
THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you are in any doubt as to any aspect of the H Share Offer, the Composite Document or as to the action to be taken, you should consult a licensed securities dealer or registered institution in securities, a bank manager, solicitor, professional accountant or other professional advisor.

If you have sold or transferred all your shares in Dalian Wanda Commercial Properties Co., Ltd., you should at once hand the Composite Document and the accompanying Form of Acceptance to the purchaser(s) or to the transferee(s) or to the licensed securities dealer or registered institution in securities or other agent through whom the sale or transfer was effected for transmission to the purchaser(s) or transferee(s). The Composite Document should be read in conjunction with the accompanying Form of Acceptance, the contents of which form part of the terms of the H Share Offer.

Hong Kong Exchanges and Clearing Limited, The Stock Exchange of Hong Kong Limited and Hong Kong Securities Clearing Company Limited take no responsibility for the contents of the Composite Document, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of the Composite Document.

WD Knight I, WD Knight II, WD Knight III,
WD Knight IV, WD Knight V, WD Knight VIII,
WD Knight IX, WD Knight X and
Red Fortune Global Limited



大連萬達商業地產股份有限公司
Dalian Wanda Commercial Properties
Co., Ltd.

*(A joint stock limited liability company incorporated
in the People's Republic of China)*

(Stock Code: 3699)

**COMPOSITE OFFER AND RESPONSE DOCUMENT
VOLUNTARY CONDITIONAL GENERAL OFFER BY
CHINA INTERNATIONAL CAPITAL CORPORATION
HONG KONG SECURITIES LIMITED
ON BEHALF OF
THE JOINT OFFERORS
TO ACQUIRE ALL OF THE ISSUED H SHARES IN
DALIAN WANDA COMMERCIAL PROPERTIES CO., LTD.**

Financial Advisor to the Joint Offerors



CHINA INTERNATIONAL CAPITAL CORPORATION HONG KONG SECURITIES LIMITED
Independent Financial Advisor to the Independent Board Committee



Halcyon Capital Limited

Capitalised terms used on this cover page shall have the same meanings as those defined in the section headed "Definitions" in the Composite Document.

A letter from CICC containing, among other things, the details of the terms and conditions of the H Share Offer is set out on pages 8 to 25 of the Composite Document. A letter from the Board is set out on pages 26 to 32 of the Composite Document. A letter from the Independent Board Committee containing its recommendation in respect of the H Share Offer and the Delisting to the Independent H Shareholders is set out on pages 33 to 34 of the Composite Document. A letter from Halcyon containing its advice to the Independent Board Committee in respect of the H Share Offer and the Delisting is set out on pages 35 to 70 of the Composite Document.

The procedures for acceptance and settlement of the H Share Offer are set out in Appendix I to the Composite Document and in the accompanying Form of Acceptance. Acceptances of the H Share Offer must be received by the Registrar, Computershare Hong Kong Investor Services Limited, at Shops 1712-16, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong by no later than 4:00 p.m. on Tuesday, 16 August 2016, or such later time and/or date as the Joint Offerors may determine and announce with the consent of the Executive and in accordance with the Takeovers Code.

The EGM convened to approve the voluntary withdrawal of the listing of the H Shares from the Stock Exchange, will be held at 10:00 a.m. on Monday, 15 August 2016. The H Share Class Meeting convened to approve the voluntary withdrawal of the listing of the H Shares from the Stock Exchange, will be held at the same address on the same day immediately after the conclusion or adjournment of the EGM. A notice of the EGM is set out in Appendix VII. A notice of the H Share Class Meeting is set out in Appendix VIII. Proxy forms for use at the H Share Class Meeting and the EGM are enclosed with the Composite Document. Whether or not you are able to attend the H Share Class Meeting or the EGM, you are strongly urged to complete the accompanying proxy form(s) in accordance with the instructions printed thereon and return the proxy form(s) to the Company's board office at Block B Wanda Plaza, No. 93 Jianguo Road, Chaoyang District, Beijing, the PRC for holders of Domestic Shares, or the Company's H Share Registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong for holders of H Shares as soon as possible and in any event not later than 10:00 a.m. on Sunday, 14 August 2016. Return of the proxy form(s) will not preclude you from attending and, as the case may be, voting in person at the H Share Class Meeting or the EGM or any adjourned meeting should you so wish. A reply slip for the H Share Class Meeting and the EGM is also enclosed. You are reminded to complete and sign the reply slip (if you are entitled to attend the H Share Class Meeting and/or the EGM) and return the signed reply slip to the Company's board office by facsimile (at (8610) 8585 3222) or by hand or by post to Block B Wanda Plaza, No. 93 Jianguo Road, Chaoyang District, Beijing, the PRC for holders of Domestic Shares, or the Company's H Share Registrar, Computershare Hong Kong Investor Services Limited, by facsimile (at (852) 2865 0990) or by hand or by post to 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong for holders of H Shares on or before Monday, 25 July 2016 in accordance with the instructions printed thereon.

30 June 2016

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ACCOMPANYING DOCUMENT – FORM OF ACCEPTANCE

EXPECTED TIMETABLE

The timetable set out below is indicative only and may be subject to changes. Any changes to the timetable will be announced by the Joint Offerors and the Company as and when appropriate.

Events	Hong Kong time (2016)
Despatch date of the Composite Document and the Form of Acceptance ^(Note 1)	Thursday, 30 June
Opening date of the H Share Offer ^(Note 1)	Thursday, 30 June
Latest time for lodging transfers of the Shares in order to be entitled to attend and vote at the H Share Class Meeting and the EGM	4:30 p.m. on Friday, 15 July
Closure of the register of the Company for the determination of entitlements of the Independent H Shareholders to attend and vote at the H Share Class Meeting and the EGM	Saturday, 16 July to Monday, 15 August (both days inclusive)
Last day for return of reply slip for the H Share Class Meeting and the EGM ^(Note 2)	Monday, 25 July
Latest time for lodging proxy form in respect of the H Share Class Meeting and the EGM ^(Note 3)	10:00 a.m. on Sunday, 14 August
Record date for the H Share Class Meeting and the EGM	Monday, 15 August
Suspension of dealings in the H Shares	Monday, 15 August
EGM	10:00 a.m. on Monday, 15 August
H Share Class Meeting	Monday, 15 August immediately after the conclusion or adjournment of the EGM
Announcement of the results of the H Share Class Meeting and the EGM on the website of the Stock Exchange	by 7:00 p.m. on Monday, 15 August
Re-opening of the shareholder register of the Company	Tuesday, 16 August
Resumption of dealings in the H Shares	9:00 a.m. on Tuesday, 16 August
First Closing Date ^(Note 4)	Tuesday, 16 August

EXPECTED TIMETABLE

Written notification sent to the Shareholders in respect of
the First Closing Date and the implications of
not accepting the H Share Offer. Tuesday, 16 August

Latest time and date for acceptance of
the H Share Offer on the First Closing Date^(Note 5) 4:00 p.m. on Tuesday,
16 August

Announcement of the results of the
H Share Offer as at the First Closing Date on
the website of the Stock Exchange by 7:00 p.m. on Tuesday,
16 August

Latest date for posting of remittances for the amounts
due under the H Share Offer in respect of valid acceptances
received at or before the latest time for acceptances
of the H Share Offer on the First Closing Date
(assuming the H Share Offer has become
unconditional in all respects on
the First Closing Date)^(Note 6) Thursday, 25 August

Latest time and date for the Joint Offerors to declare
the H Share Offer unconditional as to acceptances^(Note 7) 7:00 p.m. on Monday,
29 August

Final Closing Date (assuming the H Share
Offer has become unconditional
in all respects on the First Closing Date)^(Note 8) Tuesday, 13 September

Latest time and date for the H Share Offer remaining open
for acceptance on the Final Closing Date and closing of
the H Share Offer^(Note 8) 4:00 p.m. on Tuesday,
13 September

Announcement of the results of the H Share Offer as at
the Final Closing Date on the website of
the Stock Exchange by 7:00 p.m. on Tuesday,
13 September

Last day of trading the H Shares on the Stock Exchange Tuesday, 13 September

Withdrawal of the listing of the
H Shares from the Stock Exchange^(Note 9) 4:00 p.m. on Tuesday, 20 September

Latest date for posting of remittances for
the amounts due under the H Share Offer in
respect of valid acceptances of the
H Share Offer on the Final Closing Date^(Note 6) Friday, 23 September

EXPECTED TIMETABLE

Notes:

- (1) The H Share Offer is made on Thursday, 30 June 2016, the date of posting of the Composite Document, and is capable of being accepted on and from this date.
- (2) The reply slip should be duly completed and returned to the Company's board office at Block B Wanda Plaza, No. 93 Jianguo Road, Chaoyang District, Beijing, the PRC for holders of Domestic Shares, or the Registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong for holders of H Shares no later than 4:00 p.m. on Monday, 25 July 2016 (i.e. 20 clear days prior to the date of convening of the H Share Class Meeting and the EGM). Failure to return the reply slip will not affect H Shareholders' right to attend the H Share Class Meeting nor Shareholder's right to attend the EGM.
- (3) The proxy form should be deposited with the Company's board office at Block B Wanda Plaza, No. 93 Jianguo Road, Chaoyang District, Beijing, the PRC for holders of Domestic Shares, or the Company's H Share Registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong for holders of H Shares as soon as possible and in any event by the time stated above, in order to be valid. Completion and return of a proxy form for the H Share Class Meeting and/or the EGM will not preclude a Shareholder from attending the H Share Class Meeting and/or the EGM and, as the case may be, voting in person if he/she/it so wishes and if such Shareholder has notified the Company not less than 24 hours in writing before the time appointed for any adjournment of the H Share Class Meeting and the EGM. In such event, the returned proxy form will be deemed to have been revoked.
- (4) It is assumed that the H Share Offer has not become unconditional as to acceptances or in all respects prior to the First Closing Date. In accordance with the Takeovers Code, the H Share Offer must initially be opened for acceptance for at least 21 days following the date on which the Composite Document was posted. The Joint Offerors reserve the right to extend the H Share Offer until such time and/or date as they may determine and in accordance with the Takeovers Code. The Joint Offerors will issue an announcement, stating whether the H Share Offer has been revised or extended, has expired or has become or been declared unconditional (as to acceptances or in all respects).
- (5) Unless the H Share Offer has previously become or been declared unconditional, revised or extended, the latest time and date for acceptance of the H Share Offer is 4:00 p.m. on the First Closing Date. Please refer to Appendix I to the Composite Document for additional information on how to accept the H Share Offer.
- (6) Pursuant to Rule 20.1 of the Takeovers Code, settlement in cash in respect of acceptances of the H Share Offer will be made within 7 business days (as defined under the Takeovers Code) of the later of the date on which the H Share Offer has become or is declared unconditional and the date on which the H Shares are tendered for acceptance of the H Share Offer. Relevant documents of title must be received by the Registrar to render each acceptance of the H Share Offer complete and valid.
- (7) Pursuant to Rule 15.5 of the Takeovers Code, except with the consent of the Executive, the H Share Offer (whether revised or not) may not become or be declared unconditional as to acceptances after 7:00 p.m. on the 60th date after the Composite Document was posted.
- (8) Where the H Share Offer becomes or is declared unconditional (whether as to acceptances or in all respects), it will remain open for acceptance for not less than 28 days thereafter. In such case, at least 28 days' notice in writing must be given before the H Share Offer is closed to the Independent H Shareholders who have not accepted the H Share Offer and an announcement will be published.
- (9) It is currently expected that the withdrawal of listing of the H Shares from the Stock Exchange would happen at 4:00 p.m. on Tuesday, 20 September 2016, subject to the satisfaction of any conditions for delisting such securities from the Stock Exchange, and receipt of any regulatory approvals required for such delisting.
- (10) Beneficial owners of the H Shares who hold their H Shares in CCASS directly as an investor participant or indirectly via a broker or custodian participant should note the timing requirements for causing instructions to be made to CCASS in accordance with the General Rules of CCASS and CCASS Operational Procedures.
- (11) The latest time and date for acceptance of the H Share Offer, the latest date for posting of remittances for the amounts due under the H Share Offer in respect of valid acceptances, the last day of trading of H Shares and withdrawal of listing of the H Shares will not take effect if there is a tropical cyclone warning signal number 8 above, or a "black" rainstorm warning, in force in Hong Kong at any local time between 12:00 noon and 4:00 p.m. on the such relevant date. Instead, such relevant date will be rescheduled to the same time on the following Business Day which does not have either of those warnings in force at any time between 9:00 a.m. and 4:00 p.m.

DEFINITIONS

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

“Accepting H Shareholder(s)”	the H Shareholders who accept the H Share Offer by duly completing and returning the Form of Acceptance;
“Accepting H Shares”	the H Shares held by the Accepting H Shareholders;
“acting in concert”	has the meaning given to it in the Takeovers Code, and “persons acting in concert” and “concert parties” should be construed accordingly;
“Associate”	has the meaning given to it in the Takeovers Code;
“Board”	the Board of Directors;
“Business Day”	a day (other than Saturday or Sunday or a day on which a black rainstorm warning or signal number 8 or above is hoisted in Hong Kong at any time between 9:00 a.m. and 5:00 p.m.) on which the Stock Exchange is open for the transaction of business;
“CCASS”	the Central Clearing and Settlement System established and operated by Hong Kong Securities Clearing Company Limited;
“China Merchants Bank”	China Merchants Bank Company Limited, Hong Kong Branch and China Merchants Bank Company Limited, Dalian Branch as lead arrangers;
“CICC”	China International Capital Corporation Hong Kong Securities Limited, the financial advisor to the Joint Offerors. CICC is a licensed corporation under the SFO to carry on Type 1 (dealing in securities), Type 2 (dealing in future contracts), Type 4 (advising on securities), Type 5 (advising on futures contracts) and Type 6 (advising on corporate finance) regulated activities;
“Company”	Dalian Wanda Commercial Properties Co., Ltd., a joint stock limited liability company incorporated in the PRC whose shares are listed on the Main Board of the Stock Exchange (Stock Code: 3699);

DEFINITIONS

“Composite Document”	this composite offer and response document issued jointly by the Joint Offerors and the Company in relation to the H Share Offer;
“Concert Party(ies)”	a party (the parties) acting in concert with the Joint Offerors or Dalian Wanda Group (as the case may be);
“Conditions”	the conditions of the H Share Offer, as set out under the paragraph headed “Conditions of the H Share Offer” of the Composite Document;
“Consortium Agreement”	the concert party agreement dated 28 May 2016 between Dalian Wanda Group and the Joint Offerors in connection with the H Share Offer;
“Consortium Investors”	those investors who have entered into agreements with Dalian Wanda Group to ultimately acquire H Shares pursuant to the H Share Offer;
“CSRC”	China Securities Regulatory Commission;
“Dalian Hexing”	Dalian Hexing Investment Co., Ltd. (大連合興投資有限公司), a company incorporated in the PRC with limited liability and a controlling shareholder of the Company as at the Latest Practicable Date;
“Dalian Wanda Group”	大連萬達集團股份有限公司 (Dalian Wanda Group Co., Ltd.), a limited liability company incorporated in the PRC and a controlling shareholder of the Company as at the Latest Practicable Date;
“Delisting”	the voluntary withdrawal of the Listing;
“Directors”	directors of the Company, including the independent non-executive directors of the Company;
“Domestic Shareholders”	registered holders for the time being of Domestic Shares (other than Dalian Wanda Group, who is the leader of the Consortium Investors in connection with the Delisting, and its controlling shareholder, Mr. WANG Jianlin);

DEFINITIONS

“Domestic Shareholder Irrevocable Undertakings”	the irrevocable undertakings given by all Domestic Shareholders confirming, amongst other things, that they will not accept the voluntary conditional cash offer in respect of Domestic Shares if one were to be made to them;
“Domestic Shares”	ordinary shares with par value of RMB1.00 each in the issued share capital of the Company;
“DTZ”	DTZ Cushman & Wakefield Limited, an independent property valuer;
“EGM”	the extraordinary general meeting of the shareholders of the Company to be convened, and any adjournment thereof, for the purpose of considering and voting on, among other matters, the Delisting;
“Executive”	the Executive Director of the Corporate Finance Division of the SFC, or any delegate of the Executive Director;
“Final Closing Date”	13 September 2016, which has assumed that the H Share Offer becomes unconditional in all respects on the First Closing Date and the H Share Offer will be open for acceptance for 28 days after the First Closing Date;
“Financial Advisor”	CICC, as the financial advisor to the Joint Offerors in respect of the H Share Offer;
“First Closing Date”	16 August 2016, being the first closing date of the H Share Offer assuming the H Share Offer has not become unconditional as to acceptances or in all respects prior to this date;
“First Relevant Trading Day”	29 March 2016, being the last full trading day prior to the publication of the Initial Announcement;
“Form of Acceptance”	the form of acceptance and transfer in respect of the H Share Offer which accompanies the Composite Document;
“Group”	the Company and its subsidiaries;

DEFINITIONS

“Halcyon” or “IFA”	Halcyon Capital Limited, a licensed corporation under the SFO to carry on Type 6 (advising on corporate finance) regulated activities, and the independent financial advisor to advise the Independent Board Committee in connection with the H Share Offer and the Delisting, in particular, as to whether the terms of the H Share Offer and the Delisting are fair and reasonable, and as to acceptance of the H Share Offer and voting of the Delisting;
“H Share Class Meeting”	the special general meeting of the Independent H Shareholders to be convened, and any adjournment thereof, for the purpose of approving the Delisting;
“H Share Offer”	voluntary conditional general offer by the Financial Advisor on behalf of the Joint Offerors to acquire all the issued H Shares;
“H Shareholders”	registered holders for the time being of H Shares;
“H Shares”	ordinary shares with a par value of RMB1.00 each in the issued share capital of the Company which are listed on the Main Board of the Stock Exchange;
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong;
“HKSCC”	Hong Kong Securities Clearing Company Limited;
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC;
“Independent Board Committee”	the independent committee of the Board comprising all the independent non-executive Directors, formed for the purpose of making a recommendation to the Independent H Shareholders as to whether the terms of the H Share Offer and the Delisting are fair and reasonable, and as to acceptance of the H Share Offer and voting of the Delisting;

DEFINITIONS

“Independent H Shareholders”	H Shareholders other than the Joint Offerors and persons acting in concert with any of them. Such Joint Offerors and persons acting in concert with any of them do not include relevant members of CICC group, Ping An Insurance (Group) Company of China, Ltd., Guotai Junan Securities (Hong Kong) Limited which holding of H Shares are non-discretionary and not their proprietary interests;
“Initial Announcement”	the announcement made by the Company pursuant to Rule 3.7 of the Takeovers Code, Rule 13.09(2)(a) of the Listing Rules and Part XIVA of the SFO on 30 March 2016;
“Initial Indicative Price”	HK\$48.00, being the proposed offer price stated in the Initial Announcement;
“Joint Announcement”	the announcement dated 30 May 2016 jointly made by the Joint Offerors and the Company in connection with the H Share Offer;
“Joint Offerors”	WD Knight I, WD Knight II, WD Knight III, WD Knight IV, WD Knight V, WD Knight VIII, WD Knight IX, Red Fortune Global Limited and WD Knight X;
“Last Trading Day”	22 April 2016, being the last full trading day prior to the suspension of trading in the H Shares pending the release of the Joint Announcement;
“Latest Practicable Date”	27 June 2016, being the latest practicable date for ascertaining information contained in the Composite Document;
“Listing”	the listing of the H Shares on the Stock Exchange;
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange;
“Offer Period”	has the meaning ascribed to it in the Takeovers Code and commencing from 30 March 2016, being the date of the Initial Announcement;
“Offer Price”	the cash offer price of HK\$52.80 per H Share payable by the Joint Offerors to the H Shareholders for each H Share accepted under the H Share Offer;

DEFINITIONS

“PRC”	the People’s Republic of China;
“Registrar”	Computershare Hong Kong Investor Services Limited;
“Relevant Period”	the period beginning on 30 September 2015 (being six months prior to the commencement of the Offer Period) and ending on the Latest Practicable Date;
“RMB”	Renminbi, the lawful currency of the PRC;
“SFC”	the Securities and Futures Commission of Hong Kong;
“SFO”	the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong);
“Shareholders”	holders of the Shares;
“Shares”	the Domestic Shares and the H Shares;
“Stock Exchange”	The Stock Exchange of Hong Kong Limited;
“Takeovers Code”	the Code on Takeovers and Mergers published by the SFC;
“US\$”	the United States of America dollars, the lawful currency of the United States;
“Verified Cash Resources”	cash and cash equivalents received prior to the date of the Joint Announcement acceptable to Dalian Wanda Group and committed by the Consortium Investors in connection with the H Share Offer;
“WD Knight I”	WD Knight I, an exempted company incorporated in the Cayman Islands with limited liability and which as at the Latest Practicable Date, is a wholly-owned subsidiary of Dalian Wanda Group;
“WD Knight II”	WD Knight II, an exempted company incorporated in the Cayman Islands with limited liability and which as at the Latest Practicable Date, is a wholly-owned subsidiary of Dalian Wanda Group;

DEFINITIONS

“WD Knight III”	WD Knight III, an exempted company incorporated in the Cayman Islands with limited liability and which as at the Latest Practicable Date, is a wholly-owned subsidiary of Dalian Wanda Group;
“WD Knight IV”	WD Knight IV, an exempted company incorporated in the Cayman Islands with limited liability and which as at the Latest Practicable Date, is owned as to 70% by Dalian Wanda Group and the remainder 30% by Oriente Magico Investment Fund L.P., Oriente Rosso Investment Fund L.P. and Nice First Investment Limited;
“WD Knight V”	WD Knight V, an exempted company incorporated in the Cayman Islands with limited liability and which as at the Latest Practicable Date, is a wholly-owned subsidiary of Pohua Hong Kong Investment Limited;
“WD Knight VII”	WD Knight VII, an exempted company incorporated in the Cayman Islands with limited liability and which as at the Latest Practicable Date, is a wholly-owned subsidiary of Dalian Wanda Group and the general partner of WD Knight VIII, WD Knight IX and WD Knight X;
“WD Knight VIII”	WD Knight VIII L.P., an exempted limited partnership registered in the Cayman Islands with limited liability and which as at the Latest Practicable Date, is controlled by its general partner WD Knight VII;
“WD Knight IX”	WD Knight IX L.P., an exempted limited partnership registered in the Cayman Islands with limited liability and which as at the Latest Practicable Date, is controlled by its general partner WD Knight VII; and
“WD Knight X”	WD Knight X L.P., an exempted limited partnership registered in the Cayman Islands with limited liability and which as at the Latest Practicable Date, is controlled by its general partner WD Knight VII.

* *The English translation of the Chinese names of the PRC entities or individuals in the Composite Document, where indicated, is included for identification purpose only and is not the official English names for such PRC entities or individuals.*

LETTER FROM CICC



China International Capital Corporation
Hong Kong Securities Limited
29th Floor, One International Finance Centre
1 Harbour View Street
Central, Hong Kong

30 June 2016

To the H Shareholders

Dear Sir or Madam,

**VOLUNTARY CONDITIONAL GENERAL OFFER BY
CHINA INTERNATIONAL CAPITAL CORPORATION
HONG KONG SECURITIES LIMITED
ON BEHALF OF
THE JOINT OFFERORS
TO ACQUIRE ALL OF THE ISSUED H SHARES IN
DALIAN WANDA COMMERCIAL PROPERTIES CO., LTD.**

INTRODUCTION

Reference is made to the announcement by the Joint Offerors and the Company on 30 May 2016 which announced that the Financial Advisor will, on behalf of the Joint Offerors, make a voluntary conditional general offer for all the issued H Shares.

This letter forms part of the Composite Document and sets out, among other things, details of the H Share Offer, the reasons and the intentions of the Joint Offerors and certain background information of the Joint Offerors. Further details on the terms of the H Share Offer are set out in Appendix I – “Further Terms of the H Share Offer” on pages I-1 to I-9 of the Composite Document and in the accompanying Form of Acceptance.

Terms defined in the Composite Document have the same meaning when used in this letter.

THE H SHARE OFFER

Consideration for the H Share Offer

The H Share Offer is made by the Financial Advisor for and on behalf of the Joint Offerors on the following basis:

For each H Share **HK\$52.80 in cash**

Given that all the Domestic Shareholders have entered into the Domestic Shareholder Irrevocable Undertakings, no comparable offer will be made to the Domestic Shareholders in respect of the Domestic Shares and consequently, the Joint Offerors have applied to the Executive for and obtained a waiver from the requirements of Rule 14 of the Takeovers Code.

LETTER FROM CICC

The Joint Offerors will not increase the consideration for the H Share Offer as set out above. For avoidance of doubt, this means that the Offer Price is not reduced by such dividend for the year of 2015 as approved at the annual general meeting of the Company held on 25 May 2016.

Comparisons of value

The Offer Price represents:

- (i) a premium of approximately 6.7% over the closing price of HK\$49.50 per H Share as quoted on the Stock Exchange on the Latest Practicable Date;
- (ii) a premium of approximately 44.5% over the closing price of HK\$36.55 per H Share as quoted on the Stock Exchange on 29 March 2016, being the trading day immediately before the date of announcement by the Company of the Initial Indicative Price;
- (iii) a premium of approximately 36.1% over the closing price of HK\$38.80 per H Share as quoted on the Stock Exchange on 30 March 2016, being the closing price on the date of announcement (which announcement was made after trading hours that day) by the Company of the Initial Indicative Price;
- (iv) a premium of approximately 10.0% over the Initial Indicative Price;
- (v) a premium of approximately 3.0% over the closing price of HK\$51.25 per H Share as quoted on the Stock Exchange on the Last Trading Day;
- (vi) a premium of approximately 7.7% over the average closing price of approximately HK\$49.03 per H Share as quoted on the Stock Exchange over the five trading days immediately prior to and including the Last Trading Day;
- (vii) a premium of approximately 24.1% over the average closing price of approximately HK\$42.54 per H Share as quoted on the Stock Exchange over the 30 trading days immediately prior to and including the Last Trading Day;
- (viii) a premium of approximately 37.5% over the average closing price of approximately HK\$38.39 per H Share as quoted on the Stock Exchange over the 60 trading days immediately prior to and including the Last Trading Day;
- (ix) a premium of approximately 33.2% over the average closing price of approximately HK\$39.65 per H Share as quoted on the Stock Exchange over the 90 trading days immediately prior to and including the Last Trading Day; and
- (x) a premium of approximately 13.3% over the audited net asset value per share in the Company of approximately RMB39.85 as at 31 December 2015, based on RMB to HK\$ exchange rate of RMB0.85522 to HK\$1 (being the exchange rate as quoted by the People's Bank of China on the Latest Practicable Date).

LETTER FROM CICC

The above closing prices do not take into account the dividend for the year of 2015 as approved at the annual general meeting of the Company held on 25 May 2016. In respect of such dividend, the H Shares have traded ex-dividend from 27 May 2016.

Highest and lowest trading prices

During the Relevant Period, the highest closing price of the H Shares as quoted on the Stock Exchange was HK\$53.05 on 26 October 2015 and the lowest closing price of the H Shares as quoted on the Stock Exchange was HK\$31.55 on 25 February 2016.

Summary of Property Valuation

Your attention is drawn to the summary of the property valuation as set out in “Appendix III – Summary of Property Valuation of the Group” to the Composite Document from DTZ pursuant to Rule 11 of the Takeovers Code providing an updated valuation of the Group’s properties as at 31 March 2016.

Total consideration for the H Share Offer

The consideration in respect of the H Share Offer would be HK\$34,454,513,280 on the assumption that the H Share Offer is accepted in full.

Confirmation of financial resources

The acquisition of the H Shares pursuant to the H Share Offer is financed either from the cash already paid by Consortium Investors, the balance of their investment commitments and/or loan facilities described in the Joint Announcement and in the “Letter from CICC” in the Composite Document.

