environment in 2022 in the PRC. Cash collection remained slow. In addition, RMB depreciated considerably against USD during the year. All these pushed up the net gearing ratio. Facing the sharp deterioration of the overall financing environment of the PRC real estate market, thanks to the strong supports from our major shareholder and financial institutions, the Group maintained the operational soundness. In 2023, following the easing macro policies in the real estate industry, the demand of property will gradually recover. And we would continue to proactively manage the indebtedness and liquidity, so as to have sufficient funding resources to carry out various businesses.

The maturities of the Group's total borrowings are set out as follows:

<i>(RMB million)</i>	As at 31 December 2022	As a percentage of total borrowings	As at 31 December 2021	As a percentage of total borrowings
Within 1 year	38,092	39%	18,668	20%
1 to 2 years	21,062	22%	17,354	19%
2 to 5 years	30,061	31%	46,077	50%
Over 5 years	7,808	8%	10,125	11%
Total	97,023	100%	92,224	100%

BUSINESS REVIEW

Property Development

Recognized sales

Revenue from property development business decreased by 33% in 2022, amounting to RMB37,132 million (2021: RMB55,130 million). Saleable GFA delivered decreased by 2% from approximately 3,243,000 sq.m. in 2021 to approximately 3,183,000 sq.m. in 2022. Excluding car parks sales, the average selling price recognized in 2022 decreased to approximately RMB13,400 per sq.m. (2021: RMB19,500 per sq.m.). The decrease was mainly due to more projects in tier-two cities being delivered in 2022.

Revenue and saleable GFA delivered by cities during 2022 are set out as follows:

Regions	Cities	Revenue (RMB million)	Saleable GFA delivered (sq.m.)	Approximate average selling price recognized (RMB/sq.m.)
Beijing Region	Beijing	726	15,263	47,600
	Taiyuan	108	10,880	9,900
	Qinhuangdao	421	30,562	13,800
	Langfang	2,765	252,126	11,000
		4,020	308,831	13,000
Bohai Rim Region	Tianjin	562	19,856	28,300
	Qingdao	2,965	85,039	34,900
	Jinan	2,881	232,037	12,400
	Dalian	3,932	251,749	15,600
		10,340	588,681	17,600
Eastern Region	Shanghai	91	4,123	22,100
	Hangzhou	246	8,517	28,900
	Nanjing	3,636	152,407	23,900
	Suzhou	143	15,563	9,200
	Wuxi	14	3,502	4,000
	Wenzhou	2,236	157,609	14,200
	Yangzhou	634	41,528	15,300
Suqian	958	157,753	6,100	
		7,958	541,002	14,700

Regions	Cities	Revenue <i>(RMB million)</i>	Saleable GFA delivered <i>(sq.m.)</i>	Approximate average selling price recognized <i>(RMB/sq.m.)</i>
Southern Region	Shenzhen	545	20,244	26,900
	Guangzhou	1	57	17,500
	Fuzhou	684	49,826	13,700
	Foshan	21	1,876	11,200
	Zhangzhou	1,367	106,740	12,800
	Maoming	172	39,306	4,400
	Jiangmen	213	18,683	11,400
	Zhongshan	433	54,392	8,000
	Zhanjiang	183	22,197	8,200
	Longyan	1,634	157,854	10,400
		5,253	471,175	11,100
Central Region	Wuhan	3,233	143,590	22,500
	Zhengzhou	899	125,395	7,200
	Hefei	311	33,271	9,300
	Nanchang	593	57,845	10,300
	Ganzhou	1,561	220,463	7,100
		6,597	580,564	11,400
Western Region	Chongqing	37	3,137	11,800
	Guiyang	62	5,592	11,100
	Liuzhou	707	94,715	7,500
	Xining	611	59,241	10,300
		1,417	162,685	8,700
	Other projects	216	23,082	9,400
Subtotal (excluding carparks)		35,801	2,676,020	13,400
Carparks (various projects)		1,331	506,720	2,600
Total		37,132	3,182,740	11,700

Contracted sales

Due to the adverse impacts caused by the downturn trend in the overall real estate market and the novel coronavirus pandemic in the PRC, the contracted sales of the Group, together with its joint ventures and associates, for the twelve months ended 31 December 2022 decreased to RMB100,290 million, representing approximately 26% decrease compared to RMB136,260 million in 2021. Contracted saleable GFA sold in 2022 decreased by 20% to approximately 6,154,000 sq.m. (2021: 7,673,500 sq.m.). The average selling price (excluding car parks) decreased by 7% to approximately RMB18,000 per sq.m. (2021: RMB19,400 per sq.m.).

Contracted sales from tier-one and tier-two cities accounted for approximately 80% (2021: 86%). In terms of distribution, 56% of the Group's contracted sales were contributed by the Eastern, Southern, Central and Western Regions in 2022 (2021: 61%).

The contracted sales amounts and saleable GFA sold by cities in 2022 are set out below:

Regions	Cities	Contracted sales (RMB million)	Approximate saleable GFA sold (sq.m.)	Approximate average selling price (RMB/sq.m.)
Beijing Region	Beijing	18,030	483,400	37,300
	Shijiazhuang	1,846	166,000	11,100
	Taiyuan	1,130	117,600	9,600
	Qinhuangdao	867	65,800	13,200
	Langfang	2,260	215,300	10,500
	Zhangjiakou	398	53,000	7,500
	Jinzhong	305	38,600	7,900
		24,836	1,139,700	21,800
Bohai Rim Region	Tianjin	8,589	551,800	15,600
	Qingdao	2,796	123,200	22,700
	Jinan	4,403	329,300	13,400
	Dalian	1,881	159,800	11,800
	Shenyang	538	64,600	8,300
	Changchun	26	2,700	9,600
	Anshan	46	8,100	5,700
		18,279	1,239,500	14,700

Regions	Cities	Contracted sales (RMB million)	Approximate saleable GFA sold (sq.m.)	Approximate average selling price (RMB/sq.m.)
Eastern Region	Shanghai	4,731	132,800	35,600
	Hangzhou	141	3,800	37,100
	Nanjing	825	33,500	24,600
	Suzhou	1,845	127,700	14,400
	Wuxi	2,196	109,600	20,000
	Nantong	319	44,800	7,100
	Wenzhou	3,952	181,500	21,800
	Yangzhou	867	58,700	14,800
	Jinhua	878	54,300	16,200
	Zhenjiang	808	78,900	10,200
	Huaian	64	8,700	7,400
	Suqian	360	33,700	10,700
			16,986	868,000
Southern Region	Shenzhen	7,342	248,400	29,600
	Guangzhou	1,186	65,300	18,200
	Fuzhou	745	44,900	16,600
	Foshan	791	55,500	14,300
	Quanzhou	588	36,800	16,000
	Xiamen	1,513	61,200	24,700
	Zhangzhou	609	39,400	15,500
	Maoming	167	32,400	5,200
	Jiangmen	848	78,800	10,800
	Zhongshan	2,128	199,900	10,600
	Zhanjiang	377	46,000	8,200
	Longyan	3	300	10,000
			16,297	908,900
Central Region	Wuhan	3,448	147,400	23,400
	Zhengzhou	813	87,500	9,300
	Hefei	431	39,000	11,100
	Changsha	441	25,100	17,600
	Nanchang	489	51,300	9,500
	Ganzhou	575	73,400	7,800
		6,197	423,700	14,600

Regions	Cities	Contracted sales <i>(RMB million)</i>	Approximate saleable GFA sold <i>(sq.m.)</i>	Approximate average selling price <i>(RMB/sq.m.)</i>
Western Region	Chengdu	7,834	163,100	48,000
	Chongqing	132	8,600	15,300
	Xi'an	3,487	234,600	14,900
	Kunming	286	45,400	6,300
	Guiyang	1,510	160,300	9,400
	Urumqi	173	13,600	12,700
	Lanzhou	17	2,800	6,100
	Liuzhou	77	6,200	12,400
	Xining	352	26,000	13,500
	Xishuangbanna	336	57,900	5,800
			14,204	718,500
	Other projects	1,691	188,400	9,000
Subtotal (excluding car parks)		98,490	5,486,700	18,000
Car parks (various projects)		1,800	667,300	2,700
Total		100,290	6,154,000	16,300

Landbank and Construction in Progress

Affected by the resurgence of the novel coronavirus pandemic, the Group's total GFA and total saleable GFA (including its joint ventures and associates) completed in 2022 were approximately 6,217,700 sq.m. and 4,289,600 sq.m., respectively, which decreased by 33% and 36%, respectively, as compared to that of 2021.

In 2022, we acquired 7 plots of land, total GFA and attributable interest GFA were approximately 668,000 sq.m. and 486,000 sq.m., respectively. The average acquisition cost per sq.m. of the newly acquired land plots was approximately RMB7,800. As at 31 December 2022, the landbank of the Group (including its joint ventures and associates) decreased by 19% to approximately 42,981,000 sq.m. (31 December 2021: 53,135,000 sq.m.); while landbank with attributable interest decreased by 21% to approximately 22,603,000 sq.m. (31 December 2021: 28,503,000 sq.m.). In terms of saleable GFA, the average land cost per sq.m. for our landbank as at 31 December 2022 was approximately RMB7,100 (31 December 2021: RMB6,600).

The landbank details of the Group and its joint ventures and associates as at 31 December 2022 are set out as follows:

Regions	Cities	Projects	Districts	Approximate total GFA ('000 sq.m.)	Approximate total saleable GFA ('000 sq.m.)	Remaining landbank ('000 sq.m.)	Interest attributable to the Group (%)		
Beijing Region	Beijing	Anzhen Project	Chaoyang District, Beijing	46	–	46	14.70%		
		Captain House	Fengtai District, Beijing	131	100	131	51.00%		
		CBD Plot Z6	Chaoyang District, Beijing	27	21	27	28.57%		
		Central Peak	Changping District, Beijing	256	193	251	50.00%		
		Gold Mansion	Daxing District, Beijing	118	99	81	25.00%		
		Grand Harmony Emerald Residence	Daxing District, Beijing	224	165	92	40.00%		
		Hilltime	Mentougou District, Beijing	430	344	430	10.00%		
		Jasper Epoch	Daxing District, Beijing	92	78	19	100.00%		
		Jialihua Project, Shunyi District	Shunyi District, Beijing	277	206	277	100.00%		
		Liangxiang Project	Fangshan District, Beijing	126	102	38	11.10%		
		Ocean LA VIE	Chaoyang District, Beijing	318	305	44	85.72%		
		Ocean Metropolis	Mentougou District, Beijing	330	276	86	56.88%		
		Ocean Poetic Dwelling	Shijingshan District, Beijing	249	187	249	31.00%		
		Ocean Wulieepoch	Shijingshan District, Beijing	595	458	130	21.00%		
		Our New World	Fangshan District, Beijing	109	91	14	100.00%		
		Plot 6002, Mentougou New Town	Mentougou District, Beijing	125	97	75	21.00%		
		Royal River Villa	Chaoyang District, Beijing	132	118	14	20.00%		
		Sino-Ocean Apple Garden No.6	Shijingshan District, Beijing	69	50	47	51.00%		
		World View	Chaoyang District, Beijing	71	52	71	25.00%		
		Xanadu & Ocean Epoch	Chaoyang District, Beijing	230	193	30	50.00%		
		Xanadu & Ocean Palace	Daxing District, Beijing	300	207	103	50.00%		
		Xiji Plot E, Tongzhou District	Tongzhou District, Beijing	139	136	139	50.00%		
		Xinchi Tower	Daxing District, Beijing	67	41	67	70.00%		
		Yongjingtaoyuan Project	Chaoyang District, Beijing	692	554	692	52.15%		
						5,153	4,073	3,153	
			Shijiazhuang	Blessing Life Memorial Park	Jingxing County, Shijiazhuang	18	3	18	88.89%
				Chang'an District Redevelopment Project	Chang'an District, Shijiazhuang	147	94	147	30.95%
				Family Park	Chang'an District, Shijiazhuang	132	108	16	35.70%
				Family Park, Phase II	Chang'an District, Shijiazhuang	84	66	84	35.70%
				Gaocheng Logistics Project	Gaocheng District, Shijiazhuang	54	–	54	64.30%
				Harmony Palace	Zhengding New District, Shijiazhuang	152	140	47	38.35%
				Ocean Home Park	Gaocheng District, Shijiazhuang	48	43	48	40.00%
		Sino-Ocean No. 7	Chang'an District, Shijiazhuang	115	103	115	20.00%		
		Vigorous Mansion	Chang'an District, Shijiazhuang	228	171	22	51.00%		
				978	728	551			