Each Consortium Investor has paid, in cash, at least 20% of its investment commitment (representing over HK\$9 billion of cash in aggregate) as at the Latest Practicable Date. Each of WD Knight I, WD Knight II and WD Knight III has also entered into loan facility agreements with China Merchants Bank as lender. Funds available to WD Knight I and WD Knight II under the above facility agreements of up to HK\$18 billion may be used to satisfy up to 50% of amounts payable from time to time by the Joint Offerors under the H Share Offer and related fees and expenses. WD Knight III may utilise its loan facility of up to HK\$9 billion as a standby facility to satisfy up to 25% of amounts payable from time to time by the Joint Offerors under the H Share Offer and related fees and expenses. This standby facility may be used in the event that a Consortium Investor in any Joint Offeror (other than WD Knight I, WD Knight II and WD Knight X) fails to meet any or all of its contractual commitment to pay the remainder of its investment commitment. In addition, WD Knight X has entered into a term loan facility of up to HK\$3.78 billion with CICC Hong Kong Finance (Cayman) Limited as lender. This standby facility may be used from time to time if, after China Merchants Bank has fulfilled its lending obligations to WD Knight III, there remain Consortium Investors in any of the Joint Offerors (other than WD Knight I, WD Knight II and WD Knight III) who have failed

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to meet any or all of their contractual commitments to pay the balance of their investment commitments after the date of the Joint Announcement. These loan facilities will mature and be payable in full at designated dates after the Delisting. Pursuant to the terms of these loan facilities, China Merchants Bank and CICC Hong Kong Finance (Cayman) Limited, as the case may be, require that any H Shares purchased with its financing and any dividends paid in respect of such H Shares be charged to it to secure the obligations of that Joint Offeror under the relevant loan facility. The Verified Cash Resources from Consortium Investors of about HK\$6 billion, and loan facilities from China Merchants Bank and CICC Hong Kong Finance (Cayman) Limited can fully cover the total consideration required under the H Share Offer (assuming the H Share Offer will be accepted in full and taking into account the costs and expenses of implementing the H Share Offer (including financing costs incurred by the relevant Joint Offerors)). There is no arrangement in relation to such loan facilities pursuant to which the payment of interest on, repayment of or security for any liability, contingent or otherwise, will depend, to any significant extent, on the business of the Company.

As part of the certain funds requirement in connection with the H Share Offer, the loan facilities are available for drawdown. Whilst the total commitment of the Consortium Investors shall be paid in full at such times prior to the date of the EGM as notified by Dalian Wanda Group, all Joint Offerors have to fulfill their payment obligations in respect of acceptances under the H Share Offer as at the Final Closing Date. In respect of WD Knight I and WD Knight II, subject to their own commercial decisions at the time, such Joint Offerors may or may not draw down the facilities under loan facility agreements with China Merchants Bank no later than 7 Business Days following the Final Closing Date. As for the loan facilities made available to WD Knight III and WD Knight X, such loans will only be drawn down as and when required and the final draw down, if required, will be no later than 7 Business Days following the Final Closing Date.

The Financial Advisor has been appointed as the financial advisor to the Joint Offerors in respect of the H Share Offer. The Financial Advisor is satisfied that sufficient financial resources are available to each of the Joint Offerors for discharging its obligations in respect of the full implementation of the H Share Offer.

Terms of the H Share Offer

Under the terms of the H Share Offer, the H Shares will be acquired: (i) with all rights attached thereto as at the date of the Composite Document, including the right to receive in full all dividends and other distributions, if any declared and where the record date for such entitlement is on or after the date of the Composite Document; and (ii) free from all rights of pre-emption, options, liens, claims, equities, charges, adverse interests, encumbrances or third party rights of any nature. For avoidance of doubt, this means that the Offer Price remains unchanged and is not reduced by such dividend for the year of 2015 as approved at the annual general meeting of the Company held on 25 May 2016.

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Hong Kong stamp duty

Seller's ad valorem stamp duty arising in connection with acceptances of the H Share Offer will be payable by each Accepting H Shareholder at the rate of 0.1% of the consideration payable by the Joint Offerors for such person's H Shares and will be deducted from the cash amount due to such Accepting H Shareholder. The Joint Offerors will pay the buyer's ad valorem stamp duty on its own behalf.

Settlement of consideration

Settlement of consideration in respect of acceptances of the H Share Offer will be made as soon as possible but in any event within 7 business days (as defined under the Takeovers Code) following the later of the date on which the H Share Offer becomes, or is declared, unconditional and the date of receipt of a complete and valid acceptance in respect of the H Share Offer.

CONDITIONS OF THE H SHARE OFFER

The H Share Offer is conditional upon:

- (a) the passing of a resolution by the Independent H Shareholders approving the Delisting at the H Share Class Meeting to be convened for this purpose, provided that:
 - (i) approval is given by at least 75% of the votes attaching to the H Shares held by the Independent H Shareholders that are cast either in person or by proxy; and
 - (ii) the number of votes cast (by way of poll) against the resolution is not more than 10% of the votes attaching to all the H Shares held by the Independent H Shareholders;
- (b) the passing of a resolution by the Independent H Shareholders approving the Delisting at the EGM to be convened for this purpose:
 - (i) approval is given by at least 75% of the votes attaching to the Shares held by the Independent H Shareholders that are cast either in person or by proxy; and
 - (ii) the number of votes cast (by way of poll) against the resolution is not more than 10% of the votes attaching to all the Shares held by the Independent H Shareholders;
- (c) the Joint Offerors having received (and, where permitted, such acceptances not having been withdrawn), at or before 4:00 p.m. on the First Closing Date (or such other time as the Joint Offerors may, subject to the Takeovers Code, decide), valid acceptances in respect of the H Share Offer which, will result in the Joint Offerors and any person acting in concert with them holding more than 75% of the H Shares as at the First Closing Date;

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- (d) all necessary authorisations, consents and approvals (including approval in-principle) of any governmental or regulatory body in relation to the H Share Offer (including its implementation) (if applicable) having been obtained and remaining in full force and effect pursuant to the provision of any laws or regulations in Hong Kong, the PRC and other relevant jurisdictions; and
- (e) no governmental action, court order, proceeding, enquiry or investigation having been taken or made that has the effect of making unlawful or otherwise prohibiting or restricting the H Share Offer or imposing any material conditions or obligations with respect to the H Share Offer.

The Joint Offerors confirm that the above Conditions contain all conditions required under the articles of association of the Company and all relevant laws and regulations in Hong Kong and the PRC in connection with the H Share Offer and the Delisting.

The Joint Offerors reserve the right to waive Condition (c) above in whole or in part. Conditions (a), (b), (d) and (e) are incapable of being waived. The Joint Offerors have been advised that as at the Latest Practicable Date, no PRC or Hong Kong regulatory approval is required for the making and implementation of the H Share Offer. Pursuant to Note 2 to Rule 30.1 of the Takeovers Code, the Joint Offerors will not invoke any of the conditions above so as to cause the H Share Offer to lapse unless the circumstances which give rise to a right to invoke the condition are of material significance to the Joint Offerors in the context of the H Share Offer. If any of the Conditions is not satisfied or (where applicable) waived on or before the First Closing Date, the H Share Offer will lapse unless the offer period is extended by the Joint Offerors.

The latest time on which the Joint Offerors can declare the H Share Offer unconditional as to acceptances is 7:00 p.m. on the 60th day after the posting of the Composite Document (i.e. 29 August 2016) (or such later date to which the Executive may consent). If the Conditions are satisfied or (where applicable) waived, the H Share Offer will be extended for at least 28 days, and H Shareholders will be notified as soon as possible by way of an announcement in accordance with the Takeovers Code and the Listing Rules.

WARNING: Shareholders and/or potential investors of the Company should note that the H Share Offer is subject to the satisfaction or waiver (where applicable) of the Conditions in all respects. Accordingly, the H Share Offer may or may not become unconditional. Shareholders and/or potential investors of the Company should therefore exercise caution when dealing in the securities of the Company (including the Shares and any options or rights in respect of them). Persons who are in doubt as to the action they should take should consult their licensed securities dealers or registered institutions in securities, bank managers, solicitors, professional accountants or other professional advisors.

CONFIRMATION TO ABSTAIN FROM VOTING AT THE EGM AND THE H SHARE CLASS MEETING

As at the Latest Practicable Date, the Joint Offerors and parties acting in concert with any of them held 3,874,800,000 Domestic Shares (representing 100% of the issued Domestic Shares and approximately 85.59% of the issued share capital of the Company) and 19,622,400

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H Shares in aggregate (representing approximately 3% of the issued H Shares and approximately 0.43% of the issued share capital of the Company). The Joint Offerors and parties acting in concert with any of them will (other than those Shares held by relevant members of CICC group, Ping An Insurance (Group) Company of China, Ltd., Guotai Junan Securities (Hong Kong) Limited which are non-discretionary and not their proprietary interests) abstain from voting in respect of all such Shares held by them at the EGM and the H Share Class Meeting.

INFORMATION ON THE JOINT OFFERORS

Dalian Wanda Group leads a group of Consortium Investors established for the purpose of the H Share Offer and pursuant to the Consortium Agreement, Dalian Wanda Group would take the lead in all decision making and all matters relating to the implementation of the H Share Offer.

Dalian Wanda Group is a company incorporated in the PRC and controlled by Mr. WANG Jianlin through Dalian Hexing. As at the Latest Practicable Date, Mr. WANG Jianlin controls approximately 98% of the voting rights in Dalian Hexing, which in turn controls approximately 99.76% of the voting rights in Dalian Wanda Group. The remaining 0.24% voting rights in Dalian Wanda Group is controlled by Mr. WANG Jianlin directly. Founded in 1988, Dalian Wanda Group currently operates in commercial properties, culture & tourism, financial services and other businesses.

The Joint Offerors

The Joint Offerors comprise WD Knight I, WD Knight II, WD Knight III, WD Knight IV, WD Knight V, WD Knight VIII, WD Knight IX, Red Fortune Global Limited and WD Knight X and are primarily investment vehicles established for the sole purpose of the H Share Offer. The Consortium Investors who have agreed to become shareholders or limited partners of the Joint Offerors are as follows:

Name of Joint Offeror	Shareholders/Limited partners in the Joint Offeror
WD Knight I	Ultimately wholly-owned by Dalian Wanda Group as at the Latest Practicable Date and as part of the agreement with Consortium Investors, either the relevant H Shares or the shares in WD Knight I will be transferred to Ningbo Nanjia Equity Investment Partnership (Limited Partnerships)* (寧波南嘉股權投資合夥企業(有限合夥)).
WD Knight II	Ultimately wholly-owned by Dalian Wanda Group as at the Latest Practicable Date and as part of the agreement with Consortium Investors, either the relevant H Shares or the shares in WD Knight II will be transferred to Shanghai Chirui investment Management Centre (Limited Partnership)* (上海持睿投資管理中心(有限合夥)) and Shanghai Chuhua Venture Investment Partnership (Limited Partnership)* (上海褚驊創業投資合夥企業(有限合夥)).

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Name of Joint Offeror	Shareholders/Limited partners in the Joint Offeror
WD Knight III	Wholly-owned by Dalian Wanda Group as at the Latest Practicable Date and is the borrower of a loan facility of up to HK\$9 billion with China Merchants Bank as lender. This loan facility is a standby facility of up to 25% of amounts payable from time to time by the Joint Offerors under the H Share Offer and related fees and expenses. This standby facility may be used in the event that a Consortium Investor in any Joint Offeror (other than WD Knight I, WD Knight II and WD Knight X) fails to meet any of its contractual commitments to pay the remaining balance of its investment commitment after the date of the Joint Announcement. If this standby facility is not utilised, WD Knight III will not be allocated any H Shares.
WD Knight IV	(i) Oriente Magico Investment Fund L.P.; (ii) Oriente Rosso Investment Fund L.P.; and (iii) Nice First Investment Limited
WD Knight V	Pohua Hong Kong Investment Limited
WD Knight VIII	(i) PA INVESTMENT FUNDS SPC II; and (ii) PA INVESTMENT FUNDS SPC III
WD Knight IX	(i) Land Zone Investment Limited; (ii) Giant Smart Investment Limited; (iii) BHR Investment Fund III, L.P.; (iv) BHR Investment Fund IV, L.P.; (v) China Dragon Asia Champion Fund Series SPC; (vi) Fung Shing Investments Ltd.; (vii) Guotai Junan Finance (Hong Kong) Limited; (viii) AVIC Capital International Holding Co., Ltd.; and (ix) Wisdom Investment Management (HK) Limited;
Red Fortune Global Limited	Shanghai Sailing Boda Kegang Business Consulting LLP

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Name of Joint Offeror	Shareholders/Limited partners in the Joint Offeror
WD Knight X	Wholly-owned by Dalian Wanda Group as at the Latest Practicable Date and is the borrower of the loan facility of up to HK\$3.78 billion with CICC Hong Kong Finance (Cayman) Limited, as lender. This standby facility may be used from time to time if, after China Merchants Bank has fulfilled its lending obligations to WD Knight III, there remain Consortium Investors in any of the Joint Offerors (other than WD Knight I, WD Knight II and WD Knight III) who have failed to meet any or all of their contractual commitment to pay the balance of their investment commitments after the date of the Joint Announcement. If this standby facility is not utilised, WD Knight X will not be allocated any H Shares.

Given that the H Shares to be tendered for acceptance under the H Share Offer will be allocated subject to the priority set out below by reference to the Verified Cash Resources and whether bank financing will be drawn down (and if so, to what extent) for the benefit of the relevant Consortium Investor, as at the Latest Practicable Date it is not possible to ascertain the number or proportion of H Shares which may be allocated to the relevant Consortium Investors named above. For illustration purpose only and by reference only to investment commitments by the Consortium Investors (translated into HK\$ for purposes of illustration) as at the Latest Practicable Date and without regard to the priorities of allocation as stated, incidence of related financing cost and other related costs and expenses related to the implementation of the H Share Offer, and assuming acceptance in full by the H Shareholders of the H Share Offer, the allocation of H Shares would be:–

Name of Joint Offeror	Allocation of H Shares as a proportion to the total H Share offer
WD Knight I	15.47%
WD Knight II	19.18%
WD Knight IV	4.15%
WD Knight V	16.95%
WD Knight VIII	21.19%
WD Knight IX	16.81%
Red Fortune Global Limited	6.25%

The Consortium Investors represent institutional or professional investors who have entered into agreements with Dalian Wanda Group for the sole purpose of investing in the H Shares which may be acquired pursuant to the H Share Offer. The total number of shares and percentage of allocation per Joint Offeror and the percentage of voting rights held by each Joint Offeror will be announced no later than the Business Day immediately following the First Closing Date (and the Final Closing Date, as the case may be).

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Information on the Consortium Investors

WD Knight I

WD Knight I is an exempted company with limited liability incorporated in the Cayman Islands whose principal business is investment holding. As at the Latest Practicable Date, WD Knight I is ultimately wholly-owned by Dalian Wanda Group. Dalian Wanda Group entered into agreements with Ningbo Nanjia Equity Investment Partnership (Limited Partnerships)* (寧波南嘉股權投資合夥企業(有限合夥)) (“**Ningbo Nanjia**”) as Consortium Investor. As part of such agreements, either the relevant H Shares or the shares in WD Knight I (subject to efficiency, time and cost related commercial considerations in connection with such transfers) will be transferred to Ningbo Nanjia for the purpose of its participation in the H Share Offer as soon as practicable thereafter and at a time which caters to the Consortium Investor’s investment priorities (taking into account the aforesaid commercial considerations). Ningbo Nanjia is a limited partnership registered in the PRC and its general partner is Ningbo Shanyan Equity Investment Co., Ltd.* (寧波杉岩股權投資有限公司), a company incorporated in the PRC held as to 62% by Shanshan Holdings Ltd* (杉杉控股有限公司).

WD Knight II

WD Knight II is an exempted company with limited liability incorporated in the Cayman Islands whose principal business is investment holding. As at the Latest Practicable Date, WD Knight II is ultimately wholly-owned by Dalian Wanda Group. Dalian Wanda Group entered into agreements with Shanghai Chirui Investment Management Centre (Limited Partnership)* (上海持睿投資管理中心(有限合夥)) (“**Shanghai Chirui**”) and Shanghai Chuhua Venture Investment Partnership (Limited Partnership)* (上海褚驊創業投資合夥企業(有限合夥)) (“**Shanghai Chuhua**”) as Consortium Investors. As part of such agreements, either the relevant H Shares or the shares in WD Knight II (subject to efficiency, time and cost related commercial considerations in connection with such transfers) will be transferred to Shanghai Chirui and Shanghai Chuhua for the purpose of their respective participation in the H Share Offer as soon as practicable thereafter and at a time which caters to the Consortium Investor’s investment priorities (taking into account the aforesaid commercial considerations). Shanghai Chirui and Shanghai Chuhua are two limited partnerships established in the PRC. The principal business of Shanghai Chirui includes investment management, asset management, investment consulting, and its general partner is Zhongfu Hetai Asset Management (Shanghai) Co., Ltd.* (中孚和泰資產管理(上海)有限公司), which is ultimately held as to 71% by Fang Shaohua (方少華) and as to 29% by Tao Zhaohui (陶朝輝). The principal business of Shanghai Chuhua includes venture capital, industrial investment, investment management, consulting, asset management, corporate management consulting, and its general partner is Shanghai Smallville Asset Management Co., Ltd.* (上海小村資產管理有限公司), which is ultimately held by its single largest interest holder, Feng Huawei (馮華偉), as to approximately 40%, and the remaining approximately 60% of its interest is held by eight minority holders.

WD Knight III

WD Knight III is an exempted company with limited liability incorporated in the Cayman Islands whose principal business is investment holding. As at the Latest Practicable Date, WD Knight III is wholly-owned by Dalian Wanda Group. WD Knight III is the borrower of a loan

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facility of up to HK\$9 billion with China Merchants Bank, as a standby facility to satisfy up to 25% of amounts payable from time to time by the Joint Offerors under the H Share Offer and related fees and expenses. This standby facility may be used in the event that a Consortium Investor in any Joint Offeror (other than WD Knight I, WD Knight II and WD Knight X) fails to meet any or all of its contractual commitments to pay the balance of its investment commitment after the date of the Joint Announcement. If this standby facility is utilised, it means that a Consortium Investor in one or more of the Joint Offerors (other than WD Knight I, WD Knight II and WD Knight X) has failed to meet any or all of its commitments, in which case such amount of investment commitments already paid by such defaulting Consortium Investor will be forfeited and the H Shares subject to such investment commitment will be allocated to and held by WD Knight III. If this standby facility is not utilised, WD Knight III will not be allocated any H Shares.

WD Knight IV

WD Knight IV is an exempted company with limited liability incorporated in the Cayman Islands whose principal business is investment holding. As at the Latest Practicable Date, WD Knight IV is owned by Dalian Wanda Group as to 70% and the following entities:

- (i) as to 20%, by Oriente Magico Investment Fund L.P. and Oriente Rosso Investment Fund L.P. – each a limited partnership established in the Cayman Islands which principal business is equity investment. They are managed and operated by their respective general partners, Oriente Magico Investment Fund Management Limited and Oriente Rosso Investment Fund Management Limited, which are wholly-owned by CRRRI State Right Investment Holding Limited, a joint venture whose single largest ultimate shareholder as to 45% is China Railway Group Ltd., a company listed on the Stock Exchange (Stock Code 390); and
- (ii) as to 10%, by Nice First Investment Limited – a company incorporated in Hong Kong whose principal business is investment holding. It is a wholly-owned subsidiary of China Qingdao Development (Holdings) Group Company Limited, which is in turn wholly owned by Qingdao City Construction Investment (Group) Limited* (青島城市建設投資(集團) 有限責任公司) (“QCCI”). QCCI’s main businesses include urban and rural infrastructure construction, tourism, cultural education and property development.

WD Knight V

WD Knight V is an exempted company with limited liability incorporated in the Cayman Islands whose principal business is investment holding. As at the Latest Practicable Date, WD Knight V is wholly-owned by Pohua Hong Kong Investment Limited, a company incorporated in Hong Kong wholly-owned by Pohua JT Private Equity Fund L.P., a limited partnership established in the Cayman Islands in 2014 which operates as a private equity firm focusing on energy, consumer, retail, and technology sectors. It is managed and operated by its general partner, Pohua JT Capital Partners Limited (“**Pohua JT Limited**”), a company incorporated in the Cayman Islands. The single largest shareholder of Pohua JT Limited is Poly Longma Assets Management Co., Ltd.* (保利龍馬資產管理有限公司), which holds an attributable shareholding interest of 32% in Pohua JT Limited.

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WD Knight VIII

WD Knight VIII is an exempted limited partnership established in the Cayman Islands whose principal business is investment holding. As at the Latest Practicable Date, the limited partners are PA Investment Funds SPC II and PA Investment Funds SPC III, both being segregated portfolio companies incorporated in the Cayman Islands which principal business is investment holding. As at the Latest Practicable Date, 100% of the management shares in both companies are owned by Ping An of China Securities (Hong Kong) Company Limited, which is a licensed corporation under the SFO and majority owned by Ping An Insurance (Group) Company of China, Ltd, a company listed on both the Stock Exchange (Stock code 2318) and Shanghai Stock Exchange (Stock code 601318).

WD Knight IX

WD Knight IX is an exempted limited partnership established in the Cayman Islands whose principal business is investment holding. As at the Latest Practicable Date, the limited partners, interests in WD Knight IX are represented by their contribution of US\$1 each to WD Knight IX. Their respective partnership interests are subject to change based on actual final payment of investment commitment by such limited partners. As at the Latest Practicable Date, the limited partners of WD Knight IX are:

- (i) Land Zone Investment Limited – a company incorporated in the Cayman Islands which principal business is investment holding. It is owned as to 66.7% by Redview Capital L.P. as at the Latest Practicable Date. Redview Capital L.P. is a limited partnership established in the Cayman Islands which operates as a private equity fund focusing on investments in consumer, advanced manufacturing, clean energy, and new materials. It is managed and operated by Redview Capital Partners Ltd.;
- (ii) Giant Smart Investment Limited – a company incorporated in Hong Kong and its principal business is investment holding. It is ultimately wholly-owned by ICBC International Finance Limited (principally engaged in the investment-related advisory business) which in turn is wholly-owned by ICBC International Holdings Limited. ICBC International Holdings Limited is the overseas investment services platform of Industrial and Commercial Bank of China Limited, based in Hong Kong. It mainly renders a variety of investment-related services, including listing sponsorship and underwriting, equity financing, bond financing, direct investment, securities brokerage and fund management;
- (iii) BHR Investment Fund III, L.P. and BHR Investment Fund IV, L.P. – both exempted limited partnerships established in the Cayman Islands whose principal business is equity investment. They are managed and operated by their respective general partners, BHR (Cayman) GP I, Limited and BHR (Cayman) GP II, Limited, each an exempted liability company incorporated in the Cayman Islands which is wholly-owned by BHR Investment Management Limited (“**BHR Investment**”). BHR Investment is wholly-owned by Bohai Harvest RST (Shanghai) Equity Investment

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Fund Management Co., Ltd. (“**BHR**”). The principal business of BHR is equity investment fund management and its current assets under management amounts to approximately USD1.8 billion. BHR is a cross-border investment arm of Bohai Industrial Investment Fund Management Co., Ltd. (“**Bohai Industrial**”). Bohai Industrial manages the first RMB-denominated private equity investment fund approved by the National Development and Reform Commission of China with permit from the State Council of China;

- (iv) China Dragon Asia Champion Fund Series SPC – a segregated portfolio company incorporated in the Cayman Islands with limited liability, which is wholly-owned by China Dragon Holdings Limited, a limited liability company incorporated in the British Virgin Islands, which is ultimately wholly-owned by Xu Xiaolin* (許小林);
- (v) Fung Shing Investments Ltd. – an investment holding company wholly-owned by DIPL.-ING CHENG Dong Yang, an Austrian;
- (vi) Guotai Junan Finance (Hong Kong) Limited – a company incorporated in Hong Kong whose principal business is money lending and investment and which is a wholly-owned subsidiary of Guotai Junan International Holdings Limited, a company listed on the Stock Exchange (Stock Code 1788);
- (vii) AVIC Capital International Holding Co., Ltd. – a company incorporated in Hong Kong whose principal business is investment holding. It is a wholly-owned subsidiary of AVIC Capital Co., Ltd, a company listed on the Shanghai Stock Exchange (Stock code 600705); and
- (viii) Wisdom Investment Management (HK) Limited – a company incorporated in Hong Kong whose principal business is investment holding and properties development. It is a wholly-owned subsidiary of Beijing Huisheng Yingfu Fund Management Centre (Limited Partnership)* (北京匯盛盈富基金管理中心(有限合夥)) (“**Beijing Huisheng**”) which is a limited partnership established in the PRC The principal business of Beijing Huisheng includes investment and asset management, and its general partner is Beijing Xin Zheng Hou Cheng Investment Consultation Company Limited* (北京鑫正厚成投資諮詢有限責任公司).

Red Fortune Global Limited

Red Fortune Global Limited was established in the British Virgin Islands and its principal business is equity investment. As at the Latest Practicable Date, it is wholly-owned by Shanghai Sailing Boda Kegang Business Consulting LLP* (上海賽領博達科港商務諮詢合夥企業(有限合夥)) (“**Boda Kegang**”), with Qiyuan (Shanghai) Investment Management Centre (Limited Partnership)* (旗源(上海)投資管理中心(有限合夥)) acting as its general partner, and whose general partner in turn is Shanghai Qizheng Investment Consulting Co., Ltd.* (上海旗正投資諮詢有限公司) (“**Shanghai Qizheng**”). The ultimate 100% beneficial owner of Shanghai Qizheng is Liu Jian* (劉劍). The limited partners of Boda Kegang are primarily

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affiliated funds of Sailing International Investment Fund (“**Sailing International**”) including Sailing Yongchu Equity Investment (Shanghai) Co. Ltd.* (賽領永初股權投資基金(上海)有限公司), Shanghai Boda Equity Investment Fund* (上海賽領博達股權投資基金合夥企業(有限合夥)), Sailing Jincheng Equity Investment Fund* (杭州賽領錦澄投資管理合夥企業(有限合夥)) and Shanghai Huangshi Equity Investment Fund* (上海賽領皇氏股權投資基金合夥企業(有限合夥)). Sailing International is an investment fund established and funded by various distinguished enterprise groups, including Shanghai International Group, SAIC Motor Investment, Bright Group and Baosteel Group.

WD Knight X

WD Knight X is an exempted limited partnership established in the Cayman Islands and as at the Latest Practicable Date, is controlled by its general partner WD Knight VII, which is ultimately wholly-owned by Dalian Wanda Group. WD Knight X is the borrower of the loan facility of up to HK\$3.78 billion with CICC Hong Kong Finance (Cayman) Limited as lender. This standby facility may be used from time to time if, after China Merchants Bank has fulfilled its lending obligations to WD Knight III, there remain Consortium Investors in any of the Joint Offerors (other than WD Knight I, WD Knight II and WD Knight III) who have failed to meet any or all of their contractual commitments to pay the balance of their investment commitments after the date of the Joint Announcement. If this standby facility is utilised, it means that a Consortium Investor in one or more of the Joint Offerors (other than WD Knight I, WD Knight II and WD Knight III) has failed to meet any or all of its commitments, in which case such amount of investment commitments already paid by such defaulting Consortium Investor will be forfeited and the H Shares subject to such investment commitment will be allocated to and held by WD Knight X. If this standby facility is not utilised, WD Knight X will not be allocated any H Shares.

As at the Latest Practicable Date, save as disclosed in the section headed “Letter from the Board – Shareholding Structure of the Company” in the Composite Document, none of the Joint Offerors or its Concert Parties is a shareholder of the Company.

Allocation of H Shares among the Joint Offerors

After the date of the Joint Announcement and prior to the Latest Practicable Date, none of the existing Consortium Investors in WD Knight I or WD Knight II elected to join as a Consortium Investor of WD Knight IV and WD Knight IX as they did not have funds offshore for immediate payment of their investment commitment. Whether or not they will utilize the loan facilities provided by China Merchant Bank to meet the payment obligations of WD Knight I and WD Knight II under the H Share Offer will depend on the time by which they will remit funds to Hong Kong, and it remains a commercial decision for them to decide their own cost of financing at the relevant time. After the date of the Joint Announcement and prior to the Latest Practicable Date, Dalian Wanda Group had introduced new Consortium Investors as set out under the section headed “Letter from CICC – Information on the Joint Offerors – Information on the Consortium Investors”. The aggregate additional investment is, as stipulated in the Joint Announcement, less than 25% of the investment commitments from

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Consortium Investors as at the date of the Joint Announcement. Due to the nature of funds, the identities of their limited partners may change from time to time but the general partner of such funds will not, subject to the right to add a Consortium Investor as described above, change after the date of the Joint Announcement and prior to the Delisting. The structure of the consortium constituting the Joint Offerors has been finalised as at the Latest Practicable Date.

After the H Share Offer has closed and the number of H Shareholders who have accepted the H Share Offer have been confirmed, each Joint Offeror's interest and, ultimately, a Consortium Investor's interest, in the H Shares will be distributed pro rata as indicated below. As at the Latest Practicable Date, the investor commitment received from all of the Consortium Investors in aggregate is in excess of the total consideration required to acquire all the H Shares under the H Share Offer.

As part of the terms agreed under an investment framework agreement entered into between Dalian Wanda Group and each of the Consortium Investors, the Consortium Investors have had to pay up, in cash, at least 20% of their investment commitment prior to the Joint Announcement or, in respect of Consortium Investors who have entered into investment framework agreements with Dalian Wanda Group after the Joint Announcement and as of the Latest Practicable Date, have paid up, in cash, at least 20% of their investment commitment prior to the Latest Practicable Date. Such payments have been made as at the Latest Practicable Date. The remaining balance shall be paid up in cash by the relevant Consortium Investors at such times prior to the date of holding the EGM, being mid August 2016, as notified by Dalian Wanda Group. The H Share Offer would only become unconditional, at the earliest, if the requisite shareholders' approval at the EGM is obtained. As a result, there are some Consortium Investors who have, on or before the date of the Joint Announcement or the Latest Practicable Date, as the case may be, paid up, in cash, more than 20% of their investment commitment. The total paid up cash and loan facilities from China Merchants Bank and CICC Hong Kong Finance (Cayman) Limited can fully cover the total consideration required under the H Share Offer (assuming the H Share Offer will be accepted in full and taking into account the costs and expenses of implementing this H Share Offer (including financing costs incurred by the relevant Joint Offerors, as the case may be)).

Dalian Wanda Group also agreed with the Consortium Investors that if the Company or its businesses cannot be listed in the PRC on or before the end of the month immediately before the second anniversary of the date of Delisting, then Dalian Wanda Group would purchase the H Shares from the relevant Joint Offeror or the Consortium Investor, as the case may be, where the Consortium Investor's return will be calculated by reference to the Offer Price per H Share together with interest at the commercially agreed rate of 8% or 10% per annum.

Each Joint Offeror's interests (and ultimately the relevant Consortium Investor's interest) in the H Shares will be allocated as follows:

- (a) in priority to WD Knight IV, WD Knight V, WD Knight VIII, WD Knight IX and Red Fortune Global Limited which are not subject to bank financing from China Merchants Bank in relation to the Consortium Investor's investments in the H Shares, on a pro rata basis, by reference to each such Consortium Investor's Verified Cash Resources and thereafter by reference pro rata to its remaining unallocated investment commitments;

LETTER FROM CICC

- (b) after the H Shares tendered to the H Share Offer have been allocated under paragraph (a) above, the balance to be allocated to WD Knight I and WD Knight II which are subject to bank financing from China Merchants Bank in relation to the Consortium Investor's investments in the H Shares, on a pro rata basis, by reference to each such Consortium Investor's Verified Cash Resources and thereafter by reference pro rata to its remaining unallocated investment commitments;
- (c) after the H Shares tendered to the H Share Offer have been allocated under paragraph (b) above, the balance to be allocated to WD Knight III to the extent it has utilised the bank facility secured by WD Knight III in connection with the H Share Offer; and
- (d) after the H Shares tendered to the H Share Offer have been allocated under paragraph (c) above, the balance to be allocated to WD Knight X to the extent it has utilised the loan facility secured by it in connection with the H Share Offer.

The effective price per H Share paid for by a Consortium Investor is the Offer Price and the relevant Joint Offeror's (or ultimate Consortium Investor's) pro rata share of the costs and expenses of implementing the H Share Offer (including financing costs incurred by the relevant Joint Offerors, as the case may be). Assuming that there is full acceptance of the H Share Offer by all H Shareholders and full payment by the Consortium Investors under the investment framework agreements with Dalian Wanda Group, subject to priorities of allocation referred to above, each Joint Offeror will receive such number of H Shares that is equal to that Joint Offeror's aggregate investment commitment (after deducting its pro rata share of costs and expenses of implementing this H Share Offer (including financing costs incurred by the relevant Joint Offerors, as the case may be)) divided by the Offer Price. The actual allocation of H Shares to each Joint Offeror and, ultimately, a Consortium Investor, therefore depends on whether a Joint Offeror has fully paid up all the investment commitment committed by its Consortium Investors, whether that Joint Offeror has financing costs (in addition to other costs and expenses of implementing the H Share Offer) and the priorities in allocation referred to above.

REASONS FOR AND BENEFITS OF THE H SHARE OFFER

The possible Delisting was first considered by Dalian Wanda Group earlier this year. Consortium Investors executed investment agreements in April 2016 and their initial investment commitment had been received. Dalian Wanda Group has noted the recent media reports on possible policy changes in the PRC relating to companies delisting overseas and returning for an A Share listings in the PRC. However, taking into account the possible adverse commercial impact if the investment agreements were to be terminated, Dalian Wanda Group has therefore decided to continue with the proposed Delisting.

The Joint Offerors believe that the H Share Offer provides an attractive opportunity for Independent H Shareholders to dispose of their H Shares, for the following reasons:

- **Premium valuation:** H Shareholders receive cash at a price above the prevailing market price as set out under the section headed "Comparisons of value" of this letter.

LETTER FROM CICC

- **Certain and immediate premium for illiquid H Shares:** The H Share Offer provides an opportunity for the holders of the H Shares to dispose of their H Shares expeditiously and receive cash at a price significantly above the prevailing market price, particularly in light of the underperformance of the share price since the Company's listing in 2014. Given the low liquidity of the H Shares, it is also challenging for the holders of the H Shares to realise their H Shares in the stock market without adversely affecting the market price of the H Shares. The H Share Offer also affords the H Shareholders the opportunity, if they so wish, to realise their investments in the Company and invest the monies received in alternative investments with higher liquidity.
- **Avoid holding unlisted shares:** assuming the H Share Offer will become unconditional, the Company will make an application for the listing of the H Shares to be withdrawn from the Stock Exchange in accordance with Rule 6.12 of the Listing Rules. If the H Shares are delisted from the Stock Exchange, the H Shares will become securities that are not listed or quoted on any stock exchange and the liquidity of the H Shares may be severely reduced.
- **A third party is unlikely to be willing to pay a considerable premium for the H Shares:** The H Shares represent only approximately 14.4% of the entire issued share capital of the Company, whilst the remaining shares are unlisted Domestic Shares. As such, it is highly unlikely that another third party will be willing to pay a considerable premium for the H Shares, as the Company is an integral part of Dalian Wanda Group, and Dalian Wanda Group does not currently have any intention to dispose of its controlling stake in the Company.

JOINT OFFERORS' INTENTION IN RELATION TO THE GROUP

If the H Share Offer is completed, Dalian Wanda Group intends that the Company will continue to carry on its existing business and save for transactions in the ordinary course of business, does not expect there to be a redeployment of the fixed assets of the Company. Under current market conditions, the Dalian Wanda Group has no plans to effect any redundancies in respect of the employees of the Group (other than in the ordinary course of business). The Company has made an application for an A share listing to the CSRC, further details of which were announced on 15 November 2015. The Company will continue to consider various options in order to achieve A share listing after the Delisting.

Withdrawal of listing of the H Shares

Upon the H Share Offer becoming unconditional, the Company will make an application for the Delisting in accordance with Rule 6.12 of the Listing Rules. H Shareholders will be notified by way of an announcement of the date of the last day of dealing in the H Shares and on which the Delisting will become effective.

LETTER FROM CICC

No right of compulsory acquisition

The Joint Offerors have no rights under the laws of the PRC and the articles of association of the Company to compulsorily acquire the H Shares that are not tendered for acceptance pursuant to the H Share Offer. Accordingly, Independent H Shareholders are reminded that if they do not accept the H Share Offer and the H Share Offer subsequently becomes unconditional in all respects, and the H Shares are delisted from the Stock Exchange, this will result in the Independent H Shareholders holding unlisted H Shares and the liquidity of the H Shares may be severely reduced. In addition, the Company will not continue to be subject to the Listing Rules and, may or may not continue to be subject to the Takeovers Code after the completion of the H Share Offer depending on whether it remains as a public company in Hong Kong for the purposes of the Takeovers Code thereafter.

The Joint Offerors have applied for and obtained a waiver from the requirements under Rule 2.2(c) of the Takeovers Code.

Additional Information

Your attention is further drawn to the “Letter from the Board” on pages 26 to 32, the “Letter from the Independent Board Committee” on pages 33 to 34 and the “Letter from Halcyon” on pages 35 to 70 in the Composite Document.

Yours faithfully,
For and on behalf of
China International Capital Corporation
Hong Kong Securities Limited
Yongren CHEN
Executive Director

LETTER FROM THE BOARD



大連萬達商業地產股份有限公司
Dalian Wanda Commercial Properties Co., Ltd.

(A joint stock limited liability company incorporated in the People's Republic of China)
(Stock Code: 3699)

Executive Directors:

Mr. DING Benxi
Mr. QI Jie
Mr. WANG Zhibin

Registered office:

No. 539, Changjiang Road
Xigang District
Dalian
Liaoning Province
The People's Republic of China

Non-executive Directors:

Mr. QU Dejun
Mr. YIN Hai
Mr. LIU Zhaohui

Principal place of business in Hong Kong:

Unit 3007, 30th Floor
Block 2, Exchange Square
#8, Connaught Plaza, Central
Hong Kong

Independent Non-executive Directors:

Dr. HU, Fred Zuliu
Mr. QI Daqing
Mr. LI Guinian

30 June 2016

To the H Shareholders

Dear Sir or Madam,

**VOLUNTARY CONDITIONAL GENERAL OFFER BY
CHINA INTERNATIONAL CAPITAL CORPORATION
HONG KONG SECURITIES LIMITED
ON BEHALF OF
THE JOINT OFFERORS
TO ACQUIRE ALL OF THE ISSUED H SHARES IN
DALIAN WANDA COMMERCIAL PROPERTIES CO., LTD.**

INTRODUCTION

On 30 May 2016, the Joint Offerors and the Company jointly announced that the Financial Advisor will, on behalf of the Joint Offerors, make a voluntary conditional general offer for all the issued H Shares.

Halcyon has been appointed with the approval of the Independent Board Committee as the IFA to advise the Independent Board Committee in respect of the H Share Offer and the Delisting.

LETTER FROM THE BOARD

Details of the principal terms of the H Share Offer made by the Financial Advisor on behalf of the Joint Offerors, together with information relating to the Joint Offerors and their intentions in relation to the Group are set out in the “Letter from CICC” contained in the Composite Document. Further details of the terms of the H Share Offer and the procedures for accepting the H Share Offer are set out in Appendix I to the Composite Document and in the Form of Acceptance.

This letter forms part of the Composite Document. The purpose of the Composite Document is to provide you with, among other matters, information relating to the Group, the Joint Offerors and the H Share Offer as well as setting out the letter from the Independent Board Committee containing its recommendation to the Independent H Shareholders in respect of the H Share Offer and the Delisting and the letter from Halcyon containing its advice to the Independent Board Committee in respect of the H Share Offer and the Delisting.

Terms defined in the Composite Document have the same meaning when used in this letter.

THE H SHARE OFFER

As at the Latest Practicable Date, the Company has an issued share capital comprising 652,547,600 H Shares and 3,874,800,000 Domestic Shares. The Company does not have any outstanding options, derivatives, warrants, or securities which are convertible or exchangeable into Shares and has not entered into any agreement for the issue of such options, derivatives, warrants or securities which are convertible or exchangeable into Shares as at the Latest Practicable Date.

Consideration for the H Share Offer

The H Share Offer is made by the Financial Advisor for and on behalf of the Joint Offerors on the following basis:

For each H Share	HK\$52.80 in cash
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Given that all the Domestic Shareholders have entered into the Domestic Shareholder Irrevocable Undertakings, no comparable offer will be made to Domestic Shareholders in respect of the Domestic Shares and consequently, the Joint Offerors have applied for and obtained a waiver from the Executive from the requirements of Rule 14 of the Takeovers Code.

FURTHER INFORMATION ON THE H SHARE OFFER

Further details of the H Share Offer, including comparisons of value, the conditions of the H Share Offer, the acceptance and settlement procedures, are set out in the “Letter from CICC” contained in the Composite Document, Appendix I to the Composite Document and the accompanying Form of Acceptance.

LETTER FROM THE BOARD

DOMESTIC SHAREHOLDER IRREVOCABLE UNDERTAKINGS

As at the Latest Practicable Date, all of the Domestic Shareholders have entered into the Domestic Shareholder Irrevocable Undertakings, pursuant to which, they agreed (amongst other things) that (a) no offer be made to the Domestic Shareholders and even if a voluntary conditional cash offer in respect of Domestic Shares is made to them, they will not accept such offer; (b) the Domestic Shareholders will support the Delisting (including, amongst others, to vote in favour of the delisting resolution in the EGM if so permitted by the relevant regulators); and (c) they would not, other than in acceptance of the H Share Offer, offer, sell, give, transfer, pledge, encumber, charge or grant any right over or otherwise dispose of or deal with any of the Shares or any interest therein until such time as the Delisting is completed. The Domestic Shareholder Irrevocable Undertakings terminate when the H Share Offer is withdrawn, lapsed or closed.

SHAREHOLDING STRUCTURE OF THE COMPANY

The following table sets out the shareholding structure of the Company as at the Latest Practicable Date:

Name of Shareholders	Number of Shares held	Approximate % of total Shares in issue
Domestic Shares		
<i>The Joint Offerors and their Concert Parties</i>		
– WANG Jianlin (Notes (i), (iii))	333,600,000	7.37%
– Dalian Wanda Group Co., Ltd. (Note (iii))	1,979,000,000	43.71%
– LIN Ning (Note (i))	144,000,000	3.18%
– DING Benxi (Note (ii))	50,000,000	1.10%
– QI Jie (Note (ii))	10,000,000	0.22%
– ZHANG Lin (Note (ii))	10,000,000	0.22%
– YIN Hai (Note (ii))	12,000,000	0.27%
– LIU Zhaohui (Note (ii))	6,000,000	0.13%
– QU Dejun (Note (ii))	6,000,000	0.13%
– Other Domestic Shareholders (Note (iv))	1,324,200,000	29.25%
H Shares		
<i>The Joint Offerors and their Concert Parties</i>		
– Relevant members of CICC group (Note (v))	32,916,200	0.73%
– Ping An Insurance (Group) Company of China, Ltd (Note (vi))	385,561	0.01%
– Guotai Junan Securities (Hong Kong) Limited (Note (vii))	4,168,000	0.09%
Other H Shareholders (Note (viii))	19,622,400	0.43%
Independent H Shareholders (Note (iv))	595,455,439	13.15%
Total Shares in issue (Note (ix))	4,527,347,600	100.00

LETTER FROM THE BOARD

Notes:

- (i) Ms. LIN Ning is the spouse of Mr. WANG Jianlin.
- (ii) Mr. DING Benxi, Mr. QI Jie, Mr. ZHANG Lin and Mr. YIN Hai are directors of Dalian Wanda Group. Mr. LIU Zhaohui is a director of the Company and the vice president of Dalian Wanda Group. Mr. QU Dejun is a director of the Company and the president of a wholly-owned subsidiary of Dalian Wanda Group.
- (iii) Dalian Wanda Group is controlled by Mr. WANG Jianlin through Dalian Hexing. As at the Latest Practicable Date, Mr. WANG Jianlin controls approximately 98% of the voting rights in Dalian Hexing, which in turn controls approximately 99.76% of the voting rights in Dalian Wanda Group. The remaining 0.24% voting rights in Dalian Wanda Group is controlled by Mr. WANG Jianlin directly.
- (iv) This includes the shareholding of one Director. In respect of the Domestic Shares, Mr. WANG Zhibin, an executive Director, held 1,600,000 Domestic Shares as at the Latest Practicable Date. In respect of the H Shares, Mr. QI Daqing, an independent non-executive Director, held 20,000 H Shares as at the Latest Practicable Date.
- (v) CICC is the financial advisor to the Joint Offerors and relevant members of the CICC group (except those which are exempt principal traders recognised by the Executive as such for the purpose of the Takeovers Code) are presumed to be acting in concert with the Joint Offerors under class (5) of the definition of “acting in concert” in the Takeovers Code. This interest is not a proprietary interest.
- (vi) The limited partners of WD Knight VIII are PA Investment Funds SPC II and PA Investment Funds SPC III, and all the management shares in both companies are owned by Ping An of China Securities (Hong Kong) Company Limited, a subsidiary of Ping An Insurance (Group) Company of China, Ltd. Certain group members of Ping An Insurance (Group) Company of China, Ltd, hold in aggregate 385,561 H Shares in the Company. All such H Shares are not proprietary interests of PA Investment Funds SPC II and PA Investment Funds SPC III, or parties acting in concert with each of them, and, to the extent acquired during the last six months prior to 30 March 2016, were acquired at the sole instruction of third party clients with such clients’ own funds or formed part of the underlying assets of insurance products purchased by such third party clients. Such clients are either retail investors or professional investors. None of such client’s ultimate beneficial owners are part of the Ping An Insurance (Group) Company of China, Ltd group.
- (vii) One of the limited partners of WD Knight IX is Guotai Junan Finance (Hong Kong) Limited. Guotai Junan Securities (Hong Kong) Limited is a fellow subsidiary of Guotai Junan Finance (Hong Kong) Limited. All such H Shares held by Guotai Junan Securities (Hong Kong) Limited are not proprietary interests of itself or parties acting in concert with it, and, to the extent acquired during the last six months prior to 30 March 2016, were acquired at the sole instruction of third party clients with such clients’ own funds. None of such clients’ ultimate beneficial owners are parties acting in concert with Guotai Junan Finance (Hong Kong) Limited.
- (viii) These “Other H Shareholders” include H Shareholders who hold Domestic Shares and H Shares. All these “Other H Shareholders” will abstain from voting in the EGM and in the H Share Class Meeting.
- (ix) The percentage numbers of total Shares in issue in the above table add up to only 99.99% due to rounding off of numbers.

As at the Latest Practicable Date, the Company does not have in issue any outstanding options, warrants, derivatives or securities convertible into Shares.

INFORMATION ON THE GROUP

Principal activities

The Company is limited liability company incorporated in the PRC with its H Shares listed on the Main Board of the Stock Exchange since 23 December 2014. The Group is principally engaged in property leasing and management, development and sales of properties and development and operation of luxury hotels. There has been no significant change in the nature of the Group’s principal activities since Listing.

LETTER FROM THE BOARD

Financial information

Set out below is a summary of the audited consolidated results of the Group for each of the two financial years ended 31 December 2014 and 2015, as extracted from the accounts prepared in accordance with Hong Kong Financial Reporting Standards in the Company's 2015 annual report published by the Company on 8 April 2016:

	For the year ended	
	31 December 2015	
	2015	2014
	<i>(audited)</i>	<i>(audited)</i>
	<i>RMB million</i>	<i>RMB million</i>
Revenue	124,203	107,871
Profit before tax	49,039	41,800
Profit after tax	30,108	25,101

On 29 April 2016, the Company has announced its unaudited first quarterly results for the three months ended 31 March 2016 (the “**Financial Information**”) prepared in accordance with the generally accepted accounting principles in the PRC, pursuant to the relevant laws and regulations in the PRC in connection with medium term notes issued by the Company in the inter-bank market in the PRC. As the Group's net profit and net profit attributable to the owner of parent company disclosed therein constitute a profit forecast under Rule 10 of the Takeovers Code, it is reported on in accordance with Rule 10.4 of the Takeovers Code as set out in the section headed “3. Unaudited Financial Information of the Group for the Three Months ended 31 March 2016” in Appendix II to the Composite Document. The respective letters from Halcyon and Ernst & Young in this regard are also set out in Appendices IV and V respectively to the Composite Document.

JOINT OFFERORS' INTENTION IN RELATION TO THE GROUP

Please refer to the section headed “Letter from CICC – Joint Offerors' Intention in Relation to the Group” in the Composite Document for detailed information on the Joint Offeror's intention on the business and management of the Group. The Board notes such intentions.

Withdrawal of listing of the H Shares

Upon the H Share Offer becoming unconditional, the Company will make an application for the Delisting in accordance with Rule 6.12 of the Listing Rules. H Shareholders will be notified by way of an announcement of the date of the last day of dealing in the H Shares and on which the Delisting will become effective.

LETTER FROM THE BOARD

No right of compulsory acquisition

The Joint Offerors have no rights under the laws of the PRC and the articles of association of the Company to compulsorily acquire the H Shares that are not tendered for acceptance pursuant to the H Share Offer. Accordingly, Independent H Shareholders are reminded that if they do not accept the H Share Offer and the H Share Offer subsequently becomes unconditional in all respects, and the H Shares are delisted from the Stock Exchange, this will result in the Independent H Shareholders holding unlisted H Shares and the liquidity of the H Shares may be severely reduced. In addition, the Company will not continue to be subject to the Listing Rules and, may or may not continue to be subject to the Takeovers Code after the completion of the H Share Offer depending on whether it remains as a public company in Hong Kong for the purposes of the Takeovers Code thereafter.

The Joint Offerors have applied for and obtained a waiver from the requirements under Rule 2.2(c) of the Takeovers Code.

THE EGM AND H SHARE CLASS MEETING

The EGM and the H Share Class Meeting will be convened to approve the Delisting at 10:00 a.m. on Monday, 15 August 2016. A notice of the EGM is set out in Appendix VII to the Composite Document. A notice of the H Share Class Meeting is set out in Appendix VIII to the Composite Document. The Joint Offerors and the parties acting in concert with any of them will (other than those Shares held by relevant members of CICC group, Ping An Insurance (Group) Company of China, Ltd., Guotai Junan Securities (Hong Kong) Limited which are non-discretionary and not their proprietary interests) abstain from voting in respect of all such Shares in the H Share Class Meeting and the EGM in accordance with Rule 2.2 of the Takeovers Code.

Whether or not you are able to attend the H Share Class Meeting and/or the EGM, you are strongly urged to complete the accompanying proxy form(s) in accordance with the instructions printed thereon and return the same to Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong as soon as possible and in any event not later than 10:00 a.m. on Sunday, 14 August 2016.

Completion and return of the proxy form(s) shall not preclude you from attending and voting in person at the H Share Class Meeting and/or the EGM or any adjourned meeting should you so wish if you have notified the Company not less than 24 hours in writing before the time scheduled for holding the H Share Class Meeting and/or the EGM. In such event, the returned form of proxy shall be deemed to have been revoked.

You are requested to complete the accompanying reply slip in accordance with the instructions printed thereon and return the same to the Registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong. Voting at the H Share Class Meeting and the EGM will be taken by way of poll as required under the Listing Rules and the Takeovers Code.

LETTER FROM THE BOARD

RECOMMENDATION

Your attention is drawn to the recommendation of Halcyon to the Independent Board Committee, in respect of the H Share Offer and the Delisting as set out in the letter from Halcyon on pages 35 to 70 of the Composite Document and the recommendation of the Independent Board Committee in respect of the H Share Offer and the Delisting as set out in the letter from the Independent Board Committee on pages 33 to 34 of the Composite Document.

Mr. QI Daqing, who is the independent non-executive Director and held 20,000 H Shares as at the Latest Practicable Date, intends to accept (or procure the acceptance of) the H Share Offer in respect of his own beneficial shareholdings of the H Shares. Save as aforesaid, none of their other Directors held any H Shares as at the Latest Practicable Date.

The Board (excluding the members of the Independent Board Committee whose recommendation is set out in the “Letter from the Independent Board Committee” in the Composite Document) unanimously recommends the Shareholders to accept the H Share Offer.

ADDITIONAL INFORMATION

You are advised to read the “Letter from CICC” of the Composite Document and the accompanying Form of Acceptance in respect of, *inter alia*, further details of the H Share Offer and the acceptance and settlement procedures of the H Share Offer, as well as the additional information contained in the Appendices which form part of the Composite Document.

Yours faithfully,
For and on behalf of the Board of
Dalian Wanda Commercial Properties Co., Ltd.
DING Benxi
Chairman



大連萬達商業地產股份有限公司
Dalian Wanda Commercial Properties Co., Ltd.
(A joint stock limited liability company incorporated in the People's Republic of China)
(Stock Code: 3699)

30 June 2016

To the Independent H Shareholders

Dear Sir or Madam,

**VOLUNTARY CONDITIONAL GENERAL OFFER BY
CHINA INTERNATIONAL CAPITAL CORPORATION
HONG KONG SECURITIES LIMITED
ON BEHALF OF
THE JOINT OFFERORS
TO ACQUIRE ALL OF THE ISSUED H SHARES IN
DALIAN WANDA COMMERCIAL PROPERTIES CO., LTD.**

We refer to the composite offer and response document dated 30 June 2016 issued jointly by the Joint Offerors and the Company (the “**Composite Document**”) of which this letter forms part. Terms defined in the Composite Document shall have the same meanings in this letter unless the context otherwise requires.

Details of the H Share Offer are set out in the “Letter from the Board” on pages 26 to 32 and the “Letter from CICC” on pages 8 to 25 of the Composite Document.

We have been appointed as members of the Independent Board Committee to make a recommendation to the Independent H Shareholders in respect of the H Share Offer and the Delisting. By way of disclosure, Mr. QI Daqing was a holder of 20,000 H Shares as at the Latest Practicable Date. His interest as an H Shareholder is no different from any other Independent H Shareholders and he is therefore not precluded from being a member of the Independent Board Committee. Halcyon has been appointed as the IFA to advise us as to whether the terms of the H Share Offer and the Delisting are fair and reasonable so far as the Independent H Shareholders are concerned and whether the Independent H Shareholders should accept the H Share Offer and vote in favour of the Delisting.

Having considered the terms of the H Share Offer and the Delisting and taken into account the advice of Halcyon, in particular, the factors, reasons and recommendation set out in the “Letter from Halcyon” on pages 35 to 70 of the Composite Document as well as the independent property valuation report by DTZ as set out in Appendix III of the Composite Document, we consider that the terms of the H Share Offer and the Delisting are fair and reasonable so far as the Independent H Shareholders are concerned.

LETTER FROM THE INDEPENDENT BOARD COMMITTEE

On this basis, we recommend the Independent H Shareholders to (i) vote in favour of the resolutions approving the Delisting at the EGM and the H Share Class Meeting; and (ii) accept the H Share Offer. However, we draw the attention of Independent H Shareholders to the statements from Halcyon that the H Shareholders should monitor the H Share price closely; if the H Shareholders decide to accept the H Share Offer but the proceeds of selling in the market (net of costs) would be higher than the net proceeds receivable under the H Share Offer, they should sell in the market instead. They should also keep in mind that, if applicable, dealings in the H Shares will be suspended from the day following the Final Closing Date up to the withdrawal of listing of the H Shares (if approved) from the Stock Exchange.

Yours faithfully
For and on behalf of
Independent Board Committee

Dr. HU, Fred Zuliu
*Independent non-executive
Director*

Mr. QI Daqing
*Independent non-executive
Director*

Mr. LI Guinian
*Independent non-executive
Director*

LETTER FROM HALCYON

The following is the full text of the letter of advice from Halcyon Capital Limited to the Independent Board Committee which has been prepared for the purpose of inclusion in this Composite Document.



Halcyon Capital Limited
11th Floor
8 Wyndham Street
Central
Hong Kong

30 June 2016

To: the Independent Board Committee

Dear Sirs,

**VOLUNTARY CONDITIONAL GENERAL OFFER BY
CHINA INTERNATIONAL CAPITAL CORPORATION
HONG KONG SECURITIES LIMITED
ON BEHALF OF
THE JOINT OFFERORS
TO ACQUIRE ALL OF THE ISSUED H SHARES IN
DALIAN WANDA COMMERCIAL PROPERTIES CO., LTD.**

INTRODUCTION

We refer to our appointment as the independent financial adviser to advise the Independent Board Committee in relation to the voluntary conditional cash offer being made by CICC on behalf of the Joint Offerors to acquire all of the issued H Shares in the Company and the Delisting. Details of the H Share Offer are contained in the letter from CICC (the “**Letter from CICC**”) contained in the Composite Document dated 30 June 2016, of which this letter forms part. Terms defined in the Composite Document shall have the same meanings in this letter unless the context otherwise requires.

The Board has established the Independent Board Committee, comprising Dr. Hu, Fred Zuliu, Mr. Qi Daqing and Mr. Li Guinian (being all the non-executive Directors who have no direct or indirect interest in the H Share Offer, except that Mr. Qi Daqing was a holder of 20,000 H Shares as at the Latest Practicable Date, and having excluded Mr. Qu Dejun, Mr. Yin Hai and Mr. Liu Zhaohui, being the non-executive Directors who are connected to Dalian Wanda Group by way of their positions held in Dalian Wanda Group), to advise the Independent H Shareholders in respect of the H Share Offer and the Delisting. We have been appointed as independent financial adviser to advise the Independent Board Committee as to whether the terms of the H Share Offer and Delisting are fair and reasonable and whether Independent H Shareholders should vote in favour of the Delisting.

LETTER FROM HALCYON

OUR INDEPENDENCE

We are not associated with any of the Joint Offerors or the Company or their respective controlling shareholders (or general partner, in the case of a limited partnership) or any party acting, or presumed to be acting, in concert with any of them and, accordingly, are considered eligible to give independent advice on the H Share Offer and the Delisting. There was no business relationship between the Company, and its associated companies, and us in the past two years. Apart from normal professional fees payable to us by the Company in connection with this appointment, no arrangement exists whereby we will receive any fees or benefits from any of the Joint Offerors or the Company or their respective controlling shareholders (or general partner, in the case of a limited partnership) or any party acting, or presumed to be acting, in concert with any of them.