Regions	Cities	Projects	Districts	Approximate total GFA (‘000 sq.m.)	Approximate total saleable GFA (‘000 sq.m.)	Remaining landbank (‘000 sq.m.)	Interest attributable to the Group (%)
	Taiyuan	Glory Mansion	Xinghualing District, Taiyuan	288	198	288	52.15%
		Jiefang Road Aegean Place	Xinghualing District, Taiyuan	125	–	125	52.15%
		Ocean Seasons	Wanbailin District, Taiyuan	308	254	308	70.00%
		Sky Masion	Yingze District, Taiyuan	394	286	313	36.21%
		Sky of Palace	Wanbailin District, Taiyuan	897	529	897	19.56%
		Villa Epoch	Yangqu County, Taiyuan	54	34	18	44.00%
		Wangjiafeng Aegean Place	Yingze District, Taiyuan	109	–	109	36.21%
				2,175	1,301	2,058	
	Qinhuangdao	Seatopia	Funing District, Qinhuangdao	1,438	1,243	1,113	100.00%
	Langfang	Capital Palace	Anci District, Langfang	404	292	25	52.15%
		Jingkai Logistics Project	Jingkai District, Langfang	151	–	151	19.29%
		Ocean Brilliant City	Guangyang District, Langfang	1,897	954	1,396	43.20%
		Plot I, Guangyang Logistics Project	Guangyang District, Langfang	41	–	41	64.30%
		Plot II, Guangyang Logistics Project	Guangyang District, Langfang	144	–	144	19.29%
		Yanjiao Sanhe Internet Data Center	Yanjiao County, Langfang	73	–	73	24.50%
				2,710	1,246	1,830	
	Zhangjiakou	Centrality Mansion	Qiaodong District, Zhangjiakou	203	163	49	60.00%
	Tangshan	Ocean Landscape	High-tech Zone, Tangshan	170	137	170	100.00%
	Jinzhong	Sky Masion	Yuci District, Jinzhong	2,067	1,537	1,434	30.85%
				14,894	10,428	10,358	
Bohai Rim Region	Tianjin	Boda Logistics Project	Wuqing District, Tianjin	285	–	285	64.30%
		Capital Palace	Jizhou District, Tianjin	346	213	194	52.15%
		Fantastic Time	Dongli District, Tianjin	151	115	151	100.00%
		Happy Light Year	Wuqing District, Tianjin	504	317	334	49.98%
		Harmony Mansion	Binhai New Area, Tianjin	102	78	102	100.00%
		Jixian Aegean Place	Jizhou District, Tianjin	87	–	87	52.15%
		Neo-metropolis	Beichen District, Tianjin	3,034	2,615	2,231	51.00%
		Ocean Orient	Binhai New Area, Tianjin	164	126	164	100.00%
		Sino-Ocean Brilliant Courtyard	Binhai New Area, Tianjin	675	488	100	100.00%
		Sky Masion	Binhai New Area, Tianjin	388	231	9	52.15%
		Sky Masion Bay	Binhai New Area, Tianjin	253	182	253	52.15%
		Southend Airport Logistics Project	Dongli District, Tianjin	69	–	69	64.30%
		The Great Habitat Mansion House	Dongli District, Tianjin	562	385	10	60.00%
		UPED	Binhai New Area, Tianjin	653	445	653	51.00%
		Westend Airport Logistics Project	Dongli District, Tianjin	52	–	52	64.30%
		Xanadu	Binhai New Area, Tianjin	185	135	185	30.00%
				7,510	5,330	4,879	

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Regions	Cities	Projects	Districts	Approximate total GFA (‘000 sq.m.)	Approximate total saleable GFA (‘000 sq.m.)	Remaining landbank (‘000 sq.m.)	Interest attributable to the Group (%)
	Qingdao	Ocean Glory	Shibei District, Qingdao	102	76	102	10.75%
		Sino-Ocean Harmony	Shibei District, Qingdao	377	270	34	43.00%
		Sino-Ocean Landscape	Jimo District, Qingdao	113	86	113	100.00%
				592	432	249	
	Jinan	Beihu Plot A-6, Tianqiao District	Tianqiao District, Jinan	97	83	97	60.00%
		Beihu West Plot A, Tianqiao District	Tianqiao District, Jinan	555	461	555	60.00%
		Ocean Crown	Huaiyin District, Jinan	103	87	97	66.50%
		Ocean Epoch	Lixia District, Jinan	390	371	160	50.00%
		Ocean Mansion	Huaiyin District, Jinan	228	190	115	79.60%
		Ocean Orient	Licheng District, Jinan	544	422	544	42.00%
		Ocean Precious Land	Licheng District, Jinan	226	172	226	58.82%
		Sino-Ocean Metropolis	Tianqiao District, Jinan	379	255	198	64.90%
		Sky Masion	Shanghe County, Jinan	583	520	310	30.66%
				3,105	2,561	2,302	
	Dalian	Diamond Bay	Ganjingzi District, Dalian	1,497	1,345	722	100.00%
		Joy of Mountain and Sea	Ganjingzi District, Dalian	189	150	24	51.00%
		Ocean Mansion	Shahekou District, Dalian	36	25	36	100.00%
		Ocean Season Five	Jinpu New Area, Dalian	116	113	116	70.00%
		Ocean Tower River Bay	Lvshunkou District, Dalian	234	200	234	100.00%
		Zhonghua Road Plot #2	Ganjingzi District, Dalian	111	52	111	100.00%
				2,183	1,885	1,243	
	Shenyang	Ocean Elite River Prospect	Shenbei New District, Shenyang	400	313	400	60.00%
		Ocean Noble Mansion	Tiexi District, Shenyang	47	32	47	100.00%
				447	345	447	
	Changchun	Guantangyuanzhu	Shuangyang District, Changchun	326	255	326	52.15%
	Harbin	Venice Manor	Songbei District, Harbin	181	152	8	52.15%
	Anshan	International Plaza	Tiedong District, Anshan	350	294	159	52.15%
				14,694	11,254	9,613	
Eastern Region	Shanghai	Baoshan Sky Masion	Baoshan District, Shanghai	213	115	213	52.15%
		Dongtan Villa	Chongming District, Shanghai	1,072	672	674	41.03%
		Hongqiao Origin	Qingpu District, Shanghai	75	53	75	100.00%
		Lingang Aegean Place	Pudong New Area, Shanghai	66	-	66	52.15%
		Lingang Sky Masion	Pudong New Area, Shanghai	172	108	172	52.15%
		Ocean Fortune Center	Pudong New Area, Shanghai	59	45	16	100.00%
		Yuanbo Hotel Project	Putuo District, Shanghai	54	-	54	23.94%
				1,711	993	1,270	

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	Hangzhou	Neo 1	Gongshu District, Hangzhou	43	40	15	50.00%
		Ocean New Masterpiece	Gongshu District, Hangzhou	44	33	44	51.00%
		Xixi Mansion	Yuhang District, Hangzhou	395	285	6	100.00%
				482	358	65	
	Nanjing	Ocean Seasons	Lishui District, Nanjing	234	184	30	100.00%
		The One	Jiangning District, Nanjing	213	153	22	100.00%
				447	337	52	
	Suzhou	Mansion Yue	Wujiang District, Suzhou	150	147	56	70.00%
		Rocker Park	Huqiu District, Suzhou	240	198	82	30.00%
		Royal Seasons	Taicang City, Suzhou	105	77	28	34.00%
		Scenert East	Zhangjiagang City, Suzhou	108	77	108	100.00%
		Shengze Sky Masion	Wujiang District, Suzhou	262	211	262	34.68%
		Shihu Project	Wuzhong District, Suzhou	49	–	49	100.00%
		Taicang Shaxi Logistics Project I	Taicang City, Suzhou	56	–	56	25.72%
		Taicang Shaxi Logistics Project II	Taicang City, Suzhou	124	–	124	23.41%
		Zhangjiagang Internet Data Center	Zhangjiagang City, Suzhou	24	–	24	75.01%
				1,118	710	789	
	Ningbo	Sino-Fusion Yuyao Simen Logistics Park	Yuyao City, Ningbo	56	–	56	28.19%
	Wuxi	Life in Park	Xinwu District, Wuxi	196	157	196	15.00%
		One Residence	Xinwu District, Wuxi	211	154	211	10.00%
		Sky Masion	Huishan District, Wuxi	223	172	90	31.29%
				630	483	497	
	Changzhou	Aegean Place	Wujin District, Changzhou	197	–	197	52.15%
		International Plaza	Wujin District, Changzhou	508	374	85	52.15%
				705	374	282	
	Wenzhou	Aegean Place	Longwan District, Wenzhou	82	–	82	100.00%
		Binhai Sky Masion	Longwan District, Wenzhou	488	306	8	100.00%
		Center Mansion (formerly known as Plot ZX-14a-1, Central District, Leqing)	Leqing City, Wenzhou	40	30	40	100.00%
		Central Mansion (formerly known as Shan Hai One)	Leqing City, Wenzhou	123	100	123	100.00%
		Four Seasons Mansion	Longwan District, Wenzhou	85	60	85	100.00%
		Harbor Heart	Ouhai District, Wenzhou	87	66	20	84.70%
		Peninsula No.9	Ouhai District, Wenzhou	276	174	276	35.74%
		Xingfuli	Lucheng District, Wenzhou	234	168	12	33.90%
				1,415	904	646	