BASIS OF OPINION

In formulating our recommendation, we have relied on the information and facts provided, and the opinions expressed, by the Directors and the management of the Company and contained or referred to in the Composite Document. The Directors have declared in a responsibility statement set out in Appendix VI to the Composite Document that they jointly and severally accept full responsibility for the accuracy of the information contained in the Composite Document (other than that relating to Dalian Wanda Group, the Joint Offerors and the Consortium Investors). We have assumed that the information and representations provided to us by the Directors and the management of the Company or contained or referred to in the Composite Document were true and accurate at the time they were made and as at the date of the Composite Document. Shareholders will be informed as soon as reasonably practicable afterwards if we become aware of any material change to the above during the period from the date of the Composite Document and up to the close of the H Share Offer. We have no reason to doubt the truth, accuracy and completeness of the information and representations provided to us by the Directors. In particular, we have reviewed published information on the Group, including its annual reports for the year ended 31 December 2014 and 2015 (“**2015 Annual Report**”); the Profit Estimate as set out in the paragraph headed “3. Unaudited financial information of the Group for the three months ended 31 March 2016” in Appendix II to the Composite Document and the report on such information by the auditors of the Company as contained in Appendix V, respectively, to the Composite Document; we have discussed with DTZ, the independent property valuer appointed by the Company, the bases and assumptions for their valuation as at 31 March 2016 of the Group’s property interests, which are contained in Appendix III to the Composite Document; we have also reviewed the trading performance of the H Shares on the Stock Exchange since its listing on the Stock Exchange. We have also been advised by the Directors, and believe, that no material facts have been omitted from the Composite Document the omission of which would make any statement in the Composite Document misleading. We consider that we have reviewed sufficient information to reach an informed view and to provide a reasonable basis for our recommendation. We have not, however, conducted an independent verification of the information nor have we conducted any form of in-depth investigation into the businesses and affairs or the prospects of the Company, the Joint Offerors or any of their respective subsidiaries and Associates. We have not

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considered the tax implication on the H Shareholders of their acceptances or non-acceptances of the H Share Offer since this is particular to their own individual circumstances. In particular, the H Shareholders who are resident outside Hong Kong or subject to overseas taxes or Hong Kong taxation on securities dealings should consider their own tax position with regard to the H Share Offer and, if in doubt, should consult their own professional advisers.

BACKGROUND AND PRINCIPAL TERMS OF THE H SHARE OFFER

On 30 March 2016, the Company published an announcement (the “**Initial Announcement**”) notifying the H Shareholders and investors that, among other things, Dalian Wanda Group had informed the Company that it was in the preliminary phase of considering a voluntary general offer for the H Shares which, if proceeded with, could result in the privatisation and delisting of the Company from the Stock Exchange. As stated in the Initial Announcement, Dalian Wanda Group also indicated that if the voluntary general offer was proceeded with and a formal offer was made, the offer price per H Share would not be less than HK\$48 in cash per H Share (except where it is decreased to take into account the amount of dividend per H Share declared by the Company (if any) in respect of routine interim or annual dividends).

The Joint Offerors and the Company further jointly announced on 30 May 2016 that, among other things, Dalian Wanda Group (for itself and on behalf of the Joint Offerors) had informed the Board that the Financial Advisor would, on behalf of the Joint Offerors, make a voluntary conditional general offer for all the issued H Shares. Upon the H Share Offer becoming unconditional, the Company will make an application for the listing of the H Shares to be withdrawn from the Stock Exchange in accordance with Rule 6.12 of the Listing Rules. As at the Latest Practicable Date, the Company had an issued share capital comprising 652,547,600 H Shares and 3,874,800,000 Domestic Shares, while all the Domestic Shareholders have entered into the Domestic Shareholder Irrevocable Undertakings and no comparable offer will be made to Domestic Shareholders. The terms of the H Share Offer are as follows:

For each H Share

HK\$52.80 in cash

As stated in the Letter from CICC, the Joint Offerors will not increase the consideration for the H Share Offer as set out above. **Shareholders and potential investors should be aware that, following the making of this statement, the Joint Offerors will not be allowed to increase the Offer Price. The Joint Offerors do not reserve the right to increase the Offer Price.**

Under the terms of the H Share Offer, the H Shares will be acquired: (i) with all rights attached thereto as at the date of the Composite Document, including the right to receive in full all dividends and other distributions, if any declared and where the record date for such entitlement is on or after the date of the Composite Document; and (ii) free from all rights of pre-emption, options, liens, claims, equities, charges, adverse interests, encumbrances or third party rights of any nature.

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Pursuant to the announcement of the Company dated 25 May 2016 in relation to, among other things, the results of the annual general meeting held that day, the Company will pay in cash the final dividend (the “**2015 Dividend**”) of RMB1.05 (tax inclusive) per Domestic Share, or HK\$1.25 (tax inclusive) per H Share, for the year ended 31 December 2015, and the 2015 Dividend is payable to the shareholders whose names appeared on the register of members of the Company on 5 June 2016. For avoidance of doubt, the Offer Price is not reduced by the 2015 Dividend.

Conditions

The H Share Offer is being made and is subject to the fulfillment or waiver, as applicable, of the following conditions:

- (a) the passing of a resolution by the Independent H Shareholders approving the Delisting at the H Share Class Meeting to be convened for this purpose, provided that:
 - (i) approval is given by at least 75% of the votes attaching to the H Shares held by the Independent H Shareholders that are cast either in person or by proxy; and
 - (ii) the number of votes cast (by way of poll) against the resolution is not more than 10% of the votes attaching to all the H Shares held by the Independent H Shareholders;
- (b) the passing of a resolution by the Independent H Shareholders approving the Delisting at the EGM to be convened for this purpose:
 - (i) approval is given by at least 75% of the votes attaching to the Shares held by the Independent H Shareholders that are cast either in person or by proxy; and
 - (ii) the number of votes cast (by way of poll) against the resolution is not more than 10% of the votes attaching to all the Shares held by the Independent H Shareholders;
- (c) the Joint Offerors having received (and, where permitted, such acceptances not having been withdrawn), at or before 4:00 pm on the First Closing Date (or such other time as the Joint Offerors may, subject to the Takeovers Code, decide), valid acceptances in respect of the H Share Offer which will result in the Joint Offerors and any person acting in concert with them holding more than 75% of the H Shares as at the First Closing Date;
- (d) all necessary authorisations, consents and approvals (including approval in-principle) of any governmental or regulatory body in relation to the H Share Offer (including its implementation) (if applicable) having been obtained and remaining in full force and effect pursuant to the provision of any laws or regulations in Hong Kong, the PRC and other relevant jurisdictions; and

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- (e) no governmental action, court order, proceeding, enquiry or investigation having been taken or made that has the effect of making unlawful or otherwise prohibiting or restricting the H Share Offer or imposing any material conditions or obligations with respect to the H Share Offer.

The Joint Offerors confirm that the above Conditions contain all conditions required under the articles of association of the Company and all relevant laws and regulations in Hong Kong and the PRC in connection with the H Share Offer and the Delisting.

The Joint Offerors reserve the right to waive Condition (c) above in whole or in part. Conditions (a), (b), (d) and (e) are incapable of being waived. The Joint Offerors have been advised that as at the Latest Practicable Date, no PRC or Hong Kong regulatory approval is required for the making and implementation of the H Share Offer. Pursuant to Note 2 to Rule 30.1 of the Takeovers Code, the Joint Offerors will not invoke any of the conditions above so as to cause the H Share Offer to lapse unless the circumstances which give rise to a right to invoke the condition are of material significance to the Joint Offerors in the context of the H Share Offer. If any of the Conditions is not satisfied or (where applicable) waived on or before the First Closing Date, the H Share Offer will lapse unless the offer period is extended by the Joint Offerors.

Further details of the terms of the H Share Offer are contained in the Letter from CICC and Appendix I to the Composite Document. The Independent H Shareholders are urged to read the relevant sections in the Composite Document in full.

PRINCIPAL FACTORS AND REASONS CONSIDERED

In arriving at our recommendation, we have taken into account the following principal factors and reasons:

1. Reasons of the H Share Offer

As stated in the Letter from CICC, the Company is a limited liability company incorporated in the PRC with its H Shares listed on the Main Board of the Stock Exchange since 23 December 2014. The Group is principally engaged in property leasing and management, development and sales of properties and development and operation of luxury hotels. There has been no significant change in the nature of the Group's principal activities since Listing.

The Joint Offerors believe that the H Share Offer provides an attractive opportunity for Independent H Shareholders to dispose of their H Shares, for the following reasons:

- *Premium valuation*

As stated in the Letter from CICC, accepting H Shareholders will receive cash for shares at a price above the prevailing market price as set out under the section headed "Comparisons of value" of the Letter from CICC.

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Our view

We note that the trading price of the H Shares had risen from a closing price of HK\$38.8 per H Share on the Stock Exchange on 30 March 2016 (being the trading day on which the Initial Announcement was released after trading hours) to HK\$51.25 per H Share on the Stock Exchange on the Last Trading Date. Therefore, apart from reviewing the trading price of the H Shares immediately prior to the Joint Announcement which shows that the Offer Price represents a premium of approximately 24.1% and 37.5% over the average closing price of approximately HK\$42.54 and approximately HK\$38.39 per H Share on the Stock Exchange for 30 and 60 consecutive trading days up to and including the Last Trading Day, respectively, we have further reviewed the trading performance of the H Shares during the three months prior to and up to the date of the Initial Announcement (from 31 December 2015 to 30 March 2016) and six months prior to and up to the date of the Initial Announcement (from 30 September 2015 to 30 March 2016), and noted that the average closing price during the period was approximately HK\$36.37 (the “**Pre-Initial Announcement 3-month Average**”) and HK\$42.52 (the “**Pre-Initial Announcement 6-month Average**”) per H Share, respectively. Accordingly, the Offer Price of HK\$52.8 represents a premium of approximately 45.2% over the Pre-Initial Announcement 3-month Average and approximately 24.2% over the Pre-Initial Announcement 6-month Average. Based on the above, we concur with the view of CICC that the Offer Price represents a premium valuation of the H Shares. For further analysis of the historical trading price of the H Shares, please refer to the paragraph headed “Historical market price and liquidity” in the section headed “Offer Price” in this letter below.

- ***Certain and immediate premium for illiquid H Shares***

As stated in the Letter from CICC, the H Share Offer provides an opportunity for the holders of the H Shares to dispose of their H Shares expeditiously and receive cash at a price significantly above the prevailing market price, particularly in light of the underperformance of the share price since the Company’s listing in 2014. Given the low liquidity of the H Shares, it is also challenging for the holders of the H Shares to realise their H Shares in the stock market without adversely affecting the market price of the H Shares. The H Share Offer also affords the H Shareholders the opportunity, if they so wish, to realise their investments in the Company and invest the monies received in alternative investments with higher liquidity.

Our view

The trading of the H Shares was suspended from trading during the period from 25 April 2016 to 1:00 p.m. on 30 May 2016, being the date of the Joint Announcement. We have further reviewed the liquidity of the H Shares from October 2015 and up to 25 April 2016 and the period subsequent to the publication of the Joint Announcement, and noted that the monthly trading volume only represented approximately 4.7% to 13.1% of the total issued H Shares and the aggregate trading volume during October 2015 to April 2016

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only represented approximately 61.1% of the total issued H Shares, while the H Share Offer is being made for all issued H Shares. We also noted that subsequent to the publication of the Joint Announcement, the liquidity of the H Shares on the Stock Exchange had improved during the first three and a half trading days (during the afternoon trading session of 30 May 2016 to 2 June 2016), which represented approximately 7.6% of the total issued H Shares in aggregate, while the trading volume of the H Shares on the Stock Exchange had decreased and the aggregate trading volume amounted to approximately 6.7% of the total issued H Shares during the period from 3 June 2016 to the Latest Practicable Date. We concur with the view of CICC that the H Shareholders may not be able to dispose of large lots of H Shares in the market without adversely affecting the market price of the H Shares and the H Share Offer provides a certain and immediate premium for the H Shares. For further analysis of the historical liquidity of the H Shares, please refer to the paragraphs headed “Historical market price and liquidity” under section headed “Offer Price” in this letter below.

- ***Avoid holding unlisted shares***

As stated in the Letter from CICC, assuming the H Share Offer becomes unconditional, the Company will make an application for the listing of the H Shares to be withdrawn from the Stock Exchange in accordance with Rule 6.12 of the Listing Rules. If the H Shares are delisted from the Stock Exchange, the H Shares will become securities that are not listed or quoted on any stock exchange and the liquidity of the H Shares may be severely reduced.

Our view

Given that it is Dalian Wanda Group’s intention to continue with the proposed Delisting and there are no assurances about the success of the Company’s application for the A share listing of the Company, we concur with the view of CICC that the H Share Offer provides an opportunity to the H Shareholders to avoid holding unlisted shares.

As further stated in the Letter from CICC, the Joint Offerors have no rights under the laws of the PRC and the articles of association of the Company to compulsorily acquire the H Shares that are not tendered for acceptance pursuant to the H Share Offer. Accordingly, Independent H Shareholders are reminded that if they do not accept the H Share Offer and the H Share Offer subsequently becomes unconditional in all respects, and the H Shares are delisted from the Stock Exchange, this will result in the Independent H Shareholders holding unlisted H Shares and the liquidity of the H Shares may be severely reduced. In addition, the Company will not continue to be subject to the Listing Rules and, may or may not continue to be subject to the Takeovers Code after the completion of the H Share Offer depending on whether it remains as a public company in Hong Kong for the purposes of the Takeovers Code thereafter.

- ***A third party is unlikely to be willing to pay a considerable premium for the H Shares***

As stated in the Letter from CICC, the H Shares represent only approximately 14.4% of the entire issued share capital of the Company, whilst the remaining shares are unlisted Domestic Shares. As such, it is highly unlikely that another third party will be willing to

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pay a considerable premium for the H Shares, as the Company is an integral part of Dalian Wanda Group, and Dalian Wanda Group does not currently have any intention to dispose of its controlling stake in the Company.

Our view

According to the shareholding structure of the Company as set out in the Letter from the Board contained in the Composite Document, the controlling shareholders of the Company (being Mr. Wang Jianlin and Dalian Wanda Group and Dalian Hexing) and Mr. Wang Jianlin's spouse held 2,456,600,000 Domestic Shares of the Company in aggregate, representing approximately 54.26% of the Company's total issued shares as at the Latest Practicable Date. Given the H Shares in issue only represented less than 15% of the entire issued share capital of the Company as at the Latest Practicable Date and the controlling shareholders, and Mr. Wang Jianlin's spouse, held over 50% of the issued Shares, we concur with the view of CICC that a third party is unlikely to be willing to pay a considerable premium for the H Shares given the controlling stake in the Company cannot be secured even if such third party were to acquire all the H Shares in issue.

2. Financial performance of the Group

The Company is a limited liability company incorporated in the PRC with its H Shares listed on the Main Board of the Stock Exchange since 23 December 2014. The Group is principally engaged in property leasing and management, development and sales of properties and development and operation of luxury hotels. A summary of the audited consolidated results of the Group for the two years ended 31 December 2015 is set out in Appendix II to the Composite Document. The following table sets out the financial performance of the Group for the two years ended 31 December 2015 as extracted from Appendix II of the Composite Document:

	Year ended 31 December	
	2014	2015
	RMB'million	RMB'million
Revenue	107,871	124,203
Increase in fair value of investment properties, net	13,455	17,230
Profit attributable to owners of the parent	24,839	29,971

Note: On 29 April 2016, the Group has announced certain unaudited financial data summary for the first quarter of 2016, details of which are set out in the paragraph headed "3. Unaudited Financial Information of the Group for the three months ended 31 March 2016" in Appendix II to the Composite Document. The financial information relating to the unaudited net profit and net profit attributable to the owners of the parent constitute a profit forecast under Rule 10 of the Takeovers Code, the corresponding Profit Estimate for each of the unaudited net profit of approximately RMB3.1 billion and unaudited profit for the period attributable to owners of the parent of approximately RMB3.0 billion for the three months ended 31 March 2016 have been reported on by each of Ernst & Young, the auditors of the Company, and us. The aforesaid reported on unaudited net profit attributable to the owner of parent of approximately RMB3.0 billion for the three months ended 31 March 2016 has been used in calculating the Adjusted NAV as set out below.

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We further extracted below the segmental revenue and results of the Group for the year ended 31 December 2014 and 2015 from Appendix II to the Composite Document:

	For the year ended 31 December			
	2014	2015	2014	2015
	<i>(RMB'million)</i>	<i>(RMB'million)</i>	<i>(RMB'million)</i>	<i>(RMB'million)</i>
	Revenue		Segmental results	
Investment properties leasing and management	10,352	13,582	19,963	25,449
Sales of properties	91,748	102,515	29,253	30,908
Hotel operation	4,008	4,963	(605)	(602)
Others	1,763	3,143	501	684
	<hr/>	<hr/>	<hr/>	<hr/>
Total	107,871	124,203	49,112	56,439
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Revenue

For the year ended 31 December 2015

The Group's revenue was mainly derived from three major business segments, namely investment property leasing and property management, sales of properties and hotel operations, accounting for approximately 10.9%, 82.5% and 4.0%, respectively of the revenue of the Group.

Revenue from the investment property leasing and property management segment amounted to approximately RMB13.6 billion, representing an increase of approximately 31.2% as compared with that in 2014. The increase was mainly due to the increase in leasable area and average rents during the year. The increase in leasable area was mainly attributable to the 26 shopping malls opened during the year, while the increase in average rents was mainly due to the natural increase in rent according to contract terms for the shopping centers opened before 2015. On the other hand, certain tenants also agreed to have their rents raised when renewing their contracts, and the rent increment resulting from the Group's adjustment made to certain tenants.

Revenue from sales of properties amounted to approximately RMB102.5 billion, representing an increase of approximately 11.7% as compared with that in 2014. The increase was mainly due to the increase in the sales area for which the properties have been delivered as per contract by the Company and the revenue has been recognized during the year. In 2015, the Group's sales of properties recognized an area of approximately 10.3 million square meters ("sq.m."), representing an increase of approximately 36.6% as compared with 2014.

Revenue from the hotel operations segment amounted to approximately RMB5.0 billion, representing an increase of approximately 23.8% as compared with 2014. The increase was in line with the increase in the number of hotels newly opened and hotels growing to maturity in operations during the year.

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For the year ended 31 December 2014

In 2014, the Group's revenue mainly came from three major business segments, namely investment property leasing and property management, sales of properties and hotel operations, accounting for approximately 9.6%, 85.1% and 3.7%, respectively, of the revenue of the Group.

Revenue from the investment property leasing and management segment was approximately RMB10.4 billion, representing an increase of approximately 34.3% as compared with that in 2013. The increase was mainly due to the increase in leasable area and average rents during the year. The increase in leasable area was mainly attributable to the 23 shopping malls opened during the year, with a total leasable area of approximately 2.2 million sq.m., while the increase in average rents was mainly due to the steady increase in rent according to contract terms for the shopping malls opened before 2014. On the other hand, certain tenants agreed to have their rents raised when renewing their contracts during the year, and the Group adjusted some tenants resulting the increase in rents.

Revenue from sales of properties reached approximately RMB91.7 billion in 2014, representing an increase of approximately 22.4% as compared with that in 2013. The increase was mainly due to the increase in the sales area for which the properties have been delivered as per contract and the revenue has been recognized. In 2014, the Group's sales of properties recognized an area of approximately 7.6 million sq.m, representing an increase of approximately 20.2% as compared with 2013.

Revenue from the hotel operations segment was approximately RMB4.0 billion, representing an increase of approximately 24.7% as compared with that in 2013. The increase was in line with the increase in the number of hotels newly opened and hotels growing to maturity in operations during the year.

Increase in fair value of investment properties, net

As at 31 December 2015, total book value of the Group's investment properties amounted to approximately RMB309.5 billion, representing approximately 48.4% of the Group's total assets. During the year, a valuation surplus of approximately RMB17.2 billion was recognized on the Group's investment properties including both completed projects and the projects under construction. During the year, deferred tax liabilities of approximately RMB5.2 billion were also recognized in relation to the revaluation of investment properties.

As at 31 December 2014, total book value of the Group's investment properties amounted to approximately RMB248.1 billion, representing approximately 44.0% of the Group's total assets. During the year, a valuation surplus of approximately RMB13.5 billion was recognized among which completed properties accounted for approximately RMB12.5 billion and properties under construction accounted for approximately RMB0.9 billion. During the year, deferred tax liabilities of approximately RMB3.9 billion were also recognized in relation to the revaluation of investment properties.

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Gearing

The Group recorded a reduction in interest-bearing bank and other borrowings by approximately RMB19.8 billion during the year ended 31 December 2015, while bonds and notes of the Group increased by approximately RMB25.4 billion during the same period. Meanwhile, restricted cash, cash and cash equivalents of the Group reduced by approximately RMB19.9 billion in aggregate during the period. Accordingly, the net debt position of the Group increased by approximately RMB25.6 billion to approximately RMB113.5 billion as at 31 December 2015 as compared to 31 December 2014.

The Group recorded an increase in net gearing ratio, as calculated by dividing interest-bearing bank and other borrowings plus bonds and notes, less cash, cash equivalents and restricted cash, by total equity of the Group, in recent years. The net gearing ratio of the Group increased from approximately 48.7% in 2012 to approximately 53.0% in 2013, and from approximately 56.7% in 2014 and to have reached 61.1% as at 31 December 2015.

Outlook

As stated in the 2015 Annual Report, as the economy of China is still facing downward pressure with the rate of industry growth slowing down, local governments have implemented a series of policies relating to the real estate industry in 2015, covering a cut in interest rates and a reduction of the reserves that certain banks must hold, a reduction of down payment for housing accumulation fund loan (which is a special housing loan offering to those eligible persons who have made contribution to the housing provident fund in the PRC), tax incentive and lift of home buying restrictions. These helped the real estate industry to gradually recover from depression.

As further mentioned in the 2015 Annual Report, China has transformed into a consumption-driven society. The consumption power and willingness of consumption of the public are both rapidly increasing. As China continues with its economic structural adjustments as well as economic restructuring and upgrading, the expansion of domestic consumer market is supported by government policies and provides great business opportunities. The cornerstone of future commerce lies in the ability to provide consumers with more premium, diverse and convenient products and experience. The next step of the Group would be to uphold its longstanding corporate philosophy carried forward over the past decade to undergo extensive exploration. In respect of consumer service, the Group is further improving consumer experience through strengthening the attractiveness and appeal of its plazas and increasing its contribution to the society. In respect of asset operation, by chiming with the development of China's finance market and drawing on international experiences, the Group will continue to actively explore and implement "asset recycling" and a balanced growth strategy, so as to further accelerate the expansion of properties held and further enlarge its market share in China's key retail markets. In doing so, the Group can ensure a healthy balance sheet and better returns for Shareholders.

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Our discussion

For each of the years ended 31 December 2014 and 2015, the sale of properties segment accounted for the largest part of the revenue, and accounted for approximately 85.1% and 82.5%, respectively, of the revenue of the Group. Nevertheless, the sale of properties segment only accounted for approximately 59.6% and 54.8%, respectively, of the total segmental profit of the Group. The increase in fair value of investment properties in the investment properties leasing and management segment accounted for another significant part of the total segmental profit of the Group, which represented approximately 27.4% and 30.5% of the total segmental profit of the Group for the year ended 31 December 2014 and 2015, respectively. Accordingly, the changes in market value of the investment property portfolio of the Group may have a material impact on the financial results of the Group.

As stated in the 2015 Annual Report, the Group holds an investment property portfolio mainly comprising Wanda Plazas, all of which are located in core areas of cities and the average number of permanent residents within a 5-km radius is more than 300,000. We have discussed with DTZ in relation to their valuation methodology adopted for assessing the fair value of the investment properties of the Group, and are given to understand that the fair value of the investment properties will mainly be affected by the rental income derived from the properties and the relevant capitalisation rate. The rental income shall be affected by the spending level and income level of the permanent residents, while the spending level and income level of the permanent residents are in turn affected by the economic growth and condition of the PRC.

We consider that the Company has a profitable operation and, if the effect of fair value changes on investment properties is excluded, recorded a relatively stable profit margin, while the net gearing ratio of the Group has increased from below 50% in 2012 to over 60% in 2015. The fair value changes of the investment properties of the Group would be relatively more sensitive to the economic fluctuation and policy changes in the PRC, which may adversely affect the Group's results during economic downturns.

Nevertheless, as the Group is principally engaged in property leasing and management, development and sales of properties and development and operation of luxury hotels, the recurring income of the Group was principally derived from property leasing and management, and operation of luxury hotels, which only, in aggregate, accounted for approximately 14.9% of the total revenue of the Group for the year ended 31 December 2015, and the hotel operation even recorded a segmental loss during the same year. The earning ability of the Group in the future would be more dependent on the property projects on hand and the latest market situation, which would be reflected through the latest market value of the relevant property projects. Accordingly, we have placed more emphasis on the property valuation and its effect on the adjusted net assets value attributable to the owners of the parents (“NAV”) of the Group as at 31 December 2015 which are further analysed under the section headed “Adjusted NAV” below.

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Furthermore, in assessing the outlook of the real estate industry in the PRC, we have reviewed certain statistics published by the National Bureau of Statistics of the PRC and certain reports published by the World Bank Group in 2016.

According to the National Bureau of Statistics of the PRC, the growth in gross domestic product (“GDP”) of the PRC has been slowing down in recent years. During 2011 to 2015, the compound annual growth rate (“CAGR”) of the GDP of the PRC was approximately 8.7%, and the CAGR of fixed assets investment in the real estate industry in the PRC (excluding the peasant households) was approximately 13.7%. However it is noted that for 2014 and 2015, the GDP growth rate was approximately 7.3% and 6.9%, respectively, and the fixed assets investment growth rate in the real estate industry in the PRC (excluding the peasant households) was approximately 10.9% and 2.5%, respectively, which are below their respective CAGR during 2011 to 2015.

The total investment in real estate development amounted to approximately RMB9,597.9 billion for the year ended 31 December 2015, representing a growth of approximately 1.0% as compared to a growth rate of approximately 19.8% in 2013 and 10.5% in 2014, among which residential properties accounted for approximately RMB6,459.5 billion (growth of approximately 0.4% as compared to a growth rate of approximately 19.4% in 2013 and 9.2% in 2014), offices accounted for approximately RMB621.0 billion (growth of approximately 10.1% as compared to a growth rate of approximately 38.2% in 2013 and 21.3% in 2014) and commercial buildings accounted for approximately RMB1,460.7 billion (growth of approximately 1.8% as compared to a growth rate of approximately 28.3% in 2013 and 20.1% in 2014).

According to the June 2016 “Global Economic Prospects”, which is a report published by the World Bank Group on a semi-annual basis which examines global economic developments and prospects, the deceleration of GDP growth of the PRC reflects an ongoing correction in the property sector, weakness in industrial activity, and slower growth in non-traditional credit. Furthermore, as stated in the report, the PRC is forecasted to grow at approximately 6.7%, and to an average of 6.4% in 2017-18, assuming reforms proceed as expected and their impact is smoothed by additional policy action.

Taking into account the aforesaid, we consider that both the economy and the real estate market in the PRC are currently facing challenges and uncertainties ahead with the rate of growth slowing down. Given that (i) the total investment in real estate development for each of residential, office and commercial properties in the PRC experienced a relatively significant reduction in growth rate in 2015; and (ii) the growth of the PRC economy is expected to continue its slow down, we believe that the growth prospects of the Group’s major business segments, namely that the development and sales of properties, properties leasing and management and hotel operation, would be affected and face business challenges.

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3. Properties of the Group

As a group of companies principally engaged in property leasing and management, development and sales of properties and development and operation of luxury hotels, the Group's principal assets are investment properties, inventories, which were principally properties, and buildings included in property, plant and equipment, which were principally hotels operated by the Group, as at 31 December 2015. Set out below is the breakdown of the Group's total assets as at 31 December 2015 as principally extracted from the Company's 2015 Annual Report.

	As at 31 December 2015	Approximate % of total assets
	<i>RMB'million</i>	
Property-related assets		
Investment properties	309,481	48.4%
Inventories		
– Properties, net of impairment (<i>Note</i>)	166,640	26.1%
Property, plant and equipment		
– Buildings	34,555	5.4%
– Construction in progress	7,057	1.1%
Subtotal	517,733	81.0%
Other assets	121,827	19.0%
Total assets	639,560	100.0%

Note: The amount represents properties included in inventories of approximately RMB167,679 million as disclosed in the 2015 Annual Report and the amount of impairment attributable thereto as advised by the Company.