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	Yangzhou	Home Furniture Mall	Hanjiang District, Yangzhou	81	–	81	52.15%
		Royal Mansion	Guangling District, Yangzhou	63	47	63	100.00%
		Sky Masion	Hanjiang District, Yangzhou	467	348	467	52.15%
				611	395	611	
	Jiaxing	Pinghu Logistics Project	Pinghu City, Jiaxing	72	–	72	23.41%
	Jinhua	Mountain Courtyard	Wucheng District, Jinhua	171	124	171	26.60%
	Zhenjiang	Central Mansion	Danyang City, Zhenjiang	607	502	539	50.00%
	Huai’an	International Plaza	Qingjiangpu District, Huai’an	319	264	79	22.42%
	Suqian	Aegean Place	Sucheng District, Suqian	117	–	117	36.50%
		Shuyang Aegean Place	Shuyang County, Suqian	107	–	107	100.00%
		Shuyang Sky Masion	Shuyang County, Suqian	545	407	334	100.00%
		Sky Masion	Sucheng District, Suqian	484	411	386	36.50%
				1,253	818	944	
	Huzhou	Anji Internet Data Center	Anji County, Huzhou	135	–	135	64.30%
				9,732	6,262	6,208	
Southern Region	Shenzhen	Lishan Project	Nanshan District, Shenzhen	156	70	156	48.00%
		Longhua District De Ai Industrial Park	Longhua District, Shenzhen	533	282	533	80.00%
		Ocean Express	Longgang District, Shenzhen	556	437	111	100.00%
		Ocean Filter	Longgang District, Shenzhen	92	64	92	100.00%
		Ocean Forecast	Longgang District, Shenzhen	152	108	152	39.20%
		Ocean Palace	Nanshan District, Shenzhen	196	82	7	63.25%
		Ocean Seafront Towers	Nanshan District, Shenzhen	115	52	59	60.00%
		Peace Palace	Longhua District, Shenzhen	278	201	278	63.01%
				2,078	1,296	1,388	
	Guangzhou	East Bay	Zengcheng District, Guangzhou	141	96	8	40.00%
		Elite Palace	Tianhe District, Guangzhou	310	279	41	100.00%
		Hibiscus Villa	Huadu District, Guangzhou	179	87	73	51.00%
		Natural Mansion	Zengcheng District, Guangzhou	76	48	76	100.00%
		Ocean Prospect	Zengcheng District, Guangzhou	133	96	133	100.00%
				839	606	331	

Regions	Cities	Projects	Districts	Approximate total GFA ('000 sq.m.)	Approximate total saleable GFA ('000 sq.m.)	Remaining landbank ('000 sq.m.)	Interest attributable to the Group (%)
	Fuzhou	Ocean Tianfu	Cangshan District, Fuzhou	128	97	128	63.01%
	Foshan	Delight River	Sanshui District, Foshan	207	192	46	100.00%
		Landscape	Shunde District, Foshan	80	63	80	49.00%
		Natural Mansion	Nanhai District, Foshan	140	107	140	50.00%
				427	362	266	
	Quanzhou	Ocean Prospect	Luojiang District, Quanzhou	51	35	51	42.00%
	Xiamen	Ocean Prospect	Tong'an District, Xiamen	199	144	199	51.00%
	Zhangzhou	Sea and Star	Longwen District, Zhangzhou	266	210	131	51.00%
	Maoming	Sino-Ocean Landscape	Maonan District, Maoming	299	249	194	51.00%
	Jiangmen	Cloud Mansion	Pengjiang District, Jiangmen	176	133	151	51.00%
		Top Mansion	Pengjiang District, Jiangmen	131	101	131	100.00%
				307	234	282	
	Zhongshan	Blossoms Valley	Shenwan Town, Zhongshan	1,172	1,037	925	75.00%
		Natural Mansion	Xiaolan Town, Zhongshan	76	62	76	51.00%
		Ocean Palace	Southern District, Zhongshan	181	134	181	69.80%
		Sino-Ocean Landscape	Minzhong Town, Zhongshan	210	159	7	51.00%
				1,639	1,392	1,189	
	Zhanjiang	Ocean City	Xiashan District, Zhanjiang	612	493	353	67.50%
	Sanya	Ocean Hill	Jiyang District, Sanya	177	111	75	100.00%
	Hong Kong	Mt. La Vie	Islands District, Hong Kong	3	3	3	100.00%
		Nga Tsin Long Road Project, Kowloon City	Kowloon City District, Hong Kong	6	5	6	100.00%
		Uptify	Yau Tsim Mong District, Hong Kong	3	3	3	100.00%
				12	11	12	
				7,034	5,240	4,599	
Central Region	Wuhan	Aegean Place	Xinzhou District, Wuhan	62	–	62	52.15%
		Citylane	Hanyang District, Wuhan	450	–	450	70.00%
		Dongxihu Xingou Logistics Project	Dongxihu District, Wuhan	112	–	112	64.30%
		Huazhong Big Data Industrial Park	Jiangxia District, Wuhan	89	–	89	12.50%
		Oriental World View	Hanyang District, Wuhan	1,917	1,430	807	70.00%
		Yangtze Opus	Jiang'an District, Wuhan	178	80	178	70.00%
		Zhongjiacun Plot, Hanyang District	Hanyang District, Wuhan	322	229	322	7.75%
				3,130	1,739	2,020	

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				total GFA (‘000 sq.m.)	total saleable GFA (‘000 sq.m.)	landbank (‘000 sq.m.)	attributable to the Group (%)
	Zhengzhou	Fontaine Polaris	Zhongmu County, Zhengzhou	176	141	176	24.50%
		Glory Mansion	Xinzheng City, Zhengzhou	135	103	135	28.68%
		Grand Apartment	Jinshui District, Zhengzhou	172	133	172	17.84%
		Ocean Landscape Courtyard	Yingyang District, Zhengzhou	204	150	46	55.00%
		Ocean Melody	Zhongmu County, Zhengzhou	43	38	8	69.30%
		Ocean Prospect	Xinzheng City, Zhengzhou	169	158	35	100.00%
		Rong Fu	Xinzheng City, Zhengzhou	156	101	118	17.84%
		The Collection	Erqi District, Zhengzhou	182	141	182	49.00%
				1,237	965	872	
	Hefei	Hefei Logistics Project, Phase IV	Feidong County, Hefei	66	–	66	64.30%
		Ideal Bourn	Feidong County, Hefei	104	83	104	100.00%
		Ocean Glory	Feidong County, Hefei	197	186	35	100.00%
		Ocean Landscape	Feidong County, Hefei	200	180	33	70.00%
		West Furong Road Plot, Jingkai District	Jingkai District, Hefei	455	279	455	30.00%
				1,022	728	693	
	Changsha	Aegean Place	Yuhua District, Changsha	69	–	69	41.72%
		Sky Masion	Yuhua District, Changsha	878	616	878	41.72%
		Special Mansion	Wangcheng District, Changsha	482	384	482	24.50%
				1,429	1,000	1,429	
	Nanchang	Aegean Place	Wanli District, Nanchang	124	–	124	52.15%
		Cloud View	Jingkai District, Nanchang	81	61	81	51.00%
		Ocean Palace	Wanli District, Nanchang	173	122	28	51.00%
		Sky Masion	Wanli District, Nanchang	175	163	37	52.15%
				553	346	270	
	Ganzhou	Sky Masion	Nankang District, Ganzhou	888	705	500	53.59%
				8,259	5,483	5,784	
Western Region	Chengdu	Ocean Ecological Land	Xindu District, Chengdu	199	127	199	100.00%
		Ocean Luxury City	Qingyang District, Chengdu	122	106	11	24.50%
		Qingbaijiang Internet Data Center, Zone A	Qingbaijiang District, Chengdu	193	–	193	36.51%
		Qingbaijiang Internet Data Center, Zone C	Qingbaijiang District, Chengdu	38	–	38	49.00%
		Wenjiang Internet Data Center	Wenjiang District, Chengdu	54	–	54	24.50%
				606	233	495	

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	Chongqing	Fenghua Melody	Shapingba District, Chongqing	102	71	20	24.50%
		Fontaine Island	Nan'an District, Chongqing	178	132	3	24.50%
		Liangjiang New Town Internet Data Center	Liangjiang New Area, Chongqing	40	-	40	49.00%
		Life In Art Dist	Jiulongpo District, Chongqing	52	37	52	34.00%
		Poetry of Landscape	Shapingba District, Chongqing	166	119	17	100.00%
		Sino-Ocean Garden	Banan District, Chongqing	592	480	37	56.10%
				1,130	839	169	
	Xi'an	Aegean Place	Xincheng District, Xi'an	104	-	104	26.60%
		Emperor Chic	Weiyang District, Xi'an	321	316	215	24.50%
		Fontaine Island	Chanba Ecological District, Xi'an	147	111	147	24.50%
		Jinghe New Town Internet Data Center	Xixian New Area, Xi'an	60	-	60	49.00%
		Ocean Mansion	Weiyang District, Xi'an	558	416	558	42.33%
		Sino-Ocean Royal Landscape	Chanba Ecological District, Xi'an	292	208	228	80.00%
		Sky Masion	Xincheng District, Xi'an	462	312	462	26.60%
				1,944	1,363	1,774	
	Kunming	In Galaxy (formerly known as Chenggong Project)	Chenggong District, Kunming	222	218	92	69.80%
		In Galaxy (formerly known as Chenggong Project, Phase II)	Chenggong District, Kunming	99	88	99	69.80%
				321	306	191	
	Guiyang	Sino-Ocean Aristocratic Family	Shuanglong New District, Guiyang	165	135	165	100.00%
		Sino-Ocean Prospect	Yunyan District, Guiyang	100	75	17	100.00%
		Sky Masion	Guanshanhu District, Guiyang	780	565	780	26.60%
		Sky Masion, Retail	Guanshanhu District, Guiyang	89	-	89	26.60%
				1,134	775	1,051	
	Urumqi	Natural Century	Saybag District, Urumqi	74	63	74	26.60%
		Royal Mansion	Saybag District, Urumqi	402	293	402	28.97%
		Sky Masion	Saybag District, Urumqi	148	111	148	52.15%
		Sky Palace	Saybag District, Urumqi	85	68	85	52.15%
				709	535	709	
	Lanzhou	Sky Masion	Yuzhong County, Lanzhou	397	301	267	31.29%
	Liuzhou	Aegean Place	Yufeng District, Liuzhou	85	-	85	76.55%
		Glory Mansion	Yufeng District, Liuzhou	357	251	112	76.55%
				442	251	197	

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	Luzhou	Sky Masion	Jiangyang District, Luzhou	279	207	279	52.15%
	Xining	Aegean Place	Haihu New District, Xining	121	–	121	76.55%
		Sky Masion	Chengzhong District, Xining	1,278	1,018	664	41.72%
		Sky Palace	Chengxi District, Xining	311	254	118	76.55%
				1,710	1,272	903	
	Xishuangbanna	Rainforest Resorts	Jinghong City, Xishuangbanna	515	429	314	26.07%
				9,187	6,511	6,349	
Other Region	Singapore	Cairnhill 16	Area 9, Singapore	4	4	4	30.00%
	Jakarta	Auraya	Greater Jakarta, Indonesia	66	57	66	28.00%
				70	61	70	
Total				63,870	45,239	42,981	

Property Investment

In 2022, revenue from property investment decreased by 5% to RMB391 million (2021: RMB410 million), which was mainly due to the implementation of mid to light asset mode for the Group's investment properties. As at 31 December 2022, the Group held more than 22 operating investment properties.