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Set out below is the summary of property interests of the Group as at 31 March 2016 and their respective valuation as extracted from the valuation report set out in Appendix III to the Composite Document:

Description	Number of properties	Market Value in Existing State Attributable to the Group as at 31 March 2016 (RMB Million)
Properties held by the Group for occupation		
– in the PRC	14	2,085
– in the United Kingdom (Note 1)	4	98
Subtotal	18	2,183
Properties held by the Group for operation as hotel		
– in the PRC	73	43,138
Properties held by the Group for investment		
– in the PRC	152	261,373
Properties held by the Group for sale		
– in the PRC	120	84,661
Properties held by the Group under development		
– in the PRC	137	206,469
– in the United Kingdom (Note 1)	1	1,214
– in Australia (Note 2)	1	418
Subtotal	139	208,101
Properties held by the Group for future development		
– in the PRC	32	15,021
– in Australia (Note 2)	4	2,191
– in Spain (Note 3)	1	1,173
– in the United States (Note 4)	2	3,395
Subtotal	39	21,780
Total	541	621,236

Notes:

- The market value of the properties as at the valuation date was derived based on the exchange rate of GBP1=RMB9.483 which was the middle rate published by the Bank of China as at the valuation date.
- The market value of the properties as at the valuation date was derived based on the exchange rate of AUD1=RMB4.7532 which was the middle rate published by the Bank of China as at the valuation date.
- The market value of the property as at the valuation date was derived based on the exchange rate of EUR1=RMB7.3347 which was the middle rate published by the Bank of China as at the valuation date.
- The market value of the properties as at the valuation date was derived based on the exchange rate of USD1=RMB6.5793 which was the middle rate published by the Bank of China as at the valuation date.

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The Group has a diversified property portfolio of over 500 properties in different parts of the PRC and several properties in Europe, Australia and the United States. The properties held by the Group for investment in the PRC and the properties held by the Group under development in the PRC accounted for approximately 75.3% of the total market value of the Group's property interests in existing state attributable to the Group as at 31 March 2016, and were valued at approximately RMB467.8 billion as at 31 March 2016. In addition, the market value of the properties held by the Group for sale in the PRC in existing state attributable to the Group as at 31 March 2016 was approximately RMB84.7 billion.

The properties held by the Group for investment in the PRC mainly comprise Wanda Plazas, while the properties held by the Group under development include Qingdao Wanda Oriental Movie Metropolis, Wanda Plazas, Wanda Cities and Wanda Malls.

We noted that the properties under development of the Group accounted for approximately 33.5% of the total market value of property interests of the Group as at 31 March 2016. Based on our discussion with DTZ, we are given to understand that the valuation of properties under development is arrived after taking into account, among others, the construction cost to be incurred and the market value of the property as if it is completed. Accordingly, the valuation of the properties held for development may be affected by, among other things, both the fluctuation of construction costs and the market value of the completed properties. Nevertheless, the valuation surplus derived based on the market value of the properties interest of the Group as at 31 March 2016 has been used in arriving at the Adjusted NAV (as defined below) of the Group as further set out below.

4. Assets, valuation and adjusted net asset value

(i) Assets

The audited consolidated balance sheet of the Group as at 31 December 2015 is set out in Appendix II to the Composite Document. Total assets and net assets attributable to the owners of the parent as at that date were approximately RMB639.6 billion and RMB180.4 billion, respectively. Assets of the Group as at 31 December 2015 are further analysed below:

	As at 31 December 2015	Approximate % of total assets
	<i>RMB'million</i>	
Property-related assets (as analysed above)	517,733	81.0%
Other assets		
Cash and cash equivalents, and restricted cash	73,148	11.4%
Prepayments, deposits and other receivables	17,156	2.7%
Others	31,523	4.9%
Subtotal	121,827	19.0%
Total assets	639,560	100.0%

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The majority of the assets of the Group were property-related assets, which are analysed above, while the remaining assets principally comprised cash and cash equivalents, and restricted cash as at 31 December 2015.

(ii) Valuation

The valuations of the Group's property interests conducted by DTZ as at 31 March 2016 is set out in the valuation report contained in Appendix III to the Composite Document. The valuations of the property interests has been set out in the section headed "Properties of the Group" above.

The main purpose of such valuations for the Company is to use them as a basis for arriving at the adjusted unaudited consolidated net assets of the Group shown in sub-section (iii) below, which is one of the key factors that we take into account in assessing the fairness and reasonableness of the Offer Price. With this purpose, we have discussed the property valuations with DTZ, including specifics on (a) bases and assumptions used, and valuation approaches employed and the reasons therefor; (b) the property valuer's due diligence work; and (c) the differences in the property valuation prepared by DTZ for the investment properties of the Group as at 31 December 2015. DTZ confirmed that it had performed site visits to each of the properties covered by the property valuation report. We note that DTZ has adopted various valuation methodologies for arriving at the valuations for the properties. We have discussed the overall approach to the property valuations and asked for rationale behind in selecting the relevant valuation methodologies for those major properties. We concur with the property valuer on the valuation approaches that it has taken in valuing the different types of properties.

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(iii) Adjusted NAV

The valuations set out in sub-section (ii) above have been used by the Company to calculate the adjusted unaudited consolidated net assets of the Group. For the purpose of formulating our advice on the H Share Offer, we have compared the Offer Price with the adjusted unaudited consolidated net asset value (the “Adjusted NAV”) per Share as at 31 December 2015, which calculation as set out in the Appendix II in the Composite Document is reproduced below.

	<i>RMB'million</i>
Audited consolidated NAV of the Group attributable to owners of the parent as at 31 December 2015 (<i>Note 1</i>)	180,396
Adjustments:	
– Comprehensive income attributable to owners of the parent for the three months ended 31 March 2016 (<i>Note 2</i>)	3,070
– Revaluation surplus arising from valuation of the property interests attributable to owners of the parent as at 31 March 2016 (<i>Note 3</i>)	85,013
– Land appreciation taxes (“LAT”) on properties under development and completed properties held for sales (<i>Note 4</i>)	(24,244)
– Deferred taxes on attributable revaluation surplus (<i>Notes 4</i>)	(15,027)
Adjusted NAV	229,208
Adjusted NAV per Share (<i>Note 5</i>)	RMB50.63

Notes:

1. The amount is extracted from the audited consolidated financial figures as at 31 December 2015 of section 2 of Appendix II to this Composite Document.
2. The amount is extracted from the unaudited financial information of the Group for the three months ended 31 March 2016.
3. The revaluation surplus represents the excess of market value of the property interests as at 31 March 2016 over their corresponding book values as at 31 March 2016 (after excluding the relevant interest not attributable to non-controlling interests). For the avoidance of doubt, the revaluation surplus for investment properties, which is reflected in the total comprehensive income for the 3 months ended 31 March 2016, is excluded herein.
4. Relevant PRC taxes on property interests included corporate income tax (“CIT”) and LAT. Deferred taxes on revaluation surplus is estimated on the basis that surplus on all categories of property interests shall be subject to CIT and estimation of LAT was only determined for the surplus of properties under development and completed properties held for sales. For the purpose of LAT calculation, the appreciation of land value is determined by using the fair value of properties under development and completed properties held for sales less their book value.
5. The Adjusted NAV per Share is arrived at on the basis of 4,527,347,600 Shares in issue as at the Latest Practicable Date.

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For the avoidance of doubt, the above calculation has not taken into account the dividend for the year of 2015 of RMB1.05 per Share as approved at the annual general meeting of the Company held on 25 May 2016.

Based on the exchange rate of RMB0.85522 to HK\$1 (being the exchange rate as quoted by the People's Bank of China on the Latest Practicable Date), the Adjusted NAV per Share of approximately RMB50.63 is equivalent to approximately HK\$59.20. Accordingly, the Offer Price represents a discount of approximately 10.8% to the Adjusted NAV per Share. If we further deduct the 2015 Dividend, which has been approved and will be paid on or around 22 July 2016, from the Adjusted NAV per Share, the then Adjusted NAV per Share would be reduced to approximately HK\$57.95, and the Offer Price would represent a discount of approximately 8.9% to the Adjusted NAV per Share. Further analysis of privatisation of property companies precedent cases based on, among other things, the Adjusted NAV per Share and the relevant offer price is set out in the section headed "Offer Price" below.

5. Joint Offerors' intention regarding the Group

As stated in the letter from CICC in the Composite Document, if the H Share Offer is completed, Dalian Wanda Group intends that the Company will continue to carry on its existing business and save for transactions in the ordinary course of business, does not expect there to be a redeployment of the fixed assets of the Company. Under current market conditions, Dalian Wanda Group has no plans to effect any redundancies in respect of the employees of the Group (other than in the ordinary course of business). The Company has made an application for an A share listing to the CSRC, further details of which were announced on 15 November 2015. The Company will continue to consider various options in order to achieve A share listing after the Delisting.

Upon the H Share Offer becoming unconditional, the Company will make an application for the Delisting in accordance with Rule 6.12 of the Listing Rules. H Shareholders will be notified by way of an announcement of the date of the last day of dealing in the H Shares and on which the Delisting will become effective.

The Independent H Shareholders should refer to the sections headed "Information on the Joint Offerors" and "Joint Offerors' intention in relation to the Group" in the Letter from CICC in the Composite Document for further details.

6. Offer Price

This section sets forth (i) the comparison of Offer Price against the trading prices and Adjusted NAV of privatisation precedents; (ii) analysis of Offer Price, historical market price of the H Shares and trading volume; and (iii) Offer Price against the trading prices and price-to-book ratio of companies comparable to the Group.

(i) Privatisation precedents

We are of the view that the Group is an asset-based property group, it is a conventional approach to evaluate the Offer Price against the net asset backing of the Group. Accordingly, in assessing the fairness of the Offer Price, apart from the premium of the Offer Price over the market price of the H Shares, we also consider that the discount of the Offer Price to Adjusted NAV per Share to be one of the most important and relevant benchmarks.

In view of the limited number of privatisation of property companies from the Stock Exchange, we have adopted a relatively longer horizon in selecting the comparable privatisation precedents for property companies on the Stock Exchange to obtain a reasonable number of precedent cases. For this purpose, we have identified the privatisation proposals involving companies listed on the Stock Exchange with principal activities in property development and/or investment announced since 1 January 2006 and up to the Latest Practicable Date (the “**Privatisation Precedents**”) and performed a comparison of the premium over prevailing market prices at which the Privatisation Precedents have been priced and the level of discount to/premium over consolidated adjusted net assets per share at which the Privatisation Precedents were made. In our view, the Privatisation Precedents represent a complete and exhaustive list of privatisation proposals involving companies engaged in similar business as that of the Group in the relevant time frame. The results of the comparison are set out below.

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Date of initial announcement	Company (Stock Code)	Principal activities	Offer/cancellation price (HK\$)	Premium of offer/cancellation price over the share price on last trading day prior to announcement of privatisation proposals	Premium of offer/cancellation price over the share price of the relevant company prior to announcement of privatisation proposals	30 trading days	90 trading days	180 trading days	Premium/ (discount) of offer/cancellation price to consolidated NAV per share (Note 1)	Discount of offer/cancellation price to consolidated adjusted NAV per share (Note 2)	Result
6 January 2016	New World China Land Limited (917)	Property development and investment in the PRC	7.80	25.6%	40.8%	53.8%	56.9%	56.9%	14.6%	(29.4)%	Successful
27 May 2015	Dorsett Hospitality International Limited (2266)	Hotel operation and management, property investment, development and property trading	1.80 (Note 3)	32.4%	41.7%	42.9%	34.3%	34.3%	(1.1)%	(74.6)% (Note 3) (Note 4)	Successful
13 March 2014	New World China Land Limited (917)	Property development and investment in the PRC	6.80	32.3%	53.8%	64.3%	78.0%	78.0%	1.8%	(32.5)%	Failed
21 November 2013	Glorious Property Holdings Limited (845)	Property development and investment	1.80	45.2%	56.5%	53.8%	44.0%	44.0%	(39.0)%	(40.1)%	Failed

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Date of initial announcement	Company (Stock Code)	Principal activities	Offer/cancellation price (HK\$)	Premium of offer/cancellation price over the share price on last trading day prior to announcement	Premium of offer/cancellation price over the share price of the relevant company prior to announcement of privatisation proposals	Premium of offer/cancellation price to consolidated NAV per share	Discount of offer/cancellation price to consolidated adjusted NAV per share	Result	
				30 trading days	90 trading days	180 trading days	<i>(Note 1)</i>	<i>(Note 2)</i>	
8 May 2012	Frasers Property (China) Ltd. (535)	Property investment, development and management of residential, commercial and business park projects	0.28	47.4%	64.7%	75.0%	(19.3)%	(46.7)%	Failed
20 January 2011	Shanghai Forte Land Company Limited (2337)	Property development and investment	3.50	25.4%	34.1%	42.9%	7.5%	(26.2)%	Successful
27 April 2010	Wheelock Properties Limited (49)	Ownership of properties for development and letting, and investment holding	13.00	143.9%	162.1%	162.1%	(3.3)%	(12.1)%	Successful

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Date of initial announcement	Company (Stock Code)	Principal activities	Offer/cancellation price (HK\$)	Premium of offer/cancellation price over the share price on last trading day prior to announcement	Premium of offer/cancellation price over the share price of the relevant company prior to announcement of privatisation proposals	Premium of offer/cancellation price to consolidated NAV per share	Discount of offer/cancellation price to consolidated adjusted NAV per share	Result
13 February 2008	Pacific Century Premium Developments Limited (432)	Development and management of premium property and infrastructure projects, investment in premium-grade buildings in Asia	2.85	26.1%	19.2%	14.5%	14.5%	Failed
19 April 2007	Shimao International Holdings Limited (649)	Property development and investment	1.05	50.0%	45.8%	41.9%	47.9%	Successful
		Average		47.6%	57.7%	61.2%	60.9%	(32.6)%
		Median		32.4%	45.8%	53.8%	52.2%	(29.4)%
		Minimum		25.4%	19.2%	14.5%	(39.0)%	(12.1)%
		Maximum		143.9%	162.1%	162.1%	38.2%	(74.6)%
30 May 2016	The H Share Offer		52.80	3.0%	24.1%	33.2%	18.2%	(10.8)%

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Date of initial announcement (Stock Code)	Principal activities	Offer/ cancellation price (HK\$)	Premium of offer/ cancellation price over the share price of the relevant company prior to announcement of privatisation proposals	Premium of offer/ cancellation price over the share price of the relevant company prior to announcement of privatisation proposals	Premium/ (discount) of offer/ cancellation price to consolidated NAV per share	Discount of offer/ cancellation price to consolidated NAV per share	Result	
30 March 2016 (where the Initial Indicative Price was mentioned)	The H Share Offer	52.80	36.1%	50.2%	32.7%	16.0%	13.3%	(10.8)%

If the trading prices prior to the Initial Announcement, instead of the Joint Announcement, are being taken into account of (Note 5)

(Note 1)

(Note 2)

(Note 6)

(Note 6)

Source: Website of Stock Exchange and the relevant composite offer document or scheme document of the Privatisation Precedents

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Notes:

1. The premium/(discount) of offer/cancellation price over/(to) consolidated NAV per share of the each of the Privatisation Precedents is based on the latest consolidated net asset value attributable to its equity holders as extracted from the relevant composite offer document or scheme document of the Privatisation Precedents.
2. The discount of the offer/cancellation price to the consolidated adjusted net asset value per share of the each of the Privatisation Precedents is based on the information disclosed in the relevant composite offer document or scheme document of the Privatisation Precedents. As set out in the relevant document of the Privatisation Precedents, the respective adjusted NAV per share stated therein was derived based on the latest consolidated net asset value attributable to its equity holders and adjusting for the net surplus arising from revaluation of their respective property interests, net of tax, and transactions announced subsequent to the relevant balance sheet date, if any. We are of the view that such basis of calculation of the adjusted NAV per share for the Privatisation Precedent is consistent with the basis of calculation of the Adjusted NAV per Share of the Group as set out in Appendix II of the Composite Document.
3. The cancellation consideration for each scheme share consisted of (i) a cash consideration of HK\$0.72; and (ii) 0.28125 new Shares of Far East Consortium International Limited (stock code: 35) (“**FEC Share(s)**”) to be issued as part of the payment of the consideration to the scheme shareholders in exchange for the cancellation of the scheme shares under the scheme. Based on the closing price per FEC Share on 20 May 2015, being the last trading day prior to the issuance of the privatisation announcement, of HK\$3.84, the cancellation consideration was equivalent to HK\$1.80 on 20 May 2015.
4. Based on the adjusted NAV per 0.28125 FEC Share of HK\$2.99, the total value of the cancellation consideration to the scheme shareholders would be HK\$3.71 (being the sum of HK\$0.72 and HK\$2.99), which represents a discount of 47.7% to the adjusted NAV per share of Dorsett Hospitality International Limited of HK\$7.10.
5. None of the Privatisation Precedents had published any announcement and/or initial indicative price pursuant to Rule 3.7 of the Takeovers Code in respect of their privatisation proposal prior to the announcement of privatisation proposal pursuant to Rule 3.5 of the Takeovers Code.
6. The relevant premium/(discount) of the H Share Offer over/to the consolidated NAV per Share and the Adjusted NAV per Share were calculated with reference to the RMB to HK\$ exchange rate of RMB0.85522 to HK\$1 (being the exchange rate as quoted by the People’s Bank of China on the Latest Practicable Date).

Based on the above table, (i) the premium of offer/cancellation price over the closing price of the relevant last trading day prior to announcement of privatisation for the Privatisation Precedents ranged from approximately 25.4% to 143.9% and with an average of approximately 47.6% and median of approximately 32.4%; (ii) the premium of offer/cancellation price over the average share price of 30 trading days prior to announcement of privatisation for the Privatisation Precedents ranged from approximately 19.2% to 162.1% and with an average of approximately 57.7% and median of approximately 45.8%; (iii) the premium of offer/cancellation price over the average share price of 90 trading days prior to announcement of privatisation for the Privatisation Precedents ranged from approximately 14.5% to 162.1% and with an average of approximately 61.2% and median of approximately 53.8%; (iv) the premium of offer/cancellation price over the average share price of 180 trading days prior to announcement of privatisation for the Privatisation Precedents ranged from approximately 14.5% to 155.4% and with an average of approximately 60.9% and median of approximately 52.2%; (v) the premium/discount of offer/cancellation price over/to the latest consolidated net asset value attributable to the equity holders per share of the relevant Privatisation Precedents ranged from a discount of approximately 39.0% to a

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premium of approximately 38.2% and the average was a discount of approximately 1.2% and median of discount of approximately 1.1%; and (vi) all offer/cancellation price of the Privatisation Precedents represented a discount to consolidated adjusted NAV per share which ranged from approximately 12.1% to 74.6% and with an average of approximately 32.6% and median of discount of approximately 29.4%. We note that the average premium of offer/cancellation price over the closing price or the average closing price of the relevant last trading day, 30 trading days, 90 trading days and 180 trading days prior to announcement of privatisation for the Privatisation Precedents is generally higher than the median of the relevant data principally attributable to the exceptionally high premium offered under the proposed privatisation of Wheelock Properties Limited over the relevant trading price, while the offer/cancellation price of the proposed privatisation of Wheelock Properties Limited did not represent an exceptionally higher premium over its consolidated NAV as compared to other Privatisation Precedents.

Nevertheless, among the nine Privatisation Precedents, only five of them, including Wheelock Properties Limited, were successfully delisted. We have further analysed the successfully privatised cases by excluding the Privatisation Precedents which failed to proceed to delisting from the Stock Exchange. We noted that the premium of offer/cancellation price prior to announcement of privatisation for the successful Privatisation Precedents ranged from (i) for the last trading day: approximately 25.4% to 143.9% (the “**Last Trading Day Range**”) and with an average of approximately 55.5% (the “**Last Trading Day Average**”) and median of approximately 32.4% (the “**Last Trading Day Median**”); (ii) for 30 trading days: approximately 34.1% to 162.1% (the “**30-trading Day Range**”) and with an average of approximately 64.9% (the “**30-trading Day Average**”) and median of approximately 41.7% (the “**30-trading Day Median**”); (iii) for 90 trading days: approximately 41.9% to 162.1% (the “**90-trading Day Range**”) and with an average of approximately 68.7% (the “**90-trading Day Average**”) and median of approximately 42.9% (the “**90-trading Day Median**”); and (iv) for 180 trading days: approximately 34.3% to 155.4% (the “**180-trading Day Range**”) and with an average of approximately 69.3% (the “**180-trading Day Average**”) and median of approximately 52.2% (the “**180-trading Day Median**”); and the premium/discount of offer/cancellation price ranged from (v) for latest consolidated NAV per share: a discount of approximately 3.3% to a premium of approximately 38.2% (the “**NAV Range**”) and with an average of a premium of approximately 11.2% (the “**NAV Average**”); and (vi) for consolidated adjusted NAV per share: a discount of approximately 12.1% to 74.6% (the “**Adjusted NAV Range**”) and with an average of a discount of approximately 32.4% (the “**Adjusted NAV Average**”).

If the relevant last trading day, 30 trading days average, 90 trading days average and 180 trading days average are calculated based with reference to the Joint Announcement, the Offer Price represents premium of (i) approximately 3.0% over the closing price of the last trading day; (ii) approximately 24.1% over the average closing price of 30 trading days; (iii) approximately 33.2% over the average closing price of 90 trading days; and (iv) approximately 18.2% over the average closing price of 180 trading days, which falls below each of (i) the Last Trading Day Range; (ii) the 30-trading Day Range; (iii) the 90-trading Day Range; and (iv) the 180-trading Day Range.

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However, as none of the Privatisation Precedents had published any announcement and/or initial indicative price pursuant to Rule 3.7 of the Takeovers Code in respect of their privatisation proposal prior to the announcement of privatisation proposal pursuant to Rule 3.5 of the Takeovers Code, while the Company had published the Initial Announcement regarding possible privatisation on 30 March 2016 (where the Initial Indicative Price was mentioned) and the share price of the H Shares had risen after the publication of the Initial Announcement, we have also included the trading price prior to the Initial Announcement in our analysis. If the relevant last trading day, 30 trading days average, 90 trading days average and 180 trading days average are calculated based with reference to the Initial Announcement, the Offer Price represents premium of (i) approximately 36.1% over the closing price of the last trading day; (ii) approximately 50.2% over the average closing price of 30 trading days; (iii) approximately 32.7% over the average closing price of 90 trading days; and (iv) approximately 16.0% over the average closing price of 180 trading days, which falls (i) within the Last Trading Day Range but below the Last Trading Day Average while above the Last Trading Day Median; (ii) within the 30-trading Day Average but below the 30-trading Day Average while above the 30-trading Day Median; (iii) below the 90-trading Day Range; and (iv) below the 180-trading Day Range.

The Offer Price represents a premium of approximately 13.3% over the NAV per Share as at 31 December 2015, which falls within the NAV Range and above the NAV Average; and the Offer Price represents a discount of approximately 10.8% to the Adjusted NAV per Share, which is the smallest discount as compared to that of the Privatisation Precedents.

Our view

Considering the fact that the Company is a property company and the historical trading prices for each of the Privatisation Precedents refer to a different period, and the share prices of the Privatisation Precedents may also be largely affected by then prevailing market conditions, we are of the view that the analysis of the discount to Adjusted NAV per Share is a more important benchmark in assessing the fairness and reasonableness of the Offer Price. Accordingly, we consider that although the Offer Price only represents a premium over the average share price of 180 trading days prior to announcement of privatisation of approximately 18.2% which is below the average of the successful Privatisation Precedents, the Offer Price, which represents a discount of approximately 10.8% to the Adjusted NAV of approximately HK\$59.20 per Share, is fair and reasonable based on the Privatisation Precedents as such discount falls above the range of discounts of the Privatisation Precedents, being the smallest discount as compared to that of the Privatisation Precedents. Furthermore, when we further deduct the 2015 Dividend from the Adjusted NAV per Share, the Offer Price would only represent a discount of approximately 8.9% of the Adjusted NAV per Share.

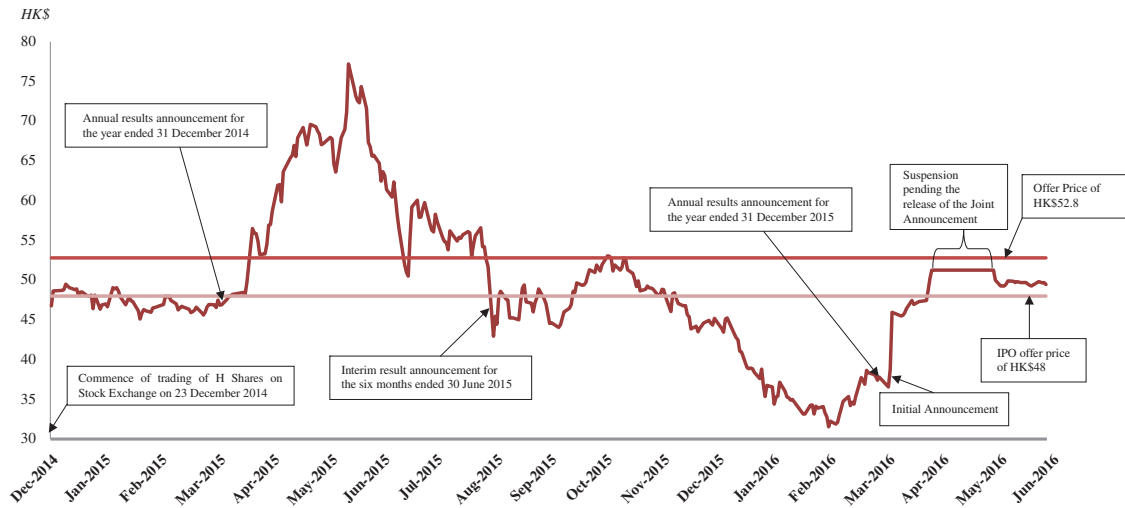
(ii) Historical market price and liquidity

Given the H Shares of the Company were only listed on the Stock Exchange on 23 December 2014, we also set out below the analysis of historical market price and liquidity of the H Shares since 23 December 2014 and up to the Latest Practicable Date for the determination of the fairness and reasonableness of the Offer Price.

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The following chart shows the closing price of the H Shares as quoted on the Stock Exchange since 23 December 2014, being the date of listing of the H Shares up to the Latest Practicable Date (both dates inclusive).

Closing prices of the H Shares since 23 December 2014



Source: Bloomberg

As discussed in the section headed “Financial information of the Group” above, the Group has recorded continuous improvement in its financial performance in recent years. However, the price of the H Shares did not fully align with such improvement. For instance, the closing price of the H Shares increased from HK\$47.6 on 30 March 2015, being the date of announcement of annual results for the year ended 31 December 2014 of the Company, to the highest closing price of HK\$77.2 on 5 June 2015, while then dropped by approximately 42.4% to record a close at HK\$44.45 on 26 August 2015, being the date of announcement of interim results for the six months ended 30 June 2015 of the Company. Since then and up to 22 April 2016 (being the last trading date before the H Shares were traded ex-dividend on 27 May 2016), the H Shares had not closed at a price above HK\$53.05, which still represented slightly discount to the aggregate of the Offer Price and the 2015 Dividend (being approximately HK\$54.05 in aggregate); while the H Shares had been closing at prices below the Offer Price since the H Shares were traded ex-dividend on 27 May 2016 and up to the Latest Practicable Date.

Taking into account of the historical trading prices of the H Shares, the Offer Price of HK\$52.80 represents:

- (a) a premium of approximately 3.0% over the closing price of HK\$51.25 per H Share as quoted on the Stock Exchange on the Last Trading Day;
- (b) a premium of approximately 24.1% over the average closing price of approximately HK\$42.54 per H Share based on the daily closing prices as quoted on the Stock Exchange for the 30 trading days immediately prior to and including the Last Trading Day;

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- (c) a premium of approximately 36.1% over the closing price of HK\$38.8 per H Share as quoted on the Stock Exchange on 30 March 2016, being the trading day on which the Initial Announcement was released after the trading hours;
- (d) a premium of approximately 50.2% over the average closing price of approximately HK\$35.16 per H Share based on the daily closing prices as quoted on the Stock Exchange for the 30 trading days immediately prior to and including 30 March 2016, being the last trading day immediate prior to the release of the Initial Announcement;
- (e) a premium of approximately 44.5% over the closing price on 29 March 2016, being the trading day immediately before the date of announcement by the Company of the Initial Indicative Price;
- (f) a premium of approximately 6.7% over the closing price of HK\$49.5 per H Share as quoted on the Stock Exchange as at the Latest Practicable Date;
- (g) a premium of approximately 6.6% over the closing price of approximately HK\$49.54 per H Share as quoted on the Stock Exchange for the 10 trading days immediately prior to and including the Latest Practicable Date;
- (h) a premium of approximately 7.6% over the closing price of approximately HK\$49.08 per H Share as quoted on the Stock Exchange for the 30 trading days of the H Shares immediately prior to and including the Latest Practicable Date (being 8 April 2016 and up to the Latest Practicable Date but excluding the trading days from 25 April 2016 to 27 May 2016 when the trading of the H Shares was suspended prior to the release of the Joint Announcement); and
- (i) a premium of approximately 13.3% over the audited net asset value per share in the Company of approximately RMB39.85 as at 31 December 2015, based on RMB to HK\$ exchange rate of RMB0.85522 to HK\$1 (being the exchange rate as quoted by the People's Bank of China on the Latest Practicable Date).