The investment properties of the Group and its joint ventures and associates as at 31 December 2022 are set out as follows:

Projects	Districts	Approximate	Office premises (sq.m.)	Retail space (sq.m.)	Logistics projects (sq.m.)	Others (sq.m.)	Occupancy rate (%)	Interest attributable to the Group (%)
		leasable area (sq.m.)						
E-wing Center (Beijing)	Haidian District, Beijing	12,000	12,000	-	-	-	87%	100%
Ocean Incom (Beijing)	Shunyi District, Beijing	45,000	32,000	2,000	-	11,000	50%	100%
Ocean International Center (Beijing)	Chaoyang District, Beijing	103,000	76,000	9,000	-	18,000	90%	100%
Ocean Plaza (Beijing)	Xicheng District, Beijing	30,000	26,000	-	-	4,000	97%	72%
Ocean International Center (Tianjin)	Hedong District, Tianjin	53,000	53,000	-	-	-	85%	100%
San Francisco Project (USA)	Financial District, San Francisco	7,000	7,000	-	-	-	99%	100%
Other projects		88,000	-	55,000	-	33,000		
Subtotal		338,000	206,000	66,000	-	66,000		
Other								
INDIGO (Beijing)	Chaoyang District, Beijing	181,000	52,000	48,000	-	81,000	97%	50%
Ocean International Center, Phase II (Beijing)	Chaoyang District, Beijing	70,000	46,000	13,000	-	11,000	87%	35%
Ocean Office Park (Beijing)	Chaoyang District, Beijing	108,000	81,000	12,000	-	15,000	86%	29%
Ocean We-life Plaza (Beijing)	Chaoyang District, Beijing	31,000	-	31,000	-	-	98%	64%
Eco-city Aegean Place (Tianjin)	Binhai New Area, Tianjin	41,000	-	41,000	-	-	70%	52%
Hedong Aegean Place (Tianjin)	Hedong District, Tianjin	94,000	-	94,000	-	-	84%	34%
Ocean We-life (Tianjin)	Binhai New District, Tianjin	28,000	-	28,000	-	-	85%	70%
Ocean We-life Plaza (Tianjin)	Hedong District, Tianjin	42,000	-	42,000	-	-	86%	64%
Aegean Place (Jinan)	Shanghe County, Jinan	35,000	-	35,000	-	-	82%	31%
H88 Yuehong Plaza (Shanghai)	Xuhui District, Shanghai	56,000	56,000	-	-	-	77%	24%
Haixing Plaza (Shanghai)	Huangpu District, Shanghai	14,000	10,000	-	-	4,000	74%	37%
Sino-Ocean Tower (Shanghai)	Huangpu District, Shanghai	64,000	46,000	4,000	-	14,000	79%	15%
Grand Canal Place (Hangzhou)	Gongshu District, Hangzhou	132,000	-	81,000	-	51,000	97%	60%
Aegean Place (Suzhou)	Wujiang District, Suzhou	49,000	-	49,000	-	-	79%	26%
Aegean Place (Fuzhou)	Cangshan District, Fuzhou	92,000	-	92,000	-	-	99%	31%
Sino-Ocean Taikoo Li (Chengdu)	Jinjiang District, Chengdu	174,000	-	84,000	-	90,000	95%	35%
Other projects		2,115,000	242,000	114,000	1,694,000	65,000		
Subtotal		3,326,000	533,000	768,000	1,694,000	331,000		
Total		3,664,000	739,000	834,000	1,694,000	397,000		

IMPORTANT EVENTS AFTER THE FINANCIAL YEAR ENDED 31 DECEMBER 2022

- **Acquisition of the entire equity interests in a property development company in the PRC**

On 8 February 2023, following completion of the bidding process through the Shandong Property Right Exchange Center (山東產權交易中心), Beijing Yuanshengchang Real Estate Development Co., Ltd.* (北京遠盛昌房地產開發有限公司) (“**Beijing Yuanshengchang**”), a wholly-owned subsidiary of the Company, as purchaser, entered into a property right transaction agreement with Shandong Detian Real Estate Co., Ltd.* (山東德天置業有限公司) (“**Shandong Detian**”), as seller, in relation to the acquisition by Beijing Yuanshengchang from Shandong Detian of (a) the entire equity interests in Shandong Detian Jiaye Real Estate Co., Ltd.* (山東德天嘉業置業有限公司) (“**Shandong Detian Jiaye**”) and (b) a loan owing by Shandong Detian Jiaye to Shandong Detian (inclusive of interest) (in the amount of RMB1,584,414,200) at an aggregate consideration of RMB1,584,414,201. The principal business of Shandong Detian Jiaye is property development and its principal asset is four parcels of land situated at the Beihu Core Area, Jinan City, Shandong Province, the PRC with a total land area of 137,504 sq.m. and a total gross floor area of approximately 534,600 sq.m. for residential and commercial purposes.

Details of the above acquisition have been disclosed in the announcement of the Company dated 8 February 2023.

- **Sale and leaseback arrangements**

During the period from January to March 2023, Beijing UNIQloud Technology Co., Ltd.* (北京雲泰數通互聯網科技有限公司), a non wholly-owned subsidiary of the Company, and certain wholly-owned subsidiaries or entity controlled by it, as lessees, entered into sale and leaseback agreements in respect of certain leased assets (mainly comprising ancillary equipment and facilities for data center) with Chengtong Financial Leasing Company Limited* (誠通融資租賃有限公司) and CGN International Financial Leasing (Tianjin) Co., Ltd.* (中廣核國際融資租賃(天津)有限公司), respectively, each as lessor, pursuant to which the relevant lessor will purchase the respective leased assets from the relevant lessee(s) for a maximum aggregate purchase price of RMB475 million and RMB375 million, respectively, and such leased assets will be leased back to the relevant lessee(s) for maximum aggregate lease payments of approximately RMB535.08 million and RMB431.81 million, respectively, each with a term of five years and six years, respectively, subject to early termination in accordance with the terms and conditions of the respective sale and lease agreement(s). Upon the relevant lessee(s) having paid all the lease payments and other payables (if any) to the relevant lessor in accordance with the terms of the respective sale and leaseback agreement(s), the relevant lessee(s) shall have the right to repurchase the respective leased assets at a nominal consideration.

Details of the above sale and leaseback arrangements have been disclosed in the announcements of the Company dated 27 February 2023 and 10 March 2023, respectively.

The audited consolidated results of the Group for the year ended 31 December 2022 are as follows:

Consolidated Income Statement

	Note	Year ended 31 December	
		2022 RMB'000	2021 RMB'000
Revenue	4	46,126,585	64,247,332
Cost of sales	7	(43,749,646)	(52,989,257)
Gross profit		2,376,939	11,258,075
Interest and other income		1,093,965	2,249,551
Other gains and losses — net	8	(2,688,919)	76,267
Fair value losses on investment properties		(256,118)	(63,862)
Selling and marketing expense	7	(1,803,313)	(1,664,606)
Impairment loss on financial assets	7	(5,154,805)	(177,476)
Administrative expense	7	(1,697,513)	(1,777,378)
Operating (loss)/profit		(8,129,764)	9,900,571
Finance costs	9	(3,066,124)	(2,238,690)
Share of results of joint ventures		(956,523)	1,572,808
Share of results of associates		(872,045)	562,425
(Loss)/profit before income tax		(13,024,456)	9,797,114
Income tax expense	10	(2,625,399)	(4,705,828)
(Loss)/profit for the year		(15,649,855)	5,091,286
(Loss)/profit for the year attributable to:			
— Owners of the Company		(15,930,209)	2,729,143
— Non-controlling interests		280,354	2,362,143
		(15,649,855)	5,091,286
(Loss)/earnings per share attributable to owners of the Company during the year (expressed in RMB)			
Basic (loss)/earnings per share	11	(2.092)	0.358
Diluted (loss)/earnings per share	11	(2.092)	0.358

Sino-Ocean Group Holding Limited

(Incorporated in Hong Kong with limited liability under the Hong Kong Companies Ordinance)

Stock Code : 03377

Consolidated Statement of Comprehensive Income

	Year ended 31 December	
	2022	2021
	RMB'000	RMB'000
(Loss)/profit for the year	(15,649,855)	5,091,286
Other comprehensive income, net of tax		
Items that will not be reclassified subsequently to profit or loss:		
Fair value losses on financial assets at fair value through other comprehensive income, net of tax	(4,686,266)	(307,251)
Items that may be reclassified subsequently to profit or loss:		
Currency translation differences	(1,546,051)	254,949
Deferred hedging gains and losses	43,346	5,171
Share of other comprehensive income of investments accounted for using the equity method	2,752	12,545
Other comprehensive loss for the year	(6,186,219)	(34,586)
Total comprehensive (loss)/income for the year	(21,836,074)	5,056,700
Total comprehensive (loss)/income for the year attributable to:		
— Owners of the Company	(22,453,066)	2,825,695
— Non-controlling interests	616,992	2,231,005
Total comprehensive (loss)/income for the year	(21,836,074)	5,056,700

Consolidated Balance Sheet

		As at 31 December	
		2022	2021
	Note	RMB'000	RMB'000
ASSETS AND LIABILITIES			
Non-current assets			
Property, plant and equipment		3,536,637	3,204,097
Right-of-use assets		362,198	406,749
Land use rights		275,873	197,949
Intangible assets		459,807	219,074
Goodwill		888,654	378,198
Investment properties		7,734,474	6,441,213
Interests in joint ventures		20,463,935	25,290,806
Interests in associates		4,847,594	6,730,935
Financial assets at fair value through other comprehensive income		971,614	6,234,811
Financial assets at fair value through profit and loss		4,478,828	4,924,143
Trade and other receivables and prepayments	5	8,387,895	12,506,992
Deferred income tax assets		1,527,180	1,983,856
Total non-current assets		53,934,689	68,518,823
Current assets			
Properties under development		73,299,924	81,334,265
Inventories, at cost		1,223,421	779,431
Land development cost recoverable		1,275,688	1,283,191
Completed properties held for sale		20,234,097	23,498,303
Financial assets at fair value through profit and loss		972,284	563,118
Trade and other receivables and prepayments	5	83,490,813	77,969,815
Contract assets		29,177	226,052
Restricted bank deposits		4,763,360	5,423,573
Cash and cash equivalents		4,623,126	21,655,471
		189,911,890	212,733,219
Assets classified as held for sale		2,225,754	–
Total current assets		192,137,644	212,733,219

Sino-Ocean Group Holding Limited

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		As at 31 December	
		2022	2021
	<i>Note</i>	RMB'000	RMB'000
Current liabilities			
Borrowings		38,091,736	18,667,628
Lease liabilities		74,782	65,832
Trade and other payables	6	44,882,027	55,235,731
Contract liabilities		41,025,991	42,348,003
Income tax payable		13,149,119	11,964,046
Financial liabilities at fair value through profit and loss		168,420	384,193
Total current liabilities		137,392,075	128,665,433
Net current assets		54,745,569	84,067,786
Total assets less current liabilities		108,680,258	152,586,609
Non-current liabilities			
Borrowings		58,931,713	73,556,834
Lease liabilities		323,616	361,241
Trade and other payables	6	56,176	19,167
Deferred income tax liabilities		1,482,767	2,201,998
Total non-current liabilities		60,794,272	76,139,240
Net assets		47,885,986	76,447,369
EQUITY			
Equity attributable to owners of the Company			
Capital		27,329,232	27,329,232
Shares held for Restricted Share Award Scheme		(1,062)	(52,317)
Reserves		(7,337,248)	(87,891)
Retained earnings		11,756,560	27,884,787
		31,747,482	55,073,811
Non-controlling interests		16,138,504	21,373,558
Total equity		47,885,986	76,447,369

Notes to the Consolidated Financial Statements

1 GENERAL INFORMATION

Sino-Ocean Group Holding Limited (the “**Company**”) is a limited liability company incorporated in Hong Kong on 12 March 2007. The address of its registered office is Suite 601, One Pacific Place, 88 Queensway, Hong Kong. The Company and its subsidiaries (together, the “**Group**”) are principally engaged in investment holding, property development and property investment in the People’s Republic of China (the “**PRC**”).