Except for the closing price of the H Shares from 27 May 2016 up to the Latest Practicable Date, the above closing prices do not take into account of the 2015 Dividend as approved at the annual general meeting of the Company held on 25 May 2016. In respect of such dividend, the H Shares have traded ex-dividend from 27 May 2016.

On the other hand, taking into account of the offer price of HK\$48.0 per H Share in the initial public offering of the Company, the final dividends for the year ended 31 December 2014 and 2015 of HK\$1.20448 per H Share and HK\$1.25 per H Share, respectively, if an H Shareholder subscribed for the H Share in the initial public offering of the Company and accepts the H Share Offer, the holding period return of the H Share (calculated by dividing the Offer Price and the final dividends for the two years ended 31 December 2015 by the offer price in the initial public offering of the Company) and will

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be approximately 15%, as compared to (a) a decrease in Hang Seng Index of approximately 13.6% calculated based on the closing Hang Seng Index on 22 December 2014 of 23,408.57 and that of 20,227.30 on the Latest Practicable Date; and (b) a decrease in Hang Seng Properties Index of approximately 5.3% calculated based on the closing Hang Seng Properties Index on 22 December 2014 of 29,925.779 and that of 28,332.65 on the Latest Practicable Date.

The following table sets out the trading volume of the H Shares prior to the Initial Announcement and after the Initial Announcement up to the Latest Practicable Date:

Month/period	Number of H Shares traded	Represent % of total issued H Shares
<i>Prior to the Initial Announcement</i>		
December 2014 (<i>Note 1</i>)	119,456,810	18.3%
January 2015	97,332,127	14.9%
February 2015	16,375,743	2.5%
March 2015	28,929,079	4.4%
April 2015	200,241,372	30.7%
May 2015	118,583,820	18.2%
June 2015	201,895,997	30.9%
July 2015	229,452,105	35.2%
August 2015	79,429,616	12.2%
September 2015	68,125,770	10.4%
October 2015	39,334,326	6.0%
November 2015	49,423,547	7.6%
December 2015	62,973,337	9.7%
January 2016	65,013,201	10.0%
February 2016	30,804,166	4.7%
1 March 2016 to 30 March 2016	60,191,233	9.2%
<i>Subsequent to the Initial Announcement</i>		
31 March 2016	25,090,200	3.9%
April 2016 (<i>Note 2</i>)	65,109,861	10.0%
May 2016 (<i>Note 2</i>)	29,681,386	4.5%
June 2016 up to the Latest Practicable Date	63,523,419	9.7%

Source: Bloomberg

Notes:

- The H Shares were listed on the Stock Exchange on 23 December 2014 and the trading volume during December 2014 represented the number of H Shares traded from 23 December 2014 to 31 December 2014.
- The trading of H Shares was suspended during 25 April 2016 to 1:00 p.m. on 30 May 2016 prior to the release of the Joint Announcement. Accordingly, there were only one and a half trading days for the H Shares in month of May 2016.

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As shown in the above table, subsequent to July 2015, the monthly trading volume of the H Shares remained at a relatively lower level and the trading volume in August 2015 has declined by approximately 65.4% as compared to that in July 2015. The decrease in trading volume continued and reached approximately 6.0% of the total issued H Shares for October 2015, as compared to approximately 35.2% of the total issued H Shares for July 2015. The monthly trading volume remained below 10% of the total issued H Shares until March 2016, which recorded an increase in trading volume to approximately 13.1% of the total issued H Shares. The publication of the Initial Announcement only drove up the H Share price after the Initial Announcement and the trading volume of the H Shares on the following trading day, being 31 March 2016, and it did not result in a permanent impact on the trading volume. On the other hand, subsequent to the publication of the Joint Announcement, the aggregate trading volume of the H Shares amounted to approximately 4.5% of the total issued H Shares for only one and a half trading days in May 2016. It is noted that the trading volume of the H Shares from 1 June 2016 and up to the Latest Practicable Date was approximately 9.7% of the total issued H Shares.

We consider that the trading volume of the H Shares is relatively low in recent months and in view of the low liquidity of the H Shares, if the H Shareholders wish to sell a significant number of H Shares in the market, it may exert severe downward pressure on the market price of H Shares. In this regard, we are of the view that the H Share Offer represents an opportunity for the H Shareholders to exit at a fixed cash price (i.e. the Offer Price) substantially above the market price before the Initial Announcement.

(iii) Comparison with comparable companies

While we consider that the discount of the Offer Price to Adjusted NAV per Share is a more important and relevant benchmark for assessing the fairness of the Offer Price, we have also conducted an analysis on the trading share price of other property companies compared to their respective underlying net asset value for H Shareholders' additional reference. In particular, we have reviewed all companies listed on the Stock Exchange, which (i) are principally engaged in property development, property investment and/or property management businesses in the PRC as shown in their latest published annual reports, and (ii) have a market capitalisation above HK\$20 billion as at the Latest Practicable Date (the "**Comparable Companies**"). On this basis, we have identified 11 Comparable Companies. In our view, the Comparable Companies set out below represent an exhaustive list of companies we were able to identify from the Stock Exchange's website and which satisfied the above selection criteria. The table below illustrates the level of discount of share prices to consolidated net asset values attributable to equity holders and the price to earnings ratio of each of the Comparable Companies and the Company based on the Offer Price.

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Company (Stock Code)	Principal activities	Market capitalisation as at the Latest Practicable Date <i>(HK\$ billion)</i>	Price-to- earnings ("P/E") ratio <i>(times)</i> <i>(Note 1)</i> <i>(Note 5)</i>	Price-to-book ("P/B") ratio <i>(times)</i> <i>(Note 2)</i> <i>(Note 5)</i>
China Overseas Land & Investment Ltd. (688)	Property development and investment, real estate management and treasury operations	229.26	6.88	1.20
China Vanke Co., Ltd. (2202)	Development of residential property in China, primarily focused on the development, sales and management of residential properties	177.29	8.37	1.51
China Resources Land Ltd. (1109)	Development and sales of developed properties, property investments and management, hotel operations and the provision of construction, decoration and other property development related services	119.77	6.83	1.04
Country Garden Holdings Co. Ltd. (2007)	Property development, construction, fitting and decoration, property investment, property management and hotel operation	71.66	6.61	0.94
Evergrande Real Estate Group Ltd. (3333)	Property development, property investment, property management, property construction, hotel, other property development related services and fast consuming industry in the PRC	64.43	5.25	1.08

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Company (Stock Code)	Principal activities	Market capitalisation as at the Latest Practicable Date <i>(HK\$ billion)</i>	Price-to- earnings ("P/E") ratio <i>(times)</i> <i>(Note 1)</i> <i>(Note 5)</i>	Price-to-book ("P/B") ratio <i>(times)</i> <i>(Note 2)</i> <i>(Note 5)</i>
Longfor Properties Co. Ltd. (960)	Property development, property investment and property management businesses in China	57.89	5.51	0.90
Guangzhou R&F Properties Co., Ltd. (2777)	Development of quality residential and commercial properties for sale in China, also develops hotels, office buildings and shopping malls in Guangzhou, Beijing and other cities	34.67	5.28	0.73
Shimao Property Holdings Ltd. (813)	Property development, property investment and hotel operation in the PRC	33.23	4.65	0.57
Sino-Ocean Land Holdings Ltd. (3377)	Real estate development, construction, reparation and decoration, property investment, property management, hotel operation and real estate finance businesses	24.50	8.79	0.51
Shenzhen Investment Ltd. (604)	Property development; property investment; property management; manufacture and sale of industrial and commercial products	22.67	7.90	0.68

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Company (Stock Code)	Principal activities	Market capitalisation as at the Latest Practicable Date <i>(HK\$ billion)</i>	Price-to- earnings ("P/E") ratio <i>(times)</i> <i>(Note 1)</i> <i>(Note 5)</i>	Price-to-book ("P/B") ratio <i>(times)</i> <i>(Note 2)</i> <i>(Note 5)</i>
China Jinmao Holdings Group Ltd. (817)	Development of, investment in and operation of real estate projects, focusing on city and property development, hotel operations, commercial leasing and retail operations	22.09	5.83	0.55
	Average		6.54	0.88
	Minimum		4.65	0.51
	Maximum		8.79	1.51
The H Share Offer			6.82 <i>(Notes 3 & 5)</i>	1.13 <i>(Notes 4 & 5)</i>

Notes:

1. Calculated based on the market capitalisation as at the Latest Practicable Date and the net profit attributable to equity shareholders as extracted from their respective latest published annual results announcements.
2. Calculated based on the market capitalisation as at the Latest Practicable Date and the net assets attributable to equity shareholders as extracted from their respective latest published results announcements.
3. Calculated based on the profits attributable to owners of the parent for the year ended 31 December 2015 and its market capitalisation represented by the Offer Price of HK\$52.80.
4. Calculated based on the audited consolidated net asset value attributable to owners of parent of approximately RMB180,396,000,000 as at 31 December 2015, 4,527,347,600 Shares in issue as at 31 December 2015 and the Offer Price of HK\$52.80.
5. Based on an exchange rate of HK\$1 = RMB0.85522 as quoted by the People's Bank of China on the Latest Practicable Date.
6. For the avoidance of doubt, New World China Land Limited (stock code: 917) has been excluded from the Comparable Companies as the company has been suspended from trading since 6 April 2016 up to the date of withdrawal of listing of its shares from the Stock Exchange as a result of privatisation of the company.

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Based on the above table, the P/E ratio of the Comparable Companies ranged from approximately 4.65 times to 8.79 times and with an average of approximately 6.54 times, and the P/B ratio ranged from approximately 0.51 times to 1.51 times and with an average of approximately 0.88.

The Offer Price represents a P/E ratio of approximately 6.82 times, which falls within the range of the Comparable Companies and is slightly above the average P/E ratio of the Comparable Companies. On the other hand, we consider that the P/B ratio of property companies is more meaningful than their P/E ratio as historical earnings may not be entirely relevant to the future financial performance of property developers, while the property portfolio may better reflect the potential financial performance. The Offer Price represents a P/B ratio of approximately 1.13 times which falls within the range of the Comparable Companies, which exceeding the average P/B ratio of the Comparable Companies by approximately 28.4%. H Shareholders should note that the above analysis is based on the NAV of the Group, and not the Adjusted NAV. Please refer to the beginning of the section headed "Privatisation Precedents" above for comparison and analysis of the Adjusted NAV in the context of similar privatisation precedent cases.

RECOMMENDATION

In assessing the terms of the H Share Offer, in particular the Offer Price of HK\$52.8 per H Share, we have principally considered three factors, namely (i) the premium of the Offer Price over the market price of the H Shares, (ii) the discount to the Adjusted NAV per Share and (iii) the holding period return since the listing of H Shares compared to the relevant indices. While we note that the Offer Price represents (a) a premium of approximately 36.1% over the closing price of HK\$38.8 per H Share as quoted on the Stock Exchange on 30 March 2016, being the trading day on which the Initial Announcement was released after trading hours; and (b) a premium of approximately 50.2% over the average closing price of approximately HK\$35.16 per H Share based on the daily closing prices as quoted on the Stock Exchange for the 30 trading days immediately prior to and including 30 March 2016, being the trading day on which the Initial Announcement was released after trading hours. The Offer Price also represents a discount of approximately 10.8% to the Adjusted NAV per Share, which is the smallest as compared to that of the Privatisation Precedents. When we also deduct the 2015 Dividend from the Adjusted NAV per Share, the Offer Price represents a discount of approximately 8.9% of the Adjusted NAV per Share. On the other hand, the Offer Price represents a holding period return of the H Shares of approximately 15% since their listing on the Stock Exchange, as compared to (a) a decrease of approximately 13.6% and 5.3% in Hang Seng Index and Hang Seng Properties Index, respectively, from 22 December 2014 to the Latest Practicable Date.

Based on the above principal factors and reasons, we consider that the terms of the H Share Offer are fair and reasonable so far as the Independent H Shareholders are concerned and accordingly advise the Independent Board Committee to recommend the H Shareholders to accept the H Share Offer. The H Shares have been consistently traded below the Offer Price since trading resumed after the Joint Announcement, closing at HK\$49.5 as at the Latest Practicable Date. However, the H Shareholders should monitor the H Share price closely; if the H Shareholders decide to accept the H Share Offer but the proceeds of selling in the market (net of costs) would be higher than the net proceeds receivable under the H Share Offer, they should sell in the market instead. They should also keep in mind that, if applicable, dealings in the H Shares will be suspended from the day following the Final Closing Date up to the withdrawal of listing of the H Shares (if approved) from the Stock Exchange.

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Similarly, taking into account of, among other things, the fact that the trading price of H Shares did not fully reflect the improvement in financial performance of the Group, the liquidity of the H Shares being relatively low during the six months immediately prior to the Initial Announcement, the H Share Offer being conditional on, *inter alia*, the passing of resolution regarding the Delisting on the EGM and the H Share Class Meeting, and the terms of the H Share Offer being fair and reasonable so far as the Independent H Shareholders are concerned as analysed above, we also consider that the terms of Delisting are fair and reasonable so far as the H Shareholders and accordingly advise the Independent Board Committee to recommend the Independent H Shareholders to vote in favour of the resolution to approve the Delisting at the H Share Class Meeting and the EGM respectively.

Yours faithfully,
for and on behalf of
HALCYON CAPITAL LIMITED

Chan Chi On, Derek
Chairman

Mr. Chan is a licensed person registered with the SFC and a responsible officer of Halcyon, which is licensed under the SFO to carry out Type 6 (advising on corporate finance) regulated activities. Mr. Chan has over 25 years of experience in the corporate finance industry.

1. EXERCISE YOUR RIGHT TO VOTE

If you are an H Shareholder or a beneficial owner of H Shares, the Company strongly encourages you to exercise your right to vote or give instructions to the relevant registered owner to vote in person or by proxy at the EGM and the H Share Class Meeting. If you keep any H Shares in a share lending programme or a custodian account, the Company urges you to recall any outstanding H Shares on loan or require your custodian to recall any such shares on loan to avoid market participants using borrowed stock to vote.

If you are a beneficial owner whose H Shares are deposited in CCASS, the Company encourages you to provide HKSCC with instructions or make arrangements with HKSCC in relation to the manner in which those shares should be voted at the EGM and the H Share Class Meeting without delay (as detailed in the section headed “Letter from the Board – The EGM and H Share Class Meeting”).

If you are a registered owner holding H Shares on behalf of beneficial owners, the Company would be grateful if you would inform the relevant beneficial owners about the importance of exercising their vote.

If you are in doubt as to the action to be taken, you are encouraged to consult your licensed securities dealer or registered institution in securities, bank manager, solicitor, professional accountant or other professional adviser.

2. PROCEDURES FOR ACCEPTANCE AND SETTLEMENT FOR H SHAREHOLDERS

2.1 To accept the H Share Offer, you should complete and sign the accompanying Form of Acceptance in accordance with the instructions printed thereon, which instructions form part of the terms of the H Share Offer.

2.2 If the H Share certificate(s) and/or transfer receipt(s) and/or any other document(s) of title (and/or any satisfactory indemnity or indemnities required in respect thereof) in respect of your H Shares is/are in your name, and you wish to accept the H Share Offer in respect of your H Shares, you must send the duly completed Form of Acceptance together with the relevant H Share certificate(s) and/or transfer receipt(s) and/or other document(s) of title (and/or any satisfactory indemnity or indemnities required in respect thereof), by post or by hand to the Registrar, Computershare Hong Kong Investor Services Limited, at Shops 1712-16, 17th Floor, Hopewell Centre, 183 Queen’s Road East, Wan Chai, Hong Kong, as soon as possible and in any event so as to reach the Registrar at the aforesaid address no later than 4:00 p.m. on the First Closing Date and/or the Final Closing Date (as the case may be) or such later time and/or date as the Joint Offerors may determine and announce in accordance with the Takeovers Code to the Registrar.

- 2.3 If the H Share certificate(s) and/or transfer receipt(s) and/or any other document(s) of title (and/or any satisfactory indemnity or indemnities required in respect thereof) in respect of your H Shares is/are in the name of a nominee company or a name other than your own, and you wish to accept the H Share Offer in respect of your H Shares, you must either:
- (a) lodge your H Share certificate(s) and/or transfer receipt(s) and/or any other document(s) of title (and/or any satisfactory indemnity or indemnities required in respect thereof) with the nominee company, or other nominee, with instructions authorising it to accept the H Share Offer on your behalf and requesting it to deliver the duly completed Form of Acceptance together with the relevant share certificate(s) and/or transfer receipt(s) and/or any other document(s) of title (and/or any satisfactory indemnity or indemnities required in respect thereof) for the number of H Shares in respect of which you intend to accept the H Share Offer to the Registrar; or
 - (b) arrange for the H Shares to be registered in your name by the Company through the Registrar, and deliver the duly completed Form of Acceptance together with the relevant share certificate(s) and/or transfer receipt(s) and/or any other document(s) of title (and/or any satisfactory indemnity or indemnities required in respect thereof) to the Registrar; or
 - (c) if your H Shares have been lodged with your licensed securities dealer or registered institution in securities or custodian bank through CCASS, instruct your licensed securities dealer or registered institution in securities or custodian bank to authorise HKSCC to accept the H Share Offer on your behalf on or before the deadline set out by HKSCC. In order to meet the deadline set by HKSCC, you should check with your licensed securities dealer or registered institution in securities or custodian bank for the timing on the processing of your instruction, and submit your instructions to your licensed securities dealer or registered institution in the securities or custodian bank as required by them; or
 - (d) if your H Shares have been lodged with your Investor Participant Account with CCASS, authorise your instruction via the CCASS Phone System or CCASS Internet System no later than the deadline set out by HKSCC.
- 2.4 If you have lodged transfer(s) of any of your H Shares for registration in your name and have not yet received your H Share certificate(s), and you wish to accept the H Share Offer in respect of your H Shares, you should nevertheless complete the Form of Acceptance and deliver it to the Registrar together with the transfer receipt(s) duly signed by yourself. Such action will constitute an irrevocable authority to CICC and/or the Joint Offerors or their respective agent(s) to collect from the Company or the Registrar on your behalf the relevant share certificate(s) when issued and to deliver such share certificate(s) to the Registrar on your behalf and to authorise and instruct the Registrar to hold such share certificate(s), subject to the terms and conditions of the H Share Offer, as if it was/they were delivered to the Registrar with the Form of Acceptance.

- 2.5 If the H Share certificate(s) and/or transfer receipt(s) and/or other document(s) of title in respect of your H Shares is/are not readily available and/or is/are lost and you wish to accept the H Share Offer in respect of your H Shares, you should nevertheless complete the Form of Acceptance and deliver it to the Registrar together with a letter stating that you have lost one or more of your share certificate(s) and/or transfer receipt(s) and/or other document(s) of title or that it is/they are not readily available. If you find such document(s) or if it/they become(s) available, the relevant share certificate(s) and/or transfer receipt(s) and/or any other document(s) of title should be forwarded to the Registrar as soon as possible thereafter. If you have lost your H Share certificate(s) and/or transfer receipt(s) and/or other document(s) of title, you should also write to the Registrar a letter of indemnity which, when completed in accordance with the instructions given, should be returned to the Registrar.
- 2.6 Acceptance of the H Share Offer will be treated as valid only if the completed Form of Acceptance is received by the Registrar by no later than 4:00 p.m. on the First Closing Date and/or the Final Closing Date or such later time and/or date as the Joint Offerors may determine and announce as permitted under the Takeovers Code, and is:
- (i) accompanied by the relevant H Share certificate(s) and/or transfer receipt(s) and/or other document(s) of title (and/or any satisfactory indemnity or indemnities required in respect thereof) and, if those H Share certificate(s) is/are not in your name, such other documents in order to establish your right to become the registered holder of the relevant H Share; or
 - (ii) from a registered H Shareholder or his personal representative (but only up to the amount of the registered holding and only to the extent that the acceptance relates to H Shares which are not taken into account under another subparagraph of this paragraph 2.6); or
 - (iii) certified by the Registrar or the Stock Exchange.
- 2.7 If the Form of Acceptance is executed by a person other than the registered H Shareholder, appropriate documentary evidence of authority (e.g. grant of probate or certified copy of a power of attorney) to the satisfaction of the Registrar must be produced.
- 2.8 No acknowledgement of receipt of any Form(s) of Acceptance, share certificate(s) and/or transfer receipt(s) and/or any other document(s) of title (and/or satisfactory indemnity or indemnities required in respect thereof) will be given.

2.9 Provided that a valid Form of Acceptance and the relevant H Share certificate(s) and/or transfer receipt(s) and/or any other document(s) of title (and/or any satisfactory indemnity or indemnities required in respect thereof) are complete and in good order in all respects and have been received by the Registrar no later than the latest time for acceptance (or such later time and/or date as the Joint Offerors may announce with the consent of the Executive) and the H Share Offer has become or is declared unconditional in all respects, a cheque for the amount due to each Accepting H Shareholder less seller's ad valorem stamp duty in respect of the Accepting H Shares tendered by him/her/it under the H Share Offer will be despatched to the Accepting H Shareholder by ordinary post at his/her/its own risk as soon as possible but in any event within 7 business days (as defined under the Takeovers Code) of the later of the date on which the H Share Offer becomes or is declared unconditional in all respects and the date of receipt of the completed Form of Acceptance and all the relevant documents by the Registrar (which should be received no later than 4:00 p.m. on the First Closing Date and/or the Final Closing Date (as the case may be) or such later time and date as determined and announced by the Joint Offerors with the consent of the Executive) from the H Shareholder accepting the H Share Offer.

3. ACCEPTANCE PERIOD AND REVISIONS

3.1 The H Share Offer is made on Thursday, 30 June 2016, the date of posting of the Composite Document, and is capable of acceptance on and from this date.

3.2 The Joint Offerors have the right, subject to the Takeovers Code, to extend the H Share Offer after the despatch of the Composite Document or to revise the terms of the H Share Offer, and may introduce new conditions to be attached to any revision to any of the H Share Offer or any subsequent revision thereof to the extent necessary to implement the revised H Share Offer and subject to the consent of the Executive.

3.3 Unless the Executive consents to the extension of the H Share Offer, all acceptances must be received by 4:00 p.m. on the First Closing Date and/or the Final Closing Date (as the case may be) in accordance with the instructions printed on the Form of Acceptance. Where the H Share Offer becomes or is declared unconditional, it will remain open for acceptance for not less than 28 days thereafter. In such case, at least 28 days' notice in writing must be given before the H Share Offer is closed to the Independent H Shareholders who have not accepted the H Share Offer and an announcement will be published.

3.4 If in the course of the H Share Offer, the Joint Offerors revise the terms of the H Share Offer, all H Shareholders, whether or not they have already accepted the H Share Offer, will be entitled to the revised terms. A revised offer must be kept open for at least 14 days following the date on which the revised offer document is posted and shall not be closed earlier than the First Closing Date and/or the Final Closing Date (as the case may be).

- 3.5 If the H Share Offer is extended (with the consent of the Executive) or revised, the announcement of such extension or revision will state the next closing date or, if the H Share Offer becomes or is declared unconditional as to acceptances, a statement may be made that the H Share Offer will remain open until further notice. In the latter case, at least 28 days' notice in writing will be given before the H Share Offer is closed to those H Shareholders, who have not accepted the H Share Offer and an announcement will be published.
- 3.6 If the closing date of the H Share Offer is extended, any reference in the Composite Document and in the Form of Acceptance to the closing date shall, except where the context otherwise requires, be deemed to refer to the closing date of the H Share Offer so extended.
- 3.7 The acceptance by or on behalf of H Shareholder in its original and/or any previously revised form, shall be treated as an acceptance of the relevant H Share Offer as so revised.
- 3.8 Any acceptance of the relevant revised H Share Offer and/or any election pursuant thereof shall be irrevocable unless and until the Accepting H Shareholder of the H Share Offer becomes entitled to withdraw his/her/its acceptance under the paragraph headed "Right of Withdrawal" below and duly does so.

4. ANNOUNCEMENTS

- 4.1 By 6:00 p.m. on the First Closing Date and/or the Final Closing Date (as the case may be) (or such later time and/or date as the Executive may agree), the Joint Offerors must inform the Executive and the Stock Exchange of its decision in relation to the revision, extension, expiry or unconditionality of the H Share Offer. The Joint Offerors must publish an announcement on the Stock Exchange's website by 7:00 p.m. on the First Closing Date and/or the Final Closing Date (as the case may be) stating, among other information required under Rule 19.1 of the Takeovers Code, whether the H Share Offer has been revised or extended, has expired or has become or been declared unconditional (and, in such cases, whether as to acceptances or in all respects). The total number of shares and percentage of allocation per Joint Offeror and the percentage of voting rights held by each Joint Offeror will be announced no later than the Business Day immediately following the First Closing Date (and the Final Closing Date, as the case may be).
- 4.2 In computing the total number of H Shares represented by acceptances, only valid acceptances that are complete, in good order and fulfil the acceptance conditions set out in paragraph 2 of this Appendix I, and which have been received by the Registrar no later than 4:00 p.m. on the First Closing Date and/or the Final Closing Date (as the case may be), being the latest time and date for acceptance of the H Share Offer, shall be included.

4.3 As required under the Takeovers Code and the Listing Rules, any announcement in relation to the H Share Offer, in respect of which the Executive and the Stock Exchange have confirmed that they have no further comments thereon, must be made in accordance with the requirements of the Takeovers Code and the Listing Rules.

5. RIGHT OF WITHDRAWAL

5.1 Acceptance of the H Share Offer tendered by the H Shareholders shall be irrevocable and cannot be withdrawn, except in circumstances set out in 5.2 below or in compliance with Rule 17 of the Takeovers Code which provides that an acceptor shall be entitled to withdraw his/her/its acceptance after 21 days from the First Closing Date if the H Share Offer has not by then become unconditional as to acceptances.

5.2 If the Joint Offerors are unable to comply with the requirements set out in the paragraph headed “Announcements” in this Appendix, the Executive may require that Accepting H Shareholders who have tendered acceptances to the H Share Offer be granted a right of withdrawal on terms that are acceptable to the Executive until the requirements set out in that paragraph are met.

5.3 If the H Share Offer is withdrawn or lapses, the Joint Offerors shall, as soon as possible but in any event within 10 days thereof, return by ordinary post the H Share certificate(s) and/or transfer receipt(s) and/or any other document(s) of title (and/or any satisfactory indemnity or indemnities required in respect thereof) lodged with the Form of Acceptance to the relevant Accepting H Shareholder(s).

6. GENERAL

6.1 All communications, notices, Form of Acceptance, certificates of the H Shares, transfer receipts, other documents of title or indemnities, and remittances to settle the consideration payable under the H Share Offer to be delivered by or sent to or from the H Shareholders will be delivered by or sent to or from them, or their designated agents, at their own risk, and none of the Joint Offerors, CICC, the Company, the Registrar, or any of their respective directors, or any other person involved in the H Share Offer, shall accept any liability for any loss in postage or any other liabilities that may arise as a result thereof.

6.2 Subject to the terms of the Takeovers Code, acceptance(s) of the H Share Offer may, at the discretion of the Joint Offerors, be treated as valid even if it is not entirely in order or is not accompanied by the relevant share certificate(s) and/or transfer receipt(s) and/or other document(s) of title (and/or a satisfactory indemnity or indemnities in respect thereof), but the cheque(s) for the consideration due will not be despatched or (as the case may be) made available for collection until the share certificate(s) and/or transfer receipt(s) and/or other document(s) of title (and/or a

satisfactory indemnity or indemnities in respect thereof), has/have been received by the Registrar. However, such acceptances to the H Share Offer will not be counted towards fulfilling the acceptance condition unless Rule 30.2 of the Takeovers Code had been fully complied with.

- 6.3 Acceptance of the H Share Offer by any nominee will be deemed to constitute a warranty by such nominee to the Joint Offerors and CICC that the number of H Shares in respect of which it is indicated in the Form of Acceptance is the aggregate number of H Shares held by such nominee for such beneficial owners who are accepting the H Share Offer.
- 6.4 The provisions set out in the Form of Acceptance form part of the terms of the H Share Offer.
- 6.5 The accidental omission to despatch the Composite Document and/or the Form of Acceptance or any of them to any person to whom the H Share Offer is made will not invalidate the H Share Offer in any way.
- 6.6 The H Share Offer and all acceptances will be governed by and construed in accordance with the laws of Hong Kong.
- 6.7 Due execution of a Form of Acceptance will constitute an irrevocable authority to the Joint Offerors or CICC or such person or persons as the Joint Offerors or CICC may direct to complete, amend and execute any document on behalf of the person accepting the H Share Offer and to do any other act that may be necessary or expedient for the purposes of vesting in the Joint Offerors or such person or persons as it may direct the H Shares in respect of which such person has accepted the H Share Offer.
- 6.8 Acceptance of the H Share Offer by any person or persons will constitute a warranty by such person or persons to the Joint Offerors that the H Shares acquired under the H Share Offer are sold by any such person or persons free from all liens, charges, equities, adverse interests, options, claims, and encumbrances, rights of pre-emption and any other third party rights of any nature and together with all rights attaching to them as at the date of the Joint Announcement or subsequently becoming attached to them, including without limitation the right to receive in full all dividends (whether final or interim) and other distributions, if any, declared and where the record date for such entitlement is on or after the date of the Composite Document.
- 6.9 References to the H Share Offer in the Composite Document and in the Form of Acceptance shall include any revision and/or extension thereof and references to the H Share Offer becoming unconditional shall include a reference to the H Share Offer being declared unconditional.
- 6.10 Seller's ad valorem stamp duty for transfers of the H Shares registered with the Registrar arising in connection with acceptance of the H Share Offer will be payable

by each Accepting H Shareholder at the rate of 0.1% of the greater of (i) the consideration payable by the H Share Offeror for such person's H Shares; and (ii) the value of the H Shares and will be deducted from the cash amount due to such H Shareholder under the H Share Offer. The Joint Offerors will pay the buyer's ad valorem stamp duty in respect of the H Shares accepted under the H Share Offer.

- 6.11 Settlement of the consideration to which any Accepting H Shareholder is entitled under the H Share Offer will be implemented in full in accordance with the terms of the H Share Offer without regard to any lien, right of set-off, counterclaim or other analogous right to which the Joint Offerors may otherwise be, or claim to be, entitled against such Accepting H Shareholder.
- 6.12 Any H Shareholders accepting the H Share Offer will be responsible for payment of any transfer or cancellation or other taxes or duties payable in respect of the relevant jurisdiction due by such persons.
- 6.13 In making their decision, H Shareholders must rely on their own examination of the Group and the terms of the H Share Offer, including the merits and risks involved. The contents of the Composite Document, including any general advice or recommendation contained herein together with the Form of Acceptance, shall not be construed as any legal or business advice on the part of the Joint Offerors, the Company, CICC or their respective professional advisors. H Shareholders should consult their own professional advisors for professional advice.
- 6.14 The making of the H Share Offer to persons with a registered address in jurisdictions outside Hong Kong may be prohibited or affected by the laws of the relevant jurisdictions. The H Shareholders who are citizens or residents or nationals of jurisdictions outside Hong Kong should inform themselves about or obtain appropriate legal advice regarding the implications of the H Share Offer in the relevant jurisdiction and observe any applicable regulatory or legal requirements. It is the responsibility of any such person who wishes to accept the H Share Offer to satisfy himself/herself/itself as to the full observance of the laws of the relevant jurisdiction in connection therewith, including the obtaining of any governmental, exchange control, regulation or other consents which may be required or the compliance with other necessary formalities, regulatory or legal requirements and the payment of any transfer or other taxes due in respect of such jurisdiction. Any such overseas H Shareholders shall be fully responsible for payment of any transfer or other taxes and duties imposed by whomsoever payable in respect of that jurisdiction. The Joint Offerors, CICC and any other person involved in the H Share Offer shall be entitled to be fully indemnified and held harmless by such person for any taxes as such person may be required to pay.
- 6.15 Acceptance of the H Share Offer by any person or persons will constitute a warranty by such person to the Joint Offerors and CICC and that such person is permitted under all applicable laws to receive and accept the H Share Offer, and any revision thereof, and such acceptance shall be valid and binding in accordance with all applicable laws.

- 6.16 Each Joint Offeror's interests (and ultimately the relevant Consortium Investor's interest) in the H Shares will be allocated as follows:–
- (a) in priority to WD Knight IV, WD Knight V, WD Knight VIII, WD Knight IX and Red Fortune Global Limited who are not subject to bank financing from China Merchants Bank in relation to the Consortium Investor's investments in the H Shares, on a pro rata basis, by reference to each such Consortium Investor's Verified Cash Resources and thereafter by reference pro rata to its remaining unallocated investment commitments;
 - (b) after the H Shares tendered to the H Share Offer have been allocated under paragraph (a) above, the balance to be allocated to WD Knight I and WD Knight II which are subject to bank financing from China Merchants Bank in relation to the Consortium Investor's investments in the H Shares, on a pro rata basis, by reference to each such Consortium Investor's Verified Cash Resources and thereafter by reference pro rata to its remaining unallocated investment commitments;
 - (c) after the H Shares tendered to the H Share Offer have been allocated under paragraph (b) above, the balance to be allocated to WD Knight III to the extent it has utilised the bank facility secured by WD Knight III in connection with the H Share Offer; and
 - (d) after the H Shares tendered to the H Share Offer have been allocated under paragraph (c) above, the balance to be allocated to WD Knight X to the extent it has utilised the loan facility secured by it in connection with the H Share Offer.
- 6.17 The English text of the Composite Document and of the Form of Acceptance shall prevail over their respective Chinese texts for the purpose of interpretation.
- 6.18 For the avoidance of doubt, neither Hong Kong Securities Clearing Company Limited nor HKSCC Nominees Limited will give, or be subject to, any of the representations and warranties.

1. FINANCIAL SUMMARY

Set out below is a summary of the financial information of the Group for each of the years ended 31 December 2013, 2014 and 2015 prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”), which is extracted from the consolidated financial statements of the Group as set forth in the annual reports of the Company for the each of the years ended 31 December 2013, 2014 and 2015. The auditor’s reports issued by Ernst & Young in respect of the Group’s audited consolidated financial statements for each of the years ended 31 December 2013, 2014 and 2015 did not contain any qualifications.

The Group did not have items which were exceptional because of its size, nature or incidence for each of the three years ended 31 December 2013, 2014 and 2015.

RESULTS

	For the year ended 31 December		
	2015	2014	2013
	<i>RMB'million</i>	<i>RMB'million</i>	<i>RMB'million</i>
	<i>(Audited)</i>	<i>(Audited)</i>	<i>(Audited)</i>
REVENUE	124,203	107,871	86,774
PROFIT BEFORE TAX	49,039	41,800	41,492
Income tax expense	(18,931)	(16,699)	(16,610)
PROFIT FOR THE YEAR	30,108	25,101	24,882
Attributable to:			
Owners of the parent	29,971	24,839	24,581
Non-controlling interests	137	262	301
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT			
Basic	RMB6.62	RMB6.51	RMB6.58
Diluted	RMB6.62	RMB6.51	RMB6.58
Dividend	4,754	4,301	1,999
Dividend per share	RMB1.05	RMB0.95	RMB0.535

ASSETS AND LIABILITIES

	As at 31 December		
	2015	2014	2013
	<i>RMB'million</i>	<i>RMB'million</i>	<i>RMB'million</i>
	<i>(Audited)</i>	<i>(Audited)</i>	<i>(Audited)</i>
Total assets	639,560	564,294	431,044
Total liabilities	<u>(453,663)</u>	<u>(409,148)</u>	<u>(317,172)</u>
	<u>185,897</u>	<u>155,146</u>	<u>113,872</u>
Equity attributable to owners of the parent			
Share capital	4,527	4,475	3,736
Reserves	175,869	148,339	104,550
Non-controlling interests	<u>5,501</u>	<u>2,332</u>	<u>5,586</u>
	<u>185,897</u>	<u>155,146</u>	<u>113,872</u>

2. FINANCIAL INFORMATION OF THE COMPANY FOR THE YEAR ENDED 31 DECEMBER 2015

Set out below is the full text of the audited consolidated financial statements of the Company for the year ended 31 December 2015 prepared in accordance with Hong Kong Financial Reporting Standards extracted from the annual report of the Company for the year ended 31 December 2015.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

Year ended 31 December 2015

	<i>Notes</i>	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
REVENUE	5	124,203	107,871
Cost of sales		<u>(73,836)</u>	<u>(61,945)</u>
Gross profit		50,367	45,926
Other income and gains	5	3,681	3,206
Increase in fair value of investment properties, net	14	17,230	13,455
Selling and distribution expenses		(5,801)	(6,112)
Administrative expenses		(7,352)	(6,690)
Other expenses		(1,664)	(671)
Finance costs	7	(7,400)	(7,312)
Share of loss of an associate		–	(1)
Share of losses of joint ventures		<u>(22)</u>	<u>(1)</u>
PROFIT BEFORE TAX	6	49,039	41,800
Income tax expense	10	<u>(18,931)</u>	<u>(16,699)</u>
PROFIT FOR THE YEAR		30,108	25,101
Attributable to:			
Owners of the parent		29,971	24,839
Non-controlling interests		<u>137</u>	<u>262</u>
		<u>30,108</u>	<u>25,101</u>
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT			
Basic	12	<u>RMB6.62</u>	<u>RMB6.51</u>
Diluted	12	<u>RMB6.62</u>	<u>RMB6.51</u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

31 December 2015

	<i>Notes</i>	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
NON-CURRENT ASSETS			
Property, plant and equipment	<i>13</i>	42,923	35,283
Investment properties	<i>14</i>	309,481	248,101
Prepaid land lease payments	<i>15</i>	10,044	9,983
Goodwill	<i>16</i>	2,941	1,745
Other intangible assets	<i>17</i>	2,908	3,054
Investments in joint ventures	<i>18</i>	522	475
Investment in an associate		–	–
Available-for-sale investments	<i>20</i>	35	35
Long-term receivables		10	10
Deferred tax assets	<i>19</i>	5,771	4,272
Total non-current assets		<u>374,635</u>	<u>302,958</u>
CURRENT ASSETS			
Inventories	<i>21</i>	167,256	145,192
Prepaid taxes	<i>29</i>	6,808	5,469
Trade and bills receivables	<i>22</i>	497	848
Prepayments, deposits and other receivables	<i>23</i>	17,156	15,821
Other current assets		60	971
Restricted cash	<i>24</i>	6,542	6,732
Cash and cash equivalents	<i>24</i>	66,606	86,303
Total current assets		<u>264,925</u>	<u>261,336</u>
CURRENT LIABILITIES			
Trade and bills payables	<i>25</i>	64,420	53,743
Other payables and accruals	<i>26</i>	160,201	138,015
Interest-bearing bank and other borrowings	<i>27</i>	41,930	36,464
Deferred income	<i>28</i>	317	395
Dividend payables		13	13
Taxes payable	<i>29</i>	7,352	6,831
Total current liabilities		274,233	235,461
NET CURRENT (LIABILITIES)/ASSETS		<u>(9,308)</u>	<u>25,875</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u><u>365,327</u></u>	<u><u>328,833</u></u>

	<i>Notes</i>	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>365,327</u>	<u>328,833</u>
NON-CURRENT LIABILITIES			
Bonds and notes	<i>30</i>	32,651	7,210
Interest-bearing bank and other borrowings	<i>27</i>	112,065	137,295
Deferred income	<i>28</i>	1,571	1,359
Deferred tax liabilities	<i>19</i>	33,143	27,821
Other non-current liabilities		<u>–</u>	<u>2</u>
Total non-current liabilities		<u>179,430</u>	<u>173,687</u>
Net assets		<u>185,897</u>	<u>155,146</u>
EQUITY			
Equity attributable to owners of the parent			
Share capital	<i>31</i>	4,527	4,475
Reserves	<i>32</i>	<u>175,869</u>	<u>148,339</u>
		180,396	152,814
Non-controlling interests		<u>5,501</u>	<u>2,332</u>
Total equity		<u>185,897</u>	<u>155,146</u>

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Year ended 31 December 2015

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
PROFIT FOR THE YEAR	<u>30,108</u>	<u>25,101</u>
OTHER COMPREHENSIVE INCOME		
Other comprehensive income to be reclassified to profit or loss in subsequent periods:		
Exchange differences on translation of foreign operations	<u>(507)</u>	<u>(390)</u>
OTHER COMPREHENSIVE INCOME FOR THE YEAR, NET OF TAX	<u>(507)</u>	<u>(390)</u>
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	<u><u>29,601</u></u>	<u><u>24,711</u></u>
Attributable to:		
Owners of the parent	29,688	24,715
Non-controlling interests	<u>(87)</u>	<u>(4)</u>
	<u><u>29,601</u></u>	<u><u>24,711</u></u>

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Year ended 31 December 2015

	Attributable to owners of the parent								Non-controlling interests	Total equity
	Share capital	Share premium	Capital reserve	Revaluation reserve	Statutory reserve	Exchange fluctuation reserve	Retained profits	Total		
	RMB' million (note 31)	RMB' million (note 32(a))	RMB' million (note 32(b))	RMB' million (note 32(c))	RMB' million (note 32(d))	RMB' million	RMB' million	RMB' million	RMB' million	RMB' million
At 1 January 2014	3,736	7	-	35	1,565	11	102,932	108,286	5,586	113,872
Profit for the year	-	-	-	-	-	-	24,839	24,839	262	25,101
Other comprehensive income for the year	-	-	-	-	-	(124)	-	(124)	(266)	(390)
Total comprehensive income for the year	-	-	-	-	-	(124)	24,839	24,715	(4)	24,711
Capital contribution from non-controlling interests	-	-	-	-	-	-	-	-	721	721
Share-based payments	-	-	252	-	-	-	(185)	67	-	67
Transfer from Retained profits	-	-	-	-	396	-	(396)	-	-	-
Issue of shares	739	22,385	-	-	-	-	-	23,124	-	23,124
Acquisition of a subsidiary (note 35)	-	-	-	-	-	-	-	-	108	108
Acquisition of non-controlling interests	-	-	92	-	-	-	(1,471)	(1,379)	(3,693)	(5,072)
Disposal of subsidiaries	-	-	-	-	-	-	-	-	(386)	(386)
Final 2013 dividend	-	-	-	-	-	-	(1,999)	(1,999)	-	(1,999)
At 31 December 2014	4,475	22,392	344	35	1,961	(113)	123,720	152,814	2,332	155,146
At 1 January 2015	4,475	22,392	344	35	1,961	(113)	123,720	152,814	2,332	155,146
Profit for the year	-	-	-	-	-	-	29,971	29,971	137	30,108
Other comprehensive income for the year	-	-	-	-	-	(283)	-	(283)	(224)	(507)
Total comprehensive income for the year	-	-	-	-	-	(283)	29,971	29,688	(87)	29,601
Issue of shares**	52	2,066	-	-	-	-	-	2,118	-	2,118
Acquisition of a subsidiary (note 35)	-	-	-	-	-	-	-	-	1,174	1,174
Acquisition of non-controlling interests	-	-	(5)	-	-	-	-	(5)	(4)	(9)
Capital contribution from non-controlling interests	-	-	47	-	-	-	-	47	2,086	2,133
Transfer from retained profits	-	-	-	-	303	-	(303)	-	-	-
Share-based payments	-	-	7	-	-	-	28	35	-	35
Final 2014 dividend	-	-	-	-	-	-	(4,301)	(4,301)	-	(4,301)
At 31 December 2015	4,527	24,458*	393*	35*	2,264*	(396)*	149,115*	180,396	5,501	185,897

CONSOLIDATED STATEMENT OF CASH FLOWS

Year ended 31 December 2015

	<i>Notes</i>	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit before tax:		49,039	41,800
Adjustments for:			
Finance costs	7	7,400	7,132
Share-based payments	33	35	67
Share of loss of an associate		–	1
Share of losses of joint ventures	18	22	1
Bank interest income	5	(588)	(546)
Depreciation	6	1,730	1,314
Impairment on items of property, plant and equipment	13	177	–
Impairment of trade receivables	6	6	(4)
Impairment of other receivables	6	47	70
Impairment of inventories	6	1,055	46
Amortisation of prepaid land lease payments	15	134	122
Amortisation of other intangible assets	17	228	97
(Gain)/loss on disposal of items of property, plant and equipment, net	6	(1)	1
Gain on bargain purchase	35	(1)	(2)
Gain on disposal of a subsidiary	36	(752)	(1,112)
Gain on disposal of available-for-sale investments		(234)	(40)
Remeasurement loss of equity interest in an associate		–	8
Increase in fair value of investment properties, net	14	(17,230)	(13,455)
Fair value gain from derivative financial instruments, net		–	(1)
		41,067	35,499
Increase in inventories		(18,038)	(45,372)
Decrease/(increase) in trade and bills receivables		345	(704)
(Increase)/decrease in prepayments, deposits and other receivables		(1,328)	6,185
Decrease in long-term receivables		–	1
Decrease/(increase) in restricted cash		190	(1,425)
Increase in trade and bills payables		10,770	11,419
Increase in other payables and accruals		11,874	18,691
Increase in deferred income		134	1,107
Cash generated from operations		45,014	25,401
Interest received		588	546
Corporate income tax and land appreciation tax paid		(13,692)	(17,115)
Net cash flows from operating activities		31,910	8,832

	<i>Notes</i>	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchases of items of property, plant and equipment		(5,436)	(7,533)
Additions to investment properties		(38,626)	(31,768)
Additions to prepaid land lease payments		(695)	(3,646)
Additions to other intangible assets		(148)	(857)
Acquisitions of subsidiaries	35	(2,790)	(3,317)
Proceeds from disposal of items of property, plant and equipment		9	57
Net proceeds from available-for-sale investments		1,326	(1,050)
Investment in a joint venture		(98)	(476)
Disposal of a subsidiary	36	(281)	2,628
Dividend received from a former subsidiary		–	263
		<u>(46,739)</u>	<u>(45,699)</u>
CASH FLOWS FROM FINANCING ACTIVITIES			
Net proceeds from issue of bonds and notes		25,000	3,662
New bank loans		49,941	129,259
Repayment of bank loans		(68,454)	(84,180)
Interest and bank charge paid		(11,684)	(12,304)
Dividends paid		(4,301)	(1,999)
Capital contributions from non-controlling shareholders		2,190	680
Issue of shares		1,993	23,755
Acquisition of non-controlling interests		(9)	(5,072)
		<u>(5,324)</u>	<u>53,801</u>
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS			
		(20,153)	16,934
Cash and cash equivalents at beginning of year		86,303	69,525
Effect of foreign exchange rate changes, net		456	(156)
		<u>66,606</u>	<u>86,303</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR			
ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS			
Cash and cash equivalents as stated in the consolidated statement of financial position		<u>66,606</u>	<u>86,303</u>
Cash and cash equivalents as stated in the consolidated statement of cash flows		<u>66,606</u>	<u>86,303</u>

NOTES TO FINANCIAL STATEMENTS

31 December 2015

1. CORPORATE INFORMATION

Dalian Wanda Commercial Properties Co., Ltd. (the “Company”) is a limited liability company incorporated in the People’s Republic of China (the “PRC”). The Company’s registered office is located at No. 539, Changjiang Road, Xigang District, Dalian, Mainland China.

The Company and its subsidiaries (together, the “Group”) are principally engaged in property leasing and management, property development and hotel operation. There were no significant changes in the nature of the Group’s principal activities during the year.

In the opinion of the Company’s directors (the “Directors”), the holding company and ultimate holding company of the Company is Dalian Wanda Group Co., Ltd. (the “Parent”), a company established in the PRC. The ultimate controlling shareholder is Mr. Wang Jianlin.

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

English Name	Chinese Name	Place and date of incorporation/ registration and business	Issued ordinary/ registered share capital RMB'000	Percentage of equity attributable to the Company as at 31 December 2015		Principal activities
				Direct	Indirect	
Shaanxi Huayuan Real Estate Development Co., Ltd.***	陝西華源房地產開發有限公司	PRC 26 November 1992	100,000	100%	–	Property development
Beijing Wanda Plaza Real Estate Development Co., Ltd.***	北京萬達廣場房地產開發有限公司	PRC 10 October 1999	200,000	100%	–	Property development
Dalian Mingzhu Real Estate Development Co., Ltd.***	大連明珠房地產開發有限公司	PRC 15 January 2001	150,000	100%	–	Property development
Nanjing Wanda Real Estate Development Co., Ltd.***	南京萬達房地產開發有限公司	PRC 8 August 2001	115,000	100%	–	Property development
Beijing Jingzang Jiankang Property Co., Ltd.***	北京景藏健康置業有限公司	PRC 12 March 2002	60,000	100%	–	Property development
Nanchang Wanda Real Estate Development Co., Ltd.***	南昌萬達房地產開發有限公司	PRC 23 April 2002	50,000	100%	–	Property development
Shanghai Wanda Commercial Plaza Property Co., Ltd.***	上海萬達商業廣場置業有限公司	PRC 13 December 2002	80,000	100%	–	Property development
Ningbo Wanda Commercial Plaza Co., Ltd.***	寧波萬達商業廣場有限公司	PRC 16 February 2004	50,000	100%	–	Property development
Ningbo Wanda Property Co., Ltd.***	寧波萬達置業有限公司	PRC 1 September 2004	50,000	100%	–	Property development
Xi'an Wanda Commercial Plaza Co., Ltd.***	西安萬達商業廣場有限公司	PRC 2 September 2005	50,000	100%	–	Property development

APPENDIX II

FINANCIAL INFORMATION OF THE GROUP

English Name	Chinese Name	Place and date of incorporation/ registration and business	Issued ordinary/ registered share capital <i>RMB'000</i>	Percentage of equity attributable to the Company as at 31 December 2015		Principal activities
				Direct	Indirect	
Suzhou Wanda Plaza Investment Co., Ltd.***	蘇州萬達廣場投資有限公司	PRC 19 January 2006	90,000	100%	–	Property development
Harbin Wanda Commercial Investment Co., Ltd.***	哈爾濱萬達商業投資有限公司	PRC 15 March 2006	50,000	100%	–	Property development
Chengdu Wanda Commercial Plaza Investment Co., Ltd.***	成都萬達商業廣場投資有限公司	PRC 20 March 2006	100,000	100%	–	Property development
Chongqing Wanda Commercial Plaza Co., Ltd.***	重慶萬達商業廣場有限公司	PRC 10 May 2006	200,000	100%	–	Property development
Wuxi Wanda Commercial Plaza Investment Co., Ltd.***	無錫萬達商業廣場投資有限公司*	PRC 19 October 2006	100,000	100%	–	Property development
Shenyang Wanda Real Estate Co., Ltd.***	瀋陽萬達房地產有限公司	PRC 26 October 2006	1,600,000	100%	–	Property development
Wanda Commercial Planning Research Institute Co., Ltd.***	萬達商業規劃研究院有限公司	PRC 9 January 2007	50,000	100%	–	Commercial planning and research
Wanda Hotel Investment and Development Co., Ltd.***	萬達酒店建設有限公司	PRC 13 April 2007	50,000	100%	–	Hotel management service
Wanda Commercial Management Co., Ltd.***	萬達商業管理有限公司	PRC 8 February 2007	50,000	100%	–	Business and hotel management services
Taiyuan Wanda Plaza Co., Ltd.***	太原萬達廣場有限公司	PRC 8 February 2007	100,000	100%	–	Property development
Chongqing Wanda Hotel Management Co., Ltd.***	重慶萬達酒店管理有限公司	PRC 30 March 2007	10,000	100%	–	Hotel operation
Beijing Yinhe Wanda Property Co., Ltd.***	北京銀河萬達置業有限公司*	PRC 29 May 2007	28,000	100%	–	Hotel operation
Sanya Wanda Hotel Co., Ltd.***	三亞萬達大酒店有限公司	PRC 17 July 2007	50,000	100%	–	Hotel operation
Nanjing Wanda Plaza Investment Co., Ltd.***	南京萬達廣場投資有限公司	PRC 16 August 2007	300,000	100%	–	Property development
Qingdao Wanda Plaza Property Co., Ltd.***	青島萬達廣場置業有限公司	PRC 24 September 2007	50,000	100%	–	Property development

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English Name	Chinese Name	Place and date of incorporation/ registration and business	Issued ordinary/ registered share capital <i>RMB'000</i>	Percentage of equity attributable to the Company as at 31 December 2015		Principal activities
				Direct	Indirect	
Jilin Diwang Property Development Co., Ltd.***	吉林省地王置業開發有限公司	PRC 29 September 2007	1,050,000	100%	–	Property development
Jinan Wanda Commercial Plaza Property Co., Ltd.***	濟南萬達商業廣場置業有限公司	PRC 30 October 2007	100,000	100%	–	Property development
Shanghai Wanda Plaza Property Co., Ltd.***	上海萬達廣場置業有限公司	PRC 20 November 2007	100,000	100%	–	Property development
Huai'an Wanda Plaza Investment Co., Ltd.***	淮安萬達廣場投資有限公司	PRC 28 December 2007	170,000	100%	–	Property development
Shaanxi Yinfengminle Property Co., Ltd.***	陝西銀豐民樂置業有限公司	PRC 30 May 2008	50,000	100%	–	Property development
Tangshan Wanda Plaza Investment Co., Ltd.***	唐山萬達廣場投資有限公司	PRC 12 November 2008	2,400,000	100%	–	Property development
Luoyang Wanda Jianye Property Co., Ltd.***	洛陽萬達建業置業有限公司	PRC 19 December 2008	50,000	100%	–	Property development
Shijiazhuang Wanda Plaza Investment Co., Ltd.***	石家莊萬達廣場投資有限公司	PRC 29 December 2008	3,125,000	100%	–	Property leasing and hotel operation
Shanghai Jiading Wanda Investment Co., Ltd.***	上海嘉定萬達投資有限公司	PRC 11 February 2009	50,000	100%	–	Property leasing
Baotou Wanda Plaza Investment Co., Ltd.***	包頭萬達廣場投資有限公司	PRC 3 April 2009	100,000	100%	–	Property development
Hohhot Wanda Plaza Investment Co., Ltd.***	呼和浩特萬達廣場投資有限公司	PRC 7 April 2009	100,000	100%	–	Property development
Yichang Wanda Plaza Investment Co., Ltd.***	宜昌萬達廣場投資有限公司	PRC 10 April 2009	80,000	100%	–	Property development
Tianjin Hedong Wanda Plaza Investment Co., Ltd.***	天津河東萬達廣場投資有限公司	PRC 16 April 2009	100,000	100%	–	Property development
Wuhan Wanda Plaza Investment Co., Ltd.***	武漢萬達廣場投資有限公司	PRC 28 April 2009	1,224,490	100%	–	Property development
Dalian Yifang Commercial Investment Co., Ltd.***	大連一方商業投資有限公司	PRC 31 May 2009	20,000	100%	–	Commercial management

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English Name	Chinese Name	Place and date of incorporation/ registration and business	Issued ordinary/ registered share capital RMB'000	Percentage of equity attributable to the Company as at 31 December 2015		Principal activities
				Direct	Indirect	
Fuzhou Wanda Plaza Investment Co., Ltd.***	福州萬達廣場投資有限公司	PRC 10 June 2009	1,100,000	100%	–	Property leasing and hotel operation
Xiangyang Wanda Plaza Investment Co., Ltd.***	襄陽萬達廣場投資有限公司	PRC 10 June 2009	2,080,000	100%	–	Property development
Hefei Wanda Plaza Investment Co., Ltd.***	合肥萬達廣場投資有限公司	PRC 12 June 2009	100,000	100%	–	Property leasing and hotel operation
Shaoxing Keqiao Wanda Plaza Investment Co., Ltd.***	紹興柯橋萬達廣場投資有限公司	PRC 31 July 2009	2,100,000	100%	–	Property development
Ningbo Jiangbei Wanda Plaza Investment Co., Ltd.***	寧波江北萬達廣場投資有限公司	PRC 19 August 2009	100,000	100%	–	Property development
Chengdu Jinniu Wanda Plaza Investment Co., Ltd.***	成都金牛萬達廣場投資有限公司	PRC 27 August 2009	2,040,000	100%	–	Property leasing
Wuhan Wuchang Wanda Plaza Investment Co., Ltd.***	武漢武昌萬達廣場投資有限公司	PRC 11 September 2009	100,000	100%	–	Hotel operation
Zhengzhou Wanda Plaza Investment Co., Ltd.***	鄭州萬達廣場投資有限公司	PRC 14 October 2009	2,050,000	100%	–	Property development
Guangzhou Wanda Plaza Investment Co., Ltd.***	廣州萬達廣場投資有限公司*	PRC 20 October 2009	1,632,650	100%	–	Property development
Daqing Saertu Wanda Plaza Investment Co., Ltd.***	大慶薩爾圖萬達廣場投資有限公司	PRC 3 November 2009	100,000	100%	–	Property development
Zhenjiang Wanda Plaza Investment Co., Ltd.***	鎮江萬達廣場投資有限公司	PRC 25 November 2009	100,000	100%	–	Property development
Yinchuan Jinfeng Wanda Plaza Investment Co., Ltd.***	銀川金鳳萬達廣場投資有限公司	PRC 10 December 2009	100,000	100%	–	Property development
Wuhan Wanda Donghu Property Co., Ltd.***	武漢萬達東湖置業有限公司	PRC 30 December 2009	2,700,000	100%	–	Property development
Xiamen Huli Wanda Plaza Investment Co., Ltd.***	廈門湖里萬達廣場投資有限公司	PRC 11 March 2010	20,000	100%	–	Property leasing