The consolidated financial statements are presented in Renminbi (“**RMB**”), unless otherwise stated. The Company’s shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited.

The consolidated financial statements have been approved for issue by the Board of Directors on 30 March 2023.

2 BASIS OF PREPARATION

The consolidated financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards (“**HKFRS**”) and requirements of the Hong Kong Companies Ordinance Cap. 622. They have been prepared under the historical cost convention, as modified by the revaluation of investment properties, financial assets and liabilities at fair value through profit or loss, financial assets at fair value through other comprehensive income, which are carried at fair values.

The preparation of the consolidated financial statements in conformity with HKFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Group’s accounting policies.

Basis of measurement and going concern assumption

For the year ended 31 December 2022, the Group incurred a loss of RMB15,650 million and has a net cash outflow from its operating activities of RMB15,529 million. Based on the financial position of the Group, the relevant bank and financial institutions borrowings totaling RMB22,017 million were classified as current liabilities as at 31 December 2022 (which included approximately RMB12,135 million with a scheduled repayment date beyond one year after 31 December 2022) due to the terms in the relevant loan agreements with potential repayment on demand, while its cash and cash equivalents and net current assets amounted to RMB4,623 million and RMB54,746 million respectively as at 31 December 2022. These conditions indicate that the existence of material uncertainty exists that may cast significant doubt on the Group’s ability to continue as a going concern and therefore, the Group may not be able to realise its assets and discharge its liabilities in the normal course of its businesses.

Nevertheless, the consolidated financial statements have been prepared on the going concern basis because the Directors are of the view that the Group will have sufficient working capital to finance its operations and to meet its financial obligations as and when they fall due in the foreseeable future, based on the cash flow projection of the Group covering a period from the end of the reporting period up to 30 June 2024 (the “**Forecast Period**”) after taking into consideration the following actions or events:

- (i) The Group is actively negotiating with the banks and financial institutes to resolve their concerns of the financial position of the Group in order to avoid demand repayments and liaising the renewal of the Group’s borrowings when fall due;
- (ii) As of the date of this report, the Group successfully obtained a new credit line of RMB131.5 billion; and
- (iii) Subsequent to the reporting period, the Group received remaining considerations of RMB4,550 million upon the completion of the disposal of joint ventures in February 2023.

Based on the cash flow projection over the Forecast Period, and in the absence of any adverse unforeseen circumstances, the Directors had a reasonable expectation that the Group would be able to fulfill with the terms in the loan agreements within the Forecast Period. Notwithstanding that there is inherent uncertainty associated with the future outcomes of the Group’s plans in the cashflow projection, including whether the Group is able to improve the financial performance and maintain its banking facilities, the Directors are satisfied that it is appropriate to prepare the consolidated financial statements on a going concern basis. Should the Group be unable to continue in business as a going concern, adjustments would have to be made in the financial statements to write down carrying amounts of the assets to their recoverable amounts, to provide for any further liabilities which might arise, and to reclassify non-current assets and liabilities as current assets and liabilities, respectively. The effect of these adjustments have not been reflected in the consolidated financial statements.

The financial information relating to the years ended 31 December 2022 and 2021 included in this announcement of annual results 2022 do not constitute the Company’s statutory annual consolidated financial statements for those years but is derived from those financial statements. Further information relating to these statutory financial statements required to be disclosed in accordance with section 436 of the Hong Kong Companies Ordinance is as follows:

The Company has delivered the financial statements for the year ended 31 December 2021 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance and will deliver the financial statements for the year ended 31 December 2022 in due course.

The Company’s auditor has reported on the financial statements of the Group for both years. The auditor’s report for the year ended 31 December 2022 was qualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its reports; and did not contain a statement under sections 406(2), 407(2) or (3) of the Hong Kong Companies Ordinance. The predecessor auditor’s report for the year ended 31 December 2021 was unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its reports; and did not contain a statement under sections 406(2), 407(2) or (3) of the Hong Kong Companies Ordinance. For details, please refer to sub-section under “EXTRACT OF INDEPENDENT AUDITOR’S REPORT”.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

3.1 Changes in accounting policy and disclosures

(a) *Amended standards adopted by the Group*

The Group has applied the following standards and amendments for the first time for their annual reporting period commencing 1 January 2022:

Proceeds before intended use — amendment to HKAS 16

Reference to the Conceptual Framework — amendments to HKFRS 3

Onerous Contracts- Cost of Fulfilling a Contract — amendments to HKAS 37

Amendments to HKFRS 1 First-time Adoption of HKFRS, Amendment to HKFRS 9 Financial Instruments, Amendment to illustrative examples accompanying HKFRS 16 Leases and Amendment to HKAS 41 Agriculture — Annual Improvements to HKFRSs 2018–2020 cycle

The amendments listed above did not have any impact on the amounts recognized in prior periods and are not expected to significantly affect the current or future periods.

(b) *New standards and interpretations not yet adopted by the Group*

Certain new accounting standards and interpretations have been published that are not mandatory for the reporting period ended 31 December 2022 and have not been early adopted by the Group. These standards are not expected to have a material impact on the entity in the current or future reporting periods and on foreseeable future transactions.

4 SEGMENT INFORMATION

Management has determined the operating segments based on the reports reviewed by the executive directors of the Company who make strategic decisions.

The executive directors of the Company considers the business from both a geographic and product perspective. From the product perspective, the management considers the performance of property development, property management and property investment. Property development businesses are further segregated geographically.

Other operations as carried out by the Group mainly are property sales agency services and upfitting services. These are not included within the reportable operating segments, as they are not included in the reports provided to the executive directors of the Company. The results of these operations are included in the “All other segments” column.

The executive directors of the Company assesses the performance of the operating segments based on a measure of operating profit. This measurement basis excludes the effects of other gains/losses from the operating segments. Finance costs and corporate finance income are not included in the result for each operating segment that is reviewed by the executive directors of the Company, as they are driven by activities of the central treasury function, which manages the cash position of the Group. The measure also excludes the effects of any share of profits/losses from interests in joint ventures and associates as well as fair value gains/losses from investment properties, corporate overheads and other gains and losses — net. Other information provided to the executive directors of the Company, except as noted below, is measured in a manner consistent with that in the financial statements.

Total segment assets exclude corporate cash and cash equivalents, interests in joint ventures and associates, financial assets at fair value through other comprehensive income, financial assets at fair value through profit or loss and deferred income tax assets, all of which are managed on a central basis. Total segment liabilities exclude borrowings, deferred income tax liabilities and financial liabilities at fair value through profit or loss, all of which are managed on a central basis as well. These are part of the reconciliation to total balance sheet assets and liabilities.

The segment information provided to the executive directors of the Company for the reportable segments for the years ended 31 December 2022 and 2021 is as follows:

	Property Development						Property investment	Property management	All other segments	Total
	Beijing	Bohai Rim Region	Eastern China	Southern China	Central China	Western China				
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
Year ended 31 December 2022										
Total revenue	4,234,290	10,873,200	8,245,348	5,497,254	6,810,585	1,499,089	394,866	3,269,905	9,321,561	50,146,098
Inter-segment revenue	-	(1,426)	-	(24,271)	(2,323)	(156)	(3,666)	(401,546)	(3,586,125)	(4,019,513)
Revenue (from external customers)	4,234,290	10,871,774	8,245,348	5,472,983	6,808,262	1,498,933	391,200	2,868,359	5,735,436	46,126,585
Segment operating profit/(loss)	(1,082,525)	(1,371,760)	(917,236)	(1,115,455)	547,376	(280,289)	122,726	46,909	(760,174)	(4,810,428)
Depreciation and amortization	(653)	(12,712)	(2,367)	(5,206)	(2,181)	(1,903)	(1,664)	(28,784)	(237,098)	(292,568)
Year ended 31 December 2021										
Total revenue	10,661,357	8,463,618	11,857,705	11,571,912	9,370,075	3,237,363	419,035	2,965,559	11,095,095	69,641,719
Inter-segment revenue	-	-	-	(32,080)	-	-	(9,405)	(435,410)	(4,917,492)	(5,394,387)
Revenue (from external customers)	10,661,357	8,463,618	11,857,705	11,539,832	9,370,075	3,237,363	409,630	2,530,149	6,177,603	64,247,332
Segment operating profit	544,926	2,457,322	2,273,764	1,214,294	1,044,032	261,555	233,705	153,944	2,245,009	10,428,551
Depreciation and amortization	(13,214)	(1,531)	(6,955)	(9,524)	(1,213)	(2,118)	(48)	(29,272)	(218,833)	(282,708)
As at 31 December 2022										
Total segment assets	16,002,920	22,739,272	21,100,106	23,452,087	25,991,484	7,528,940	3,699,509	3,831,075	88,361,868	212,707,261
Additions to non-current assets (other than financial instruments and deferred income tax assets)	530,580	40,457	41	905	653	417	29	100,324	2,153,553	2,826,959
Total segment liabilities	6,170,793	15,356,930	15,458,748	13,118,688	15,354,419	5,026,319	174,213	1,836,577	27,015,024	99,511,711
As at 31 December 2021										
Total segment assets	14,193,182	28,698,044	23,095,005	31,067,543	33,984,311	5,343,727	7,153,348	3,505,593	88,406,107	235,446,860
Additions to non-current assets (other than financial instruments and deferred income tax assets)	1,097	4,621	7,189	9,150	4,111	2,353	16,172	78,378	2,216,713	2,339,784
Total segment liabilities	6,446,310	19,822,624	16,555,536	17,822,890	20,004,168	3,729,717	358,291	1,335,528	23,918,956	109,994,020

A reconciliation of segment operating (loss)/profit to (loss)/profit before income tax is provided as follows:

	Year ended 31 December	
	2022	2021
	RMB'000	RMB'000
Segment operating (loss)/profit	(4,810,428)	10,428,551
Corporate finance income	626	2,649
Corporate overheads	(374,925)	(543,034)
Fair value losses on investment properties	(256,118)	(63,862)
Other gains and losses — net (Note 8)	(2,688,919)	76,267
Finance costs (Note 9)	(3,066,124)	(2,238,690)
Share of results of joint ventures	(956,523)	1,572,808
Share of results of associates	(872,045)	562,425
	<u>(13,024,456)</u>	<u>9,797,114</u>
(Loss)/profit before income tax	<u>(13,024,456)</u>	<u>9,797,114</u>

Reportable and other segments' assets and liabilities are reconciled to total assets and liabilities as follows:

	As at 31 December	
	2022	2021
	RMB'000	RMB'000
Total segment assets	212,707,261	235,446,860
Corporate cash and cash equivalents	103,637	77,513
Interests in joint ventures	20,463,935	25,290,806
Interests in associates	4,847,594	6,730,935
Financial assets at fair value through other comprehensive income	971,614	6,234,811
Financial assets at fair value through profit or loss	5,451,112	5,487,261
Deferred income tax assets	1,527,180	1,983,856
	<u>246,072,333</u>	<u>281,252,042</u>
Total assets per consolidated balance sheet	<u>246,072,333</u>	<u>281,252,042</u>
Total segment liabilities	99,511,711	109,994,020
Current borrowings	38,091,736	18,667,628
Non-current borrowings	58,931,713	73,556,834
Deferred income tax liabilities	1,482,767	2,201,998
Financial liabilities at fair value through profit or loss	168,420	384,193
	<u>198,186,347</u>	<u>204,804,673</u>
Total liabilities per consolidated balance sheet	<u>198,186,347</u>	<u>204,804,673</u>

For the year ended 31 December 2022, included in the revenue of sales of properties, approximately RMB36,274,009,000 (2021: RMB54,210,558,000) was recognised as a point in time, approximately RMB857,581,000 (2021: RMB919,392,000) was recognised over time.

The Company is incorporated in Hong Kong, with most of its major subsidiaries domiciled in the PRC. Revenues from external customers of the Group are mainly derived in the PRC for the years ended 31 December 2022 and 2021.

As at 31 December 2022, total non-current assets (other than financial instruments and deferred income tax assets) located in the PRC amounted to approximately RMB38,366,805,000 (2021: RMB42,622,070,000), total non-current assets located in Hong Kong and in the United States amounted to approximately RMB2,963,000 (2021: RMB4,675,000) and approximately RMB199,404,000 (2021: RMB242,276,000), respectively.

For the years ended 31 December 2022 and 2021, the Group does not have any single customer with the transaction value over 10% of the total external sales.

5 TRADE AND OTHER RECEIVABLES AND PREPAYMENTS

	As at 31 December	
	2022	2021
	RMB'000	RMB'000
Trade receivables (a)	5,276,891	6,036,278
Other receivables and prepayments (b)	86,601,817	84,440,529
	91,878,708	90,476,807
Less: non-current portion	(8,387,895)	(12,506,992)
Current portion	83,490,813	77,969,815

(a) Trade receivables

	As at 31 December	
	2022	2021
	RMB'000	RMB'000
Trade receivables	5,787,523	6,186,858
Less: provision for impairment of trade receivables	(510,632)	(150,580)
	5,276,891	6,036,278
Less: non-current portion	-	-
Current portion	5,276,891	6,036,278

Proceeds from services and sales rendered are to be received in accordance with the term of respective agreement, and the credit term is very short. An ageing analysis of trade receivables mainly based on invoice or bills issuance date at the respective balance sheet dates is as follows:

	As at 31 December	
	2022	2021
	RMB'000	<i>RMB'000</i>
Within 6 months	1,952,854	3,747,552
Between 6 months to 1 year	2,047,211	980,880
Between 1 year to 2 years	1,269,705	1,144,667
Between 2 years to 3 years	443,507	214,573
Over 3 years	74,246	99,186
	<u>5,787,523</u>	<u>6,186,858</u>

As at 31 December 2022, no trade receivables (2021: nil) were pledged as collateral for the Group's borrowings.

Movements on the provision for impairment of trade receivables are as follows:

	As at 31 December	
	2022	2021
	RMB'000	<i>RMB'000</i>
At 1 January	(150,580)	(149,198)
Provision for receivable impairment	(360,384)	(57,406)
Write-off	332	56,024
	<u>(510,632)</u>	<u>(150,580)</u>

(b) Other receivables and prepayments

	As at 31 December					
	2022		Total RMB'000	2021		Total RMB'000
	Current RMB'000	Non-current RMB'000		Current RMB'000	Non-current RMB'000	
Entrusted loans due from joint ventures	3,842,277	439,078	4,281,355	2,399,956	5,632,615	8,032,571
Entrusted loans due from associates	-	-	-	5,130,863	38,015	5,168,878
Entrusted loans due from third parties	757,182	579,240	1,336,422	1,933,947	1,629,544	3,563,491
Entrusted loan due from non-controlling interests	-	-	-	15,000	310,000	325,000
Amounts due from joint ventures	23,035,988	3,366,986	26,402,974	24,902,831	1,906,179	26,809,010
Amounts due from non-controlling interests	6,052,263	310,000	6,362,263	8,307,710	-	8,307,710
Amounts due from associates	10,255,224	10,000	10,265,224	7,722,884	-	7,722,884
Amounts due from third parties	22,029,602	662,107	22,691,709	2,500,802	-	2,500,802
	<u>65,972,536</u>	<u>5,367,411</u>	<u>71,339,947</u>	<u>52,913,993</u>	<u>9,516,353</u>	<u>62,430,346</u>
Less: provision for impairment	(4,415,040)	(173,828)	(4,588,868)	(192,548)	(31,686)	(224,234)
	<u>61,557,496</u>	<u>5,193,583</u>	<u>66,751,079</u>	<u>52,721,445</u>	<u>9,484,667</u>	<u>62,206,112</u>
Receivables from government	762,181	-	762,181	2,547,202	-	2,547,202
Payment for the cooperation of potential properties development projects	2,307,819	-	2,307,819	2,778,550	-	2,778,550
Receivables from disposal of interest in subsidiaries	22,603	2,732,942	2,755,545	8,004	2,586,295	2,594,299
Other receivables	1,816,171	200,000	2,016,171	3,335,039	200,000	3,535,039
	<u>4,908,774</u>	<u>2,932,942</u>	<u>7,841,716</u>	<u>8,668,795</u>	<u>2,786,295</u>	<u>11,455,090</u>
Less: provision for impairment	(538,989)	(4,834)	(543,823)	(84,882)	(33,222)	(118,104)
	<u>4,369,785</u>	<u>2,928,108</u>	<u>7,297,893</u>	<u>8,583,913</u>	<u>2,753,073</u>	<u>11,336,986</u>
Tax prepayments	8,516,285	3,037	8,519,322	9,573,304	2,060	9,575,364
Other prepayments	3,770,356	263,167	4,033,523	1,054,875	267,192	1,322,067
	<u>12,286,641</u>	<u>266,204</u>	<u>12,552,845</u>	<u>10,628,179</u>	<u>269,252</u>	<u>10,897,431</u>
Total other receivables and prepayments	<u>78,213,922</u>	<u>8,387,895</u>	<u>86,601,817</u>	<u>71,933,537</u>	<u>12,506,992</u>	<u>84,440,529</u>

The carrying amounts of trade and other receivables and prepayments approximate their respective fair value as at 31 December 2022 and 2021.

Note

During the year ended 31 December 2022, total fund transfers to and from Wuhu Deye were RMB28.2 billion and RMB15.9 billion respectively from Zhonglian Real Estate with the resultant balance of RMB10.6 billion as at 31 December 2022. As at 31 December 2022, an impairment loss of RMB2.75 billion of this receivable balance was recognized in the consolidated income statement for the year.

Regarding the above fund transfers with Zhonglian Real Estate and Wuhu Deye, management of the Company explained that the funds transferred to/from Wuhu Deye were actually made under a verbal trilateral agreement between the Company, Wuhu Deye and Sino-Ocean Capital (the “**Funding Arrangements**”). Fund transfers under the Funding Arrangements is unsecured, interest-free and repayable on demand whereas Sino-Ocean Capital provides corporate guarantee to the Company for the amount due from Wuhu Deye to the Group under the Funding Arrangements. It was also explained by the management of Sino-Ocean Capital that the Funding Arrangements were made for the purpose of providing funds to Sino-Ocean Capital for its working capital requirement and its investments in property development projects.

6 TRADE AND OTHER PAYABLES

	As at 31 December	
	2022	2021
	RMB'000	RMB'000
Trade payables (i)	13,773,570	20,967,265
Accrued expenses	4,776,062	5,773,016
Amounts due to joint ventures (ii)	7,708,753	6,292,286
Amounts due to associates (ii)	915,288	2,035,391
Amounts due to non-controlling interests (ii)	658,565	2,252,897
Amounts due to government	358,678	46,003
Other taxes payable	6,813,884	5,944,699
Deposits received	1,565,958	5,729,677
Other payables	8,367,445	6,213,664
	44,938,203	55,254,898
Less: non-current portion	(56,176)	(19,167)
Current portion	44,882,027	55,235,731

The carrying amounts of trade payables and other payables approximate their fair values.

- (i) An ageing analysis of the trade payables (including amounts due to related parties of trading in nature) mainly based on the date of invoice is as follows:

	As at 31 December	
	2022	2021
	RMB'000	RMB'000
Within 6 months	4,540,664	9,676,634
Between 6 months to 12 months	2,982,390	6,150,387
Between 1 year to 2 years	2,326,118	4,144,319
Between 2 years to 3 years	3,005,928	957,530
Over 3 years	918,470	38,395
	13,773,570	20,967,265

- (ii) Amounts due to joint ventures, associates and non-controlling interests are unsecured, interest free, and repayable on demand.

7 EXPENSES BY NATURE

Expenses by nature comprised cost of sales, selling and marketing expenses and administrative expenses as follows:

	Year ended 31 December	
	2022	2021
	RMB'000	RMB'000
Cost of properties and land use rights sold:		
— Land use rights	15,255,518	20,702,927
— Capitalised interest	2,531,580	5,428,141
— Construction related cost	18,309,012	19,617,380
Cost of upfitting services rendered	2,556,032	3,654,483
Direct investment property expenses	144,147	162,633
Employee benefit expense	1,960,313	1,993,772
Consultancy fee	518,918	477,964
Auditor's remuneration	19,680	16,734
— Audit services	14,990	11,400
— Non-audit services	4,690	5,334
Depreciation of property, plant and equipment	128,539	148,488
Depreciation of right-of-use assets	79,034	103,651
Amortization of land use rights and intangible assets	84,995	30,569
Advertising and marketing	1,686,689	1,552,251
Business taxes and other levies	269,951	405,166
Impairment charges	6,535,755	399,895
— Impairment loss on financial assets	5,154,805	177,476
— Impairment loss on properties under development	1,253,754	96,790
— Impairment loss on completed properties held for sale	127,196	125,629
Derecognition of goodwill	938	20,993
Office expenditure	89,577	92,848
Properties maintenance expenses	1,258,420	1,160,659
Energy expenses	283,568	237,764
Others	692,611	402,399
	52,405,277	56,608,717

8 OTHER GAINS AND LOSSES — NET

	Year ended 31 December	
	2022	2021
	RMB'000	RMB'000
(Losses)/gains on disposal of interests in subsidiaries	(621,555)	366,452
Fair value losses of financial assets and financial liabilities at fair value through profit or loss	(267,133)	(544,331)
(Losses)/gains on disposal of joint ventures and associates, net	(389,605)	7,749
(Losses)/gains on deemed disposal of joint ventures and associates, net	(64,212)	76,753
Exchange(losses)/gains	(1,178,350)	348,416
Payment for the settlement of contracted obligations	(105,117)	(179,154)
Gains/(losses) on disposal of property, plant and equipment	677	(2,570)
Losses on disposal of investment properties	(63,624)	–
Other gains	–	2,952
	<u>(2,688,919)</u>	<u>76,267</u>

9 FINANCE COSTS

	Year ended 31 December	
	2022	2021
	RMB'000	RMB'000
Interest expense:		
— Bank borrowings	1,770,539	1,380,955
— Other borrowings	3,269,583	3,230,644
— Lease liabilities	24,204	27,712
	<u>5,064,326</u>	<u>4,639,311</u>
Less: interest capitalised at a capitalisation rate of 5.16% (2021: 4.96%) per annum	<u>(1,998,202)</u>	<u>(2,400,621)</u>
	<u>3,066,124</u>	<u>2,238,690</u>

10 INCOME TAX EXPENSE

Majority of the Group entities are subjected to PRC enterprise income tax, which has been provided based on the statutory income tax rate of 25% of the assessable income of each of these Group entities for the years ended 31 December 2022 and 2021. Other Group entities are mainly subject to Hong Kong profits tax.

The amount of income tax expense charged to the income statement represents:

	Year ended 31 December	
	2022	2021
	RMB'000	RMB'000
Current income tax:		
— PRC enterprise income tax	929,951	3,396,217
— PRC land appreciation tax	1,450,656	2,021,959
Deferred income tax	244,792	(712,348)
	2,625,399	4,705,828

Taxation on the Group's (loss)/profit before tax differs from the theoretical amount that would arise using the enacted tax rate of the home country of the Group as follows:

	Year ended 31 December	
	2022	2021
	RMB'000	RMB'000
(Loss)/Profit before income tax	(13,024,456)	9,797,114
Adjust for: Share of results of joint ventures	956,523	(1,572,808)
Share of results of associates	872,045	(562,425)
	(11,195,888)	7,661,881
Tax calculated at a tax rate of 25%	(2,798,972)	1,915,470
Effect of higher tax rate for the appreciation of land in the PRC	1,087,992	1,516,469
Income not subject to tax	(69,959)	(10,842)
Expenses not deductible for tax purposes	1,745,715	1,136,551
Tax losses not recognised	1,248,147	370,106
Utilisation of previously unrecognised tax losses and expenses	(230,895)	(347,643)
Reversal of previously recognised deferred income tax assets	270,478	35,127
Deductible temporary differences not recognised	1,372,893	90,590
	2,625,399	4,705,828
Income tax expense	2,625,399	4,705,828

11 (LOSS)/EARNINGS PER SHARE

(a) Basic

Basic (loss)/earnings per share is calculated by dividing the (loss)/profit attributable to owners of the company by the weighted average number of ordinary shares in issue during the year excluding ordinary shares purchased by the Company and held as share held for Restricted Share Award Scheme.

	Year ended 31 December	
	2022	2021
(Loss)/Profit attributable to owners of the Company (RMB'000)	<u>(15,930,209)</u>	<u>2,729,143</u>
(Loss)/Profit used to determine basic (loss)/earnings per share (RMB'000)	<u>(15,930,209)</u>	<u>2,729,143</u>
Weighted average number of ordinary shares in issue (thousands)	<u>7,616,096</u>	<u>7,616,096</u>
Basic (loss)/earnings per share (RMB per share)	<u><u>(2.092)</u></u>	<u><u>0.358</u></u>

(b) Diluted

Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding to, assume conversion of all dilutive potential ordinary shares. The Company has two categories of dilutive potential ordinary shares: share options and shares held for the Restricted Share Award Scheme. For the share options and shares held for the Restricted Share Award Scheme, a calculation is done to determine the number of shares that could have been acquired at fair value (determined as the average market share price of the Company's shares during the year) based on the monetary value of the subscription rights attached to outstanding share options and awarded shares. The number of shares calculated as above is compared with the number of shares that would have been issued assuming the exercise of the share options and awarded shares.

	Year ended 31 December	
	2022	2021
(Loss)/Profit attributable to owners of the Company (RMB'000)	<u>(15,930,209)</u>	<u>2,729,143</u>
(Loss)/Profit used to determine diluted (loss)/earnings per share (RMB'000)	<u>(15,930,209)</u>	<u>2,729,143</u>
Weighted average number of ordinary shares in issue (thousands)	<u>7,616,096</u>	<u>7,616,096</u>
Weighted average number of ordinary shares for diluted earnings per share (thousands)	<u>7,616,096</u>	<u>7,616,096</u>
Diluted (loss)/earnings per share (RMB per share)	<u><u>(2.092)</u></u>	<u><u>0.358</u></u>

12. DIVIDENDS

	Year ended 31 December	
	2022	2021
	RMB'000	RMB'000
Interim dividend paid of RMBNil (2021: RMB0.046) per ordinary share	—	347,595
Proposed final dividend of RMBNil (2021: RMB0.026) per ordinary share	—	198,018

On 30 March 2023, the Board did not recommend the payment of final dividend for the year ended 31 December 2022 (For the year ended 31 December 2021: RMB198,018,000)

13 SUBSEQUENT EVENTS

- (a) On 8 February 2023, Beijing Yuanshengchang Real Estate Development Co., Ltd, a wholly owned subsidiary of the Company entered into the Property Right Transaction Agreement with Shandong Detian Real Estate Co., Ltd ("**Shandong Detian**") regarding the acquisition of the entire equity interests of Shandong Detian Jiaye Real Estate Co., Ltd. ("**Shandong Detian Jiaye**") and a loan owing by Shandong Detian Jiaye to Shandong Detian (inclusive of interest) at the aggregate consideration of RMB1,584,414,201. Details of the acquisition were set out in the Company's announcement dated 8 February 2023.
- (b) During the period from January to March 2023, Beijing UNIQloud Technology Co., Ltd, a non wholly-owned subsidiary of the Company, and certain wholly-owned subsidiaries or entity controlled by it, as lessees, entered into sale and leaseback agreements in respect of certain leased assets (mainly comprising ancillary equipment and facilities for data center) with Chengtong Financial Leasing Company Limited and CGN International Financial Leasing (Tianjin) Co., Ltd., respectively, each as lessor, pursuant to which the relevant lessor will purchase the respective leased assets from the relevant lessees for a maximum aggregate purchase price of RMB475 million and RMB375 million, respectively, and such leased assets will be leased back to the relevant lessee for maximum aggregate lease payments of approximately RMB535.08 million and RMB431.81 million, respectively, each with a term of five years and six years, respectively, subject to early termination in accordance with the terms and conditions of the respective sale and lease agreements. Upon the relevant lessees having paid all the lease payments and other payables (if any) to the relevant lessor in accordance with the terms of the respective sale and leaseback agreements, the relevant lessees shall have the right to repurchase the respective leased assets at a nominal consideration. Details of the sale and leaseback arrangements have been disclosed in the announcements of the Company dated 27 February 2023 and 10 March 2023, respectively.

EXTRACT OF INDEPENDENT AUDITOR'S REPORT

The Company's external auditor, BDO, has issued a qualified opinion on the independent auditor's report on the Group's consolidated financial statements for the year ended 31 December 2022. An extract from the independent auditor's report is as follows:

Our qualified opinion

In our opinion, except for the possible effects of the matter described in the Basis for Qualified opinion section of our report, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2022, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("**HKFRSs**") issued by the Hong Kong Institute of Certified Public Accountants ("**HKICPA**") and have been properly prepared in compliance with the Hong Kong Companies Ordinance.

Basis for Qualified Opinion

In response to the following matters, we have encountered various limitations during the course of our audit of the consolidated financial statements for the year ended 31 December 2022.

(1) Scope of limitation — interest in associates

Fortune Joy Ventures Limited ("**Fortune Joy**"), an associate of the Group, held a wholly owned subsidiary, namely Sino-Ocean Capital Limited ("**Sino-Ocean Capital**") as at 31 December 2022. Fortune Joy and its subsidiaries are collectively known as the Fortune Joy Group hereinafter. During the year ended 31 December 2022, the Group recognised a share of loss of the interests in the Fortune Joy Group of RMB771 million in the consolidated income statement based on the unaudited financial information prepared by management of the Fortune Joy Group. And as at 31 December 2022, the carrying amount relating to the Group's interests in Fortune Joy Group was RMB1,921 million.

We assessed and determined that a component audit on the financial information of the Fortune Joy Group should be carried out for the purpose of obtaining sufficient appropriate evidence as a basis for our audit opinion on the Group's consolidated financial statements for the year ended 31 December 2022. In addition, as this is our first year audit of the Group's consolidated financial statements and we are required to obtain sufficient appropriate audit evidence on the opening balance of the Group's interests in Fortune Joy Group as at 1 January 2022. However, up to the date of this report, we did not obtain sufficient appropriate audit evidence on the financial information of Fortune Joy Group based on the work performed by the component auditor.

As a result, we were unable to determine whether the financial information of the Fortune Joy Group used by the management of the Company contains any material misstatement and thus whether (i) the Group's share of loss of Fortune Joy Group for the year ended 31 December 2022 of RMB771 million as included in the consolidated income statement for the year ended 31 December 2022, (ii) the Group's share of net assets of Fortune Joy Group as at 31 December 2022 and 1 January 2022 of RMB1,921 million and RMB2,692 million respectively included in the consolidated balance sheet were properly determined and (iii) the disclosures about the financial information of the Fortune Joy Group are properly disclosed in the consolidated financial statements. There were no other satisfactory procedures that we could perform to determine whether any adjustments to these amounts were necessary.

(2) Scope of limitation — Transactions and balances relating to the funds transferred to a third party

During our audit, we noted that Beijing Zhonglian Real Estate Development Co., Ltd. ("**Zhonglian Real Estate**"), a non-wholly owned subsidiary of the Group had an amount due from Wuhu Deye Investment Management Center (Limited Partnership) ("**Wuhu Deye**") with the resultant balance of RMB10.6 billion as at 31 December 2022. Management of the Company explained that the purpose of providing funds to Sino-Ocean Capital for its working capital requirements and its investments.

At the date of our auditor's report, the management of Sino-Ocean Capital unable to provide us the information that we considered necessary to verify the resultant balance was actually made for the above designated purposes as explained by the management of Company. Therefore, we were unable to satisfy ourselves as to whether the effects of these transactions have been properly accounted, including whether the balance of the other receivable of RMB10.6 billion were properly classified as at 31 December 2022, the impairment loss of RMB2.75 billion recognized in the consolidated income statement for the year ended 31 December 2022 was properly determined in relation to the recoverability of the gross receivable balance due from Wuhu Deye as at 31 December 2022. For the details and background of the transaction, please refer to Note 5(b).

Based on the above, any adjustments that might have been found to be necessary in respect of (i) the carrying amounts of the interests in the Fortune Joy Group as at 31 December 2022 and 1 January 2022; and (ii) the net carrying amount of the amount due from Wuhu Deye as at 31 December 2022 and the amount due from Zhonglian Real Estate as at 1 January 2022 would have a consequential effect on the Group's net assets as at 31 December 2022 and 1 January 2022, and the Group's loss for the year then ended and related disclosures in these consolidated financial statements.

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

We are independent of the Group in accordance with the HKICPA’s “Code of ethics for professional Accountants” (the “**Code**”), and we have fulfilled our other ethical responsibilities in accordance with the Code.

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

Material Uncertainty Related to Going Concern

We draw attention to Note 2 to the financial statements, which indicates for the year ended 31 December 2022, the Group incurred a loss of RMB15,650 million and has a net cash outflow from its operating activities of RMB15,529 million. Based on the financial position of the Group, the relevant bank and financial institutions borrowings totaling RMB22,017 million were classified as current liabilities as at 31 December 2022 (which included approximately RMB12,135 million with a scheduled repayment date beyond one year after 31 December 2022) due to the terms in the relevant loan agreements with potential repayment on demand, while its cash and cash equivalents and net current assets amounted to RMB4,623 million and RMB54,746 million respectively as at 31 December 2022. As stated in Note 2, these conditions indicate that the existence of material uncertainty exists that may cast significant doubt on the Group’s ability to continue as a going concern and therefore, the Group may not be able to realise its assets and discharge its liabilities in the normal course of its businesses. Our opinion is not modified in respect of this matter.

AUDITOR’S PROCEDURES PERFORMED ON THIS ANNOUNCEMENT OF ANNUAL RESULTS

The figures in respect of the Group’s consolidated balance sheet, consolidated income statement, consolidated statement of comprehensive income and the related notes thereto in this announcement of annual results for the year ended 31 December 2022 have been agreed by the Group’s auditor, BDO, to the amounts set out in the Group’s audited consolidated financial statements for the year. The work performed by BDO in this respect did not constitute an assurance engagement in accordance with HKSAs, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by HKICPA and consequently no assurance has been expressed by BDO on this announcement of annual results.

FINAL DIVIDEND

The Board did not recommend the payment of final dividend for the year ended 31 December 2022 (2021: RMB0.026 per Share) after considering that it would take time for the recovery of market confidence and the improvement of the cash flow in the industry.

ANNUAL GENERAL MEETING AND CLOSURE OF REGISTER OF MEMBERS

The AGM will be held on Thursday, 25 May 2023. The notice of the AGM will be published and despatched to the Shareholders in the manner as required by the Listing Rules in due course.

The register of members of the Company will be closed from Monday, 22 May 2023 to Thursday, 25 May 2023 (both dates inclusive), during which period no transfer of Shares will be registered. In order to ascertain the right to attend and vote at the AGM, all properly completed transfer forms accompanied by the relevant share certificates must be lodged with the Company's share registrar, Computershare Hong Kong Investor Services Limited at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration no later than 4:30 p.m. on Friday, 19 May 2023.

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

Sino-Ocean Land Treasure IV Limited, a wholly-owned subsidiary of the Company, has redeemed its USD500,000,000 5.25% guaranteed notes due 2022 (the "Notes") in full at its outstanding principal amount of USD498,000,000, plus interest accrued on its final maturity date, with a total amount of USD511,072,500 paid at maturity, and the redeemed Notes had been cancelled. For details of the redemption, please refer to the announcement of the Company dated 2 May 2022.

Save as disclosed above and in the paragraphs headed "RESTRICTED SHARE AWARD SCHEME" below, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the listed securities of the Company during the year under review.

RESTRICTED SHARE AWARD SCHEME

The purpose of the Award Scheme is to provide an incentive to retain and encourage employees for the continual operation and development of our Group. During the year under review, the trustee of the Award Scheme, pursuant to the terms of the rules and trust deed of the Award Scheme, acquired 6,773,523 Shares from the market at an aggregate consideration of approximately RMB6,400,979 (including transaction costs). Since the RSS Adoption Date and up to 31 December 2022, an aggregate of 168,579,820 Shares, representing approximately 2.99% and 2.21% of the total issued share capital of the Company as at the RSS Adoption Date and the date of this announcement, respectively, had been acquired from the market at an aggregate consideration of approximately RMB543,737,142 (including transaction costs), and from receiving scrip Shares in lieu of cash dividend by the trustee.

Details of the number of Shares awarded under the Award Scheme but yet to be vested and the number of Shares vested during the year under review are set out below:

Category of awardees	Date of award	No. of Shares awarded but yet to be vested as at 1 January 2022	No. of Shares awarded during the year	No. of Shares vested during the year	No. of Shares lapsed during the year	No. of Shares awarded but yet to be vested as at 31 December 2022
Employees of the Group	20 March 2020	25,748,727	-	20,336,480	525,000	4,887,247

Note: During the year ended 31 December 2022, no Share was awarded or cancelled with respect to the Award Scheme.

COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

In the opinion of the Board, the Company had applied the principles of the CG Code, which was in force throughout the year under review, to its corporate governance structure and practices which will be described in the annual report of the Company for the year ended 31 December 2022 and complied with the applicable code provisions of the CG Code, except for the deviations as disclosed herein.

The roles of the Chairman and the CEO are served by Mr. LI Ming and have not been segregated as required under code provision C.2.1 of the CG Code. The Company considers that the combination of the roles of the Chairman and the CEO involves a realignment of power and authority under the existing corporate structure and facilitates the ordinary business activities of the Company. Although the responsibilities of the Chairman and the CEO are vested in one person, all major decisions are made in consultation with the Board and the senior management of the Company. The Board considers that there is sufficient balance of power and that the current arrangement maintains a strong management position and also facilitates efficiency in the ordinary business activities of the Company. The Board will review the current structure from time to time and will make any necessary arrangement as appropriate.

Code provision C.5.7 of the CG Code stipulates that if a substantial shareholder or a director has a conflict of interest in a matter to be considered by the board which the board has determined to be material, the matter should be dealt with by a physical board meeting rather than a written resolution. During the year under review, the Board approved the connected transactions (the “**Transactions**”) by way of passing written resolutions in lieu of a physical board meeting, in respect of which a substantial Shareholder and certain Directors who were nominated by such substantial Shareholder were regarded as having material interests. It is considered that the adoption of written resolutions in lieu of a physical board meeting allowed the Board to make decision in relation to the Transactions, which are immaterial to the Group as a whole, in a more efficient manner. Prior to the execution of the written resolutions, Board papers regarding details and information, reasons for and benefits, as well as fairness of the Transactions were provided to all Directors in advance for their review and consideration, and all Directors had declared their interests in the matters (if any) in accordance with the Articles and applicable laws. The Directors who had material interests in the Transactions abstained from passing the written resolutions.

Code provision C.6.2 of the CG Code stipulates that a board meeting should be held to discuss the appointment of the company secretary and the matter should be dealt with by a physical board meeting rather than a written resolution. The appointment of the Company Secretary was made in April and August 2022 respectively, and each appointment was approved by way of passing written resolutions in lieu of a physical board meeting in accordance with the Articles. Prior to the execution of the written resolutions, Board papers regarding the appointment of the Company Secretary were provided to all Directors in advance for their review and consideration. It is considered that the approval process by way of the adoption of the written resolutions is an efficient and appropriate way for the appointment of the Company Secretary.

Further information of the Company’s corporate governance practices will be set out in the corporate governance report of the Company’s 2022 annual report which will be sent to the Shareholders in due course.

REVIEW OF FINANCIAL STATEMENTS

The audit committee of the Company has reviewed the annual results of the Group for the year ended 31 December 2022.

PUBLICATION OF THE ANNUAL RESULTS ANNOUNCEMENT AND THE ANNUAL REPORT ON THE WEBSITES OF THE STOCK EXCHANGE AND THE COMPANY

This announcement has been published on the websites of the Stock Exchange (www.hkexnews.hk) and the Company (www.sinooceangroup.com). The Company's annual report for the year ended 31 December 2022 will be despatched to the Shareholders who have elected to receive printed copies and published on the websites of the Stock Exchange and the Company in due course.

APPRECIATION

The Board would like to extend its deepest gratitude to all Shareholders, investors, local authorities, business partners and customers who have been most supportive; also to our Directors, management and the entire staff for their dedicated hard work.

DEFINITIONS

In this announcement, the following expressions have the meanings set out below unless the context requires otherwise:

"AGM"	annual general meeting of the Company
"Articles"	the articles of association of the Company
"Award Scheme"	the restricted share award scheme adopted by the Board on 22 March 2010
"BDO"	BDO Limited
"Board"	the board of directors of the Company
"CEO"	the chief executive officer of the Company
"CG Code"	the Corporate Governance Code as set out in Appendix 14 to the Listing Rules
"Chairman"	the chairman of the Board

“China” or “PRC”	the People’s Republic of China, excluding Hong Kong, the Macao Special Administrative Region of the PRC and Taiwan for the purpose of this announcement
“Company”	Sino-Ocean Group Holding Limited (遠洋集團控股有限公司), a company incorporated in Hong Kong with limited liability, the Shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 03377)
“Company Secretary”	the company secretary of the Company
“Director(s)”	director(s) of the Company
“GFA”	gross floor area
“Group” or “we”	the Company and its subsidiaries
“HKD”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	Hong Kong Special Administrative Region of the PRC
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“net gearing ratio”	total borrowings less total cash resources divided by total equity
“Qiannan”	Qiannan Buyi and Miao Autonomous Prefecture
“RMB”	Renminbi, the lawful currency of the PRC
“RSS Adoption Date”	22 March 2010, being the date on which the Award Scheme was adopted by the Board
“Share(s)”	ordinary share(s) of the Company with no nominal value
“Shareholder(s)”	shareholder(s) of the Company
“sq.m.”	square metres
“Stock Exchange”	The Stock Exchange of Hong Kong Limited

“USD”	United States dollars, the lawful currency of the United States
“Xishuangbanna”	Xishuangbanna Dai Autonomous Prefecture
“YoY”	year-on-year
“%”	per cent

By order of the Board
Sino-Ocean Group Holding Limited
LI Ming
Chairman

Hong Kong, 30 March 2023

As at the date of this announcement, the Board comprises Mr. LI Ming, Mr. WANG Honghui and Mr. CUI Hongjie as executive Directors; Ms. HUANG Xiumei, Mr. ZHAO Peng, Mr. HOU Jun, Mr. CHEN Ziyang and Mr. ZHAN Zhong as non-executive Directors; and Mr. HAN Xiaojing, Mr. SUEN Man Tak, Mr. WANG Zhifeng, Mr. JIN Qingjun and Ms. LAM Sin Lai Judy as independent non-executive Directors.

* *For identification purposes only*