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English Name	Chinese Name	Place and date of incorporation/ registration and business	Issued ordinary/ registered share capital <i>RMB'000</i>	Percentage of equity attributable to the Company as at 31 December 2015		Principal activities
				Direct	Indirect	
Wuhan Jingkai Wanda Plaza Investment Co., Ltd.***	武漢經開萬達廣場投資有限公司	PRC 23 March 2010	100,000	100%	–	Property development
Taizhou Hailing Wanda Plaza Investment Co., Ltd.***	泰州海陵萬達廣場投資有限公司	PRC 24 March 2010	1,250,000	100%	–	Property development
Changsha Kaifu Wanda Plaza Investment Co., Ltd.***	長沙開福萬達廣場投資有限公司*	PRC 19 April 2010	3,060,000	100%	–	Property development
Langfang Wanda Plaza Investment Co., Ltd.***	廊坊萬達廣場投資有限公司*	PRC 11 May 2010	100,000	100%	–	Property development
Quanzhou Puxi Wanda Plaza Investment Co., Ltd.***	泉州浦西萬達廣場投資有限公司	PRC 25 May 2010	311,300	100%	–	Property development
Changzhou Xinbei Wanda Plaza Investment Co., Ltd.***	常州新北萬達廣場投資有限公司	PRC 28 May 2010	1,030,000	100%	–	Property development
Chongqing Wanzhou Wanda Commercial Plaza Co., Ltd.***	重慶萬州萬達商業廣場有限公司	PRC 28 June 2010	200,000	100%	–	Property development
Chongqing Wanzhou Wanda Hotel Management Co., Ltd.***	重慶萬州萬達酒店管理有限公司	PRC 28 June 2010	10,000	100%	–	Hotel operation
Shanghai Baoshan Wanda Investment Co., Ltd.***	上海寶山萬達投資有限公司	PRC 23 July 2010	100,000	65%	–	Property development
Langfang Wanda Xueyuan Investment Co., Ltd.***	廊坊萬達學苑投資有限公司	PRC 13 August 2010	50,000	100%	–	Property development
Hefei Tian'e'hu Wanda Plaza Investment Co., Ltd.***	合肥天鵝湖萬達廣場投資有限公司	PRC 17 September 2010	100,000	100%	–	Property development
Nanchang Honggutan Wanda Plaza Investment Co., Ltd.***	南昌紅谷灘萬達廣場投資有限公司*	PRC 9 October 2010	100,000	100%	–	Property development
Lanzhou Wanda Plaza Investment Co., Ltd.***	蘭州萬達廣場投資有限公司	PRC 15 October 2010	100,000	100%	–	Property development
Jinjiang Wanda Plaza Co., Ltd.***	晉江萬達廣場有限公司	PRC 26 October 2010	100,000	100%	–	Property development

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English Name	Chinese Name	Place and date of incorporation/ registration and business	Issued ordinary/ registered share capital RMB'000	Percentage of equity attributable to the Company as at 31 December 2015		Principal activities
				Direct	Indirect	
Zhengzhou Erqi Wanda Plaza Co., Ltd.***	鄭州二七萬達廣場有限公司	PRC 15 November 2010	100,000	100%	–	Property leasing
Yantai Zhifu Wanda Plaza Co., Ltd.***	煙臺芝罘萬達廣場有限公司	PRC 15 November 2010	50,000	70%	–	Property development
Ningde Wanda Plaza Co., Ltd.***	寧德萬達廣場有限公司	PRC 23 November 2010	100,000	100%	–	Property development
Jiangyin Wanda Plaza Investment Co., Ltd.***	江陰萬達廣場投資有限公司	PRC 26 November 2010	1,300,000	100%	–	Property development
Zhangzhou Wanda Plaza Co., Ltd.***	漳州萬達廣場有限公司	PRC 30 November 2010	100,000	100%	–	Property leasing and hotel operation
Qingdao Licang Wanda Plaza Investment Co., Ltd.***	青島李滄萬達廣場投資有限公司*	PRC 17 December 2010	100,000	100%	–	Property development
Fushun Wanda Plaza Co., Ltd.***	撫順萬達廣場有限公司	PRC 23 December 2010	100,000	100%	–	Property development
Mianyang Fucheng Wanda Plaza Co., Ltd.***	綿陽涪城萬達廣場有限公司	PRC 4 January 2011	100,000	100%	–	Property development
Changchun Kuancheng Wanda Plaza Co., Ltd.***	長春寬城萬達廣場有限公司	PRC 4 January 2011	100,000	100%	–	Property development
Wenzhou Longwan Wanda Plaza Investment Co., Ltd.***	溫州龍灣萬達廣場投資有限公司	PRC 5 January 2011	100,000	100%	–	Property leasing
Harbin Haxi Wanda Plaza Co., Ltd.***	哈爾濱哈西萬達廣場有限公司	PRC 19 January 2011	100,000	100%	–	Property leasing and hotel operation
Wuhu Wanda Plaza Co., Ltd.***	蕪湖萬達廣場有限公司	PRC 21 January 2011	100,000	100%	–	Property development
Taicang Wanda Plaza Investment Co., Ltd.***	太倉萬達廣場投資有限公司	PRC 23 February 2011	1,630,000	100%	–	Property development
Yixing Wanda Plaza Co., Ltd.***	宜興萬達廣場有限公司	PRC 7 March 2011	930,000	100%	–	Property development
Guangzhou Wannuo Investment Management Co., Ltd.***	廣州市萬諾投資管理有限公司	PRC 13 May 2011	8,000	100%	–	Property development

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				Direct	Indirect	
Wuxi Huishan Wanda Plaza Co., Ltd.***	無錫惠山萬達廣場有限公司	PRC 16 May 2011	960,000	100%	–	Property development
Putian Wanda Plaza Co., Ltd.***	莆田萬達廣場有限公司	PRC 17 May 2011	100,000	100%	–	Property development
Tianjin Wanda Center Investment Co., Ltd.***	天津萬達中心投資有限公司	PRC 19 May 2011	100,000	100%	–	Property development
Dongguan Chang'an Wanda Plaza Co., Ltd.***	東莞長安萬達廣場有限公司	PRC 25 May 2011	100,000	100%	–	Property development
Xiamen Jimei Wanda Plaza Co., Ltd.***	廈門集美萬達廣場有限公司	PRC 19 July 2011	200,000	100%	–	Property development
Jining Taibailu Wanda Plaza Co., Ltd.***	濟寧太白路萬達廣場有限公司	PRC 2 August 2011	100,000	100%	–	Property development
Shenyang Aoti Wanda Plaza Co., Ltd.***	瀋陽奧體萬達廣場有限公司	PRC 8 September 2011	300,000	100%	–	Property development
Yuyao Wanda Plaza Investment Co., Ltd.***	余姚萬達廣場投資有限公司	PRC 29 September 2011	250,000	100%	–	Property development
Xuzhou Wanda Plaza Co., Ltd.***	徐州萬達廣場有限公司	PRC 20 October 2011	350,000	100%	–	Property development
Bengbu Wanda Plaza Co., Ltd.***	蚌埠萬達廣場有限公司	PRC 24 October 2011	350,000	100%	–	Property development
Xi'an Daminggong Wanda Plaza Co., Ltd.***	西安大明宮萬達廣場有限公司	PRC 30 November 2011	600,000	100%	–	Property development
Chifeng Wanda Plaza Co., Ltd.***	赤峰萬達廣場有限公司*	PRC 16 December 2011	400,000	100%	–	Property development
Shanghai Songjiang Wanda Plaza Investment Co., Ltd.***	上海松江萬達廣場投資有限公司	PRC 22 December 2011	200,000	100%	–	Property development
Nanjing Jiangning Wanda Plaza Co., Ltd.***	南京江寧萬達廣場有限公司	PRC 29 December 2011	400,000	100%	–	Property development
Dandong Wanda Plaza Co., Ltd.***	丹東萬達廣場有限公司*	PRC 9 February 2012	550,000	100%	–	Property development
Weifang Wanda Plaza Co., Ltd.***	濰坊萬達廣場有限公司	PRC 10 February 2012	400,000	100%	–	Property development
Guangzhou Zengcheng Wanda Plaza Co., Ltd.***	廣州增城萬達廣場有限公司	PRC 12 March 2012	250,000	100%	–	Property development

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English Name	Chinese Name	Place and date of incorporation/ registration and business	Issued ordinary/ registered share capital RMB'000	Percentage of equity attributable to the Company as at 31 December 2015		Principal activities
				Direct	Indirect	
Dongguan Dongcheng Wanda Plaza Investment Co., Ltd.***	東莞東城萬達廣場投資有限公司	PRC 9 May 2012	500,000	100%	–	Property development
Kunming Wanda Plaza Investment Co., Ltd.***	昆明萬達廣場投資有限公司*	PRC 11 May 2012	600,000	100%	–	Property development
Foshan Nanhai Wanda Plaza Co., Ltd.***	佛山南海萬達廣場有限公司	PRC 24 May 2012	600,000	100%	–	Property development
Manzhouli Wanda Plaza Co., Ltd.***	滿洲里萬達廣場有限公司	PRC 30 May 2012	150,000	100%	–	Property development
Yinchuan Wanda Investment Property Co., Ltd.***	銀川萬達投資置業有限公司	PRC 19 June 2012	100,000	100%	–	Property development
Yinchuan Xixia Wanda Plaza Co., Ltd.***	銀川西夏萬達廣場有限公司	PRC 20 June 2012	500,000	100%	–	Property development
Jinhua Wanda Plaza Investment Co., Ltd.***	金華萬達廣場投資有限公司*	PRC 17 August 2012	800,000	100%	–	Property development
Nanning Qingxiu Wanda Plaza Investment Co., Ltd.***	南寧青秀萬達廣場投資有限公司	PRC 14 September 2012	1,000,000	100%	–	Property development
Ma'anshan Wanda Plaza Investment Co., Ltd.***	馬鞍山萬達廣場投資有限公司	PRC 19 September 2012	800,000	100%	–	Property development
Changzhou Wujin Wanda Plaza Investment Co., Ltd.***	常州武進萬達廣場投資有限公司*	PRC 21 September 2012	900,000	100%	–	Property development
Shanghai Wanda Hotel Investment Co., Ltd.***	上海萬達酒店投資有限公司	PRC 9 October 2012	50,000	100%	–	Property development
Mianyang Jingkai Wanda Plaza Investment Co., Ltd.***	綿陽經開萬達廣場投資有限公司	PRC 22 October 2012	800,000	100%	–	Property development
Longyan Wanda Plaza Investment Co., Ltd.***	龍岩萬達廣場投資有限公司	PRC 2 November 2012	800,000	100%	–	Property development
Wanda Hotel Design and Research Institute Co., Ltd.***	萬達酒店設計研究院有限公司	PRC 9 November 2012	50,000	100%	–	Decoration and designing management
Yingkou Wanda Plaza Investment Co., Ltd.***	營口萬達廣場投資有限公司	PRC 3 December 2012	600,000	100%	–	Property development
Qiqihar Wanda Plaza Investment Co., Ltd.***	齊齊哈爾萬達廣場投資有限公司	PRC 6 December 2012	600,000	100%	–	Property development

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				Direct	Indirect	
Fuqing Wanda Plaza Co., Ltd.***	福清萬達廣場有限公司	PRC 18 December 2012	400,000	100%	–	Property development
Jingzhou Wanda Plaza Investment Co., Ltd.***	荊州萬達廣場投資有限公司	PRC 21 December 2012	600,000	100%	–	Property development
Jiangmen Wanda Plaza Investment Co., Ltd.***	江門萬達廣場投資有限公司*	PRC 22 January 2013	600,000	100%	–	Property development
Wenzhou Pingyang Wanda Plaza Investment Co., Ltd.***	溫州平陽萬達廣場投資有限公司	PRC 1 March 2013	600,000	100%	–	Property development
Anyang Wanda Plaza Investment Co., Ltd.***	安陽萬達廣場投資有限公司	PRC 4 March 2013	600,000	100%	–	Property development
Hangzhou Gongshu Wanda Investment Co., Ltd.***	杭州拱墅萬達投資有限公司*	PRC 22 March 2013	800,000	100%	–	Property development
Shanghai Jinshan Wanda Plaza Investment Co., Ltd.***	上海金山萬達廣場投資有限公司	PRC 2 April 2013	700,000	100%	–	Property development
Harbin Wanda City Investment Co., Ltd.***	哈爾濱萬達城投資有限公司	PRC 16 April 2013	2,000,000	100%	–	Property development
Zhengzhou Jinshui Wanda Investment Co., Ltd.***	鄭州金水萬達投資有限公司*	PRC 18 April 2013	700,000	100%	–	Property development
Jiamusi Wanda Plaza Investment Co., Ltd.***	佳木斯萬達廣場投資有限公司	PRC 19 April 2013	500,000	100%	–	Property development
Jixi Wanda Plaza Investment Co., Ltd.***	雞西萬達廣場投資有限公司	PRC 24 April 2013	300,000	100%	–	Property development
Guangyuan Wanda Plaza Investment Co., Ltd.***	廣元萬達廣場投資有限公司*	PRC 2 May 2013	500,000	100%	–	Property development
Weinan Wanda Plaza Investment Co., Ltd.***	渭南萬達廣場投資有限公司	PRC 29 May 2013	300,000	100%	–	Property development
Dongying Dalian Wanda Plaza Investment Co., Ltd.***	東營大連萬達廣場投資有限公司*	PRC 3 June 2013	500,000	100%	–	Property development
Jiaxing Wanda Plaza Investment Co., Ltd.***	嘉興萬達廣場投資有限公司	PRC 3 June 2013	800,000	100%	–	Property development
Nanchang Wanda City Investment Co., Ltd.***	南昌萬達城投資有限公司	PRC 9 June 2013	2,000,000	100%	–	Property development
Tongliao Wanda Plaza Investment Co., Ltd.***	通遼萬達廣場投資有限公司	PRC 17 June 2013	500,000	100%	–	Property development

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				Direct	Indirect	
Xining Wanda Plaza Investment Co., Ltd.***	西寧萬達廣場投資有限公司	PRC 17 June 2013	800,000	100%	–	Property development
Tai'an Wanda Plaza Investment Co., Ltd.***	泰安萬達廣場投資有限公司	PRC 19 June 2013	500,000	100%	–	Property development
Dezhou Wanda Plaza Investment Co., Ltd.***	德州萬達廣場投資有限公司	PRC 20 June 2013	600,000	100%	–	Property development
Neijiang Wanda Plaza Investment Co., Ltd.***	內江萬達廣場投資有限公司	PRC 1 July 2013	500,000	100%	–	Property development
Huangshi Wanda Plaza Investment Co., Ltd.***	黃石萬達廣場投資有限公司	PRC 2 July 2013	700,000	100%	–	Property development
Wuhai Wanda Plaza Investment Co., Ltd.***	烏海萬達廣場投資有限公司	PRC 12 July 2013	500,000	100%	–	Property development
Guangzhou Luogang Wanda Plaza Co., Ltd.***	廣州蘿崗萬達廣場有限公司*	PRC 25 July 2013	800,000	100%	–	Property development
Siping Wanda Plaza Investment Co., Ltd.***	四平萬達廣場投資有限公司	PRC 6 August 2013	300,000	100%	–	Property development
Qingdao Wanda Oriental Movie Metropolis Investment Co., Ltd.***	青島萬達東方影都投資有限公司	PRC 23 August 2013	3,000,000	100%	–	Property development
Zhanjiang Development Zone Wanda Plaza Investment Co., Ltd.***	湛江開發區萬達廣場投資有限公司	PRC 2 September 2013	800,000	100%	–	Property development
Chongqing Wanda Plaza Property Co., Ltd.***	重慶萬達廣場置業有限公司*	PRC 3 September 2013	700,000	100%	–	Property development
Dongguan Houjie Wanda Plaza Investment Co., Ltd.***	東莞厚街萬達廣場投資有限公司	PRC 5 September 2013	800,000	100%	–	Property development
Fuyang Wanda Plaza Investment Co., Ltd.***	阜陽萬達廣場投資有限公司*	PRC 9 September 2013	700,000	100%	–	Property development
Liuzhou Wanda Plaza Investment Co., Ltd.***	柳州萬達廣場投資有限公司	PRC 23 September 2013	800,000	100%	–	Property development
Hefei Wanda City Investment Co., Ltd.***	合肥萬達城投資有限公司	PRC 30 September 2013	2,000,000	100%	–	Property development
Zhangzhou Taiwanese Investment Zone Wanda Plaza Investment Co., Ltd.***	漳州台商投資區萬達廣場投資有限公司	PRC 18 October 2013	500,000	100%	–	Property development

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				Direct	Indirect	
Suzhou Wuzhong Wanda Plaza Investment Co., Ltd.***	蘇州吳中萬達廣場投資有限公司	PRC 27 November 2013	1,000,000	100%	–	Property development
Urumqi Wanda Plaza Investment Co., Ltd.***	烏魯木齊萬達廣場投資有限公司	PRC 3 December 2013	600,000	100%	–	Property development
Xiangtan Wanda Plaza Investment Co., Ltd.***	湘潭萬達廣場投資有限公司	PRC 4 December 2013	500,000	100%	–	Property development
Taizhou Jingkai Wanda Property Co., Ltd.***	台州經開萬達置業有限公司	PRC 16 December 2013	700,000	100%	–	Property development
Nanning Anji Wanda Plaza Investment Co., Ltd.***	南寧安吉萬達廣場投資有限公司*	PRC 17 December 2013	200,000	100%	–	Property development
Chengdu Wanda Hotel Investment Co., Ltd.***	成都萬達酒店投資有限公司	PRC 23 December 2013	100,000	100%	–	Property development
Nantong Wanda Plaza Investment Co., Ltd.***	南通萬達廣場投資有限公司	PRC 23 December 2013	700,000	100%	–	Property development
Dalian Jingkai Wanda Plaza Investment Co., Ltd.***	大連經開萬達廣場投資有限公司	PRC 25 December 2013	900,000	100%	–	Property development
Bozhou Wanda Plaza Investment Co., Ltd.***	亳州萬達廣場投資有限公司	PRC 16 December 2013	500,000	100%	–	Property development
Harbin Hanan Wanda Plaza Investment Co., Ltd.***	哈爾濱哈南萬達廣場投資有限公司	PRC 2 January 2014	900,000	100%	–	Property development
Jingmen Wanda Plaza Investment Co., Ltd.***	荊門萬達廣場投資有限公司	PRC 2 January 2014	400,000	100%	–	Property development
Wuxi Wanda City Investment Co., Ltd.***	無錫萬達城投資有限公司	PRC 3 January 2014	2,000,000	100%	–	Property development
Guangzhou Nansha Wanda Plaza Co., Ltd.***	廣州南沙萬達廣場有限公司	PRC 22 January 2014	900,000	100%	–	Property development
Yiwu Wanda Plaza Investment Co., Ltd.***	義烏萬達廣場投資有限公司	PRC 23 January 2014	1,000,000	100%	–	Property development
Shangrao Wanda Plaza Investment Co., Ltd.***	上饒萬達廣場投資有限公司	PRC 14 March 2014	900,000	100%	–	Property development
Jinan Gaoxin Wanda Plaza Property Co., Ltd.***	濟南高新萬達廣場置業有限公司*	PRC 14 March 2014	1,000,000	100%	–	Property development
Mudanjiang Wanda Plaza Investment Co., Ltd.***	牡丹江萬達廣場投資有限公司	PRC 17 March 2014	500,000	100%	–	Property development

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English Name	Chinese Name	Place and date of incorporation/ registration and business	Issued ordinary/ registered share capital <i>RMB'000</i>	Percentage of equity attributable to the Company as at 31 December 2015		Principal activities
				Direct	Indirect	
Suzhou Wanda Plaza Investment Co., Ltd.***	宿州萬達廣場投資有限公司	PRC 21 March 2014	500,000	100%	–	Property development
Chengdu Pixian Wanda Plaza Investment Co., Ltd.***	成都郫縣萬達廣場投資有限公司	PRC 31 March 2014	600,000	100%	–	Property development
Jiujiang Wanda Plaza Investment Co., Ltd.***	九江萬達廣場投資有限公司	PRC 1 April 2014	1,000,000	100%	–	Property development
Dongguan Humen Wanda Plaza Investment Co., Ltd.***	東莞虎門萬達廣場投資有限公司	PRC 15 May 2014	900,000	100%	–	Property development
Hohhot Wanda Plaza Property Co., Ltd.***	呼和浩特萬達廣場置業有限公司	PRC 15 May 2014	600,000	100%	–	Property development
Quanzhou Anxi Wanda Plaza Investment Co., Ltd.	泉州安溪萬達廣場投資有限公司	PRC 16 May 2014	500,000	100%	–	Property development
Ziyang Wanda Plaza Investment Co., Ltd.***	資陽萬達廣場投資有限公司	PRC 23 May 2014	500,000	100%	–	Property development
Yanji Wanda Plaza Investment Co., Ltd.***	延吉萬達廣場投資有限公司	PRC 29 May 2014	400,000	100%	–	Property development
Meizhou Wanda Plaza Investment Co., Ltd.***	梅州萬達廣場投資有限公司	PRC 30 May 2014	600,000	100%	–	Property development
Shaoxing Shangyu Wanda Plaza Investment Co., Ltd.***	紹興上虞萬達廣場投資有限公司	PRC 9 June 2014	800,000	100%	–	Property development
Xuzhou Wanda Plaza Property Co., Ltd.***	徐州萬達廣場置業有限公司	PRC 11 June 2014	700,000	100%	–	Property development
Suining Wanda Plaza Investment Co., Ltd.***	遂寧萬達廣場投資有限公司	PRC 13 June 2014	300,000	100%	–	Property development
Jilin Wanda Plaza Investment Co., Ltd.***	吉林市萬達廣場投資有限公司	PRC 20 June 2014	900,000	100%	–	Property development
Hefei Yaohai Wanda Plaza Investment Co., Ltd.***	合肥瑤海萬達廣場投資有限公司	PRC 25 June 2014	900,000	100%	–	Property development
Kunshan Wanda Plaza Investment Co., Ltd.***	昆山萬達廣場投資有限公司	PRC 3 July 2014	500,000	100%	–	Property development
Changshu Wanda plaza Investment Co., Ltd.***	常熟萬達廣場投資有限公司	PRC 7 July 2014	1,000,000	100%	–	Property development

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English Name	Chinese Name	Place and date of incorporation/ registration and business	Issued ordinary/ registered share capital RMB'000	Percentage of equity attributable to the Company as at 31 December 2015		Principal activities
				Direct	Indirect	
Nanning Wanda Mall Investment Co., Ltd.***	南寧萬達茂投資有限公司	PRC 11 July 2014	1,000,000	100%	–	Property management
Guangzhou Wanda Cultural Tourism City Investment Co., Ltd.***	廣州萬達文化旅遊城投資有限公司	PRC 12 August 2014	2,000,000	100%	–	Property management
Zhuji Wanda Plaza Investment Co., Ltd.***	諸暨萬達廣場投資有限公司	PRC 13 August 2014	700,000	100%	–	Property management
Changchun Motor City Wanda Plaza Investment Co., Ltd.***	長春汽車城萬達廣場投資有限公司	PRC 15 August 2014	900,000	100%	–	Property management
Shanghai Qingpu Wanda Mall Investment Co., Ltd.***	上海青浦萬達茂投資有限公司	PRC 23 September 2014	1,000,000	100%	–	Property management
Leshan Wanda Plaza Investment Co., Ltd.***	樂山萬達廣場投資有限公司	PRC 14 October 2014	600,000	100%	–	Property management
Foshan Sanshui Wanda Plaza Investment Co., Ltd.***	佛山三水萬達廣場投資有限公司	PRC 18 November 2014	500,000	100%	–	Property management
Guilin Wanda City Investment Co., Ltd.***	桂林萬達城投資有限公司	PRC 25 November 2014	1,000,000	100%	–	Property development
Deyang Wanda Plaza Investment Co., Ltd.***	德陽萬達廣場投資有限公司	PRC 4 December 2014	400,000	100%	–	Property development
Chongqing Yongchuan Wanda Plaza Investment Co., Ltd.***	重慶永川萬達廣場投資有限公司	PRC 15 December 2014	700,000	100%	–	Property management
Nanjing Wanda Mall Investment Co., Ltd.***	南京萬達茂投資有限公司	PRC 24 December 2014	1,000,000	100%	–	Property management
Changde Wanda Plaza Investment Co., Ltd.***	常德萬達廣場投資有限公司	PRC 24 December 2014	600,000	100%	–	Property management
Changchun Wanda Center Investment Co., Ltd.***	長春萬達中心投資有限公司	PRC 16 January 2015	1,000,000	100%	–	Property development
Changchun Wanda Center Property Co., Ltd.***	長春萬達中心置業有限公司	PRC 19 January 2015	100,000	100%	–	Property development
Nanping Wanda Real Estate Co., Ltd.***	南平萬達地產有限公司	PRC 4 February 2015	200,000	100%	–	Property development
Nanping Wanda Plaza Investment Co., Ltd.***	南平萬達廣場投資有限公司	PRC 4 February 2015	100,000	100%	–	Property development

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English Name	Chinese Name	Place and date of incorporation/ registration and business	Issued ordinary/ registered share capital RMB'000	Percentage of equity attributable to the Company as at 31 December 2015		Principal activities
				Direct	Indirect	
Chengdu Qingyang Wanda Plaza Investment Co., Ltd.***	成都青羊萬達廣場投資有限公司	PRC 6 February 2015	500,000	100%	–	Property development
Beijing Fengke Wanda Plaza Investment Co., Ltd.***	北京豐科萬達廣場有限公司	PRC 9 March 2015	1,000,000	100%	–	Property development
Sanmenxia Wanda Plaza Investment Co., Ltd.***	三門峽萬達廣場投資有限公司	PRC 12 March 2015	200,000	–****	–	Property development
Wanda (Shanghai) Equity Investment Fund Management Co., Ltd.***	萬達(上海)股權投資基金管理有限公司	PRC 18 March 2015	10,000	100%	–	Investment management
Zhengzhou Biyuan Wanda Plaza Investment Co., Ltd.***	鄭州碧源萬達廣場投資有限公司	PRC 19 March 2015	500,000	–****	–	Property development
Yichun Wanda Plaza Investment Co., Ltd.***	宜春萬達廣場投資有限公司	PRC 23 March 2015	100,000	–****	–	Property development
Meizhou Wanda Real Estate Co., Ltd. ***	梅州萬達地產有限公司	PRC 30 March 2015	100,010	–****	–	Property development
Sanming Wanda Real Estate Co., Ltd.***	三明萬達地產有限公司	PRC 8 April 2015	200,000	100%	–	Property development
Sanming Wanda Plaza Investment Co., Ltd.***	三明萬達廣場投資有限公司	PRC 8 April 2015	100,000	100%	–	Property development
Dalian Wanda Plaza Property Co., Ltd.***	大連萬達廣場置業有限公司	PRC 14 April 2015	10,000	100%	–	Property development
Deyang Wanda Plaza Industrial Co., Ltd. ***	德陽萬達廣場實業有限公司	PRC 17 April 2015	66,675	–****	–	Property development
Chongqing Yongchuan Wanda Plaza Real Estate Co., Ltd. ***	重慶永川萬達廣場地產有限公司	PRC 23 April 2015	53,320	100%	–	Property development
Liangyungang Wanda Plaza Investment Co., Ltd.***	連雲港萬達廣場投資有限公司	PRC 4 May 2015	100,000	100%	–	Property development
Wanda Property Management Co., Ltd.***	萬達物業管理有限公司	PRC 8 May 2015	50,000	100%	–	Property management
Leshan Wanda Plaza Industrial Co., Ltd. ***	樂山萬達廣場實業有限公司	PRC 5 May 2015	80,010	–****	–	Property development

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English Name	Chinese Name	Place and date of incorporation/ registration and business	Issued ordinary/ registered share capital RMB'000	Percentage of equity attributable to the Company as at 31 December 2015		Principal activities
				Direct	Indirect	
Changde Wanda Property Co., Ltd.***	常德萬達置業有限公司	PRC 5 May 2015	102,820	-****	-	Property development
Jiujiang Wanda Real Estate Co., Ltd.***	九江萬達地產有限公司	PRC 18 May 2015	113,000	100%	-	Property development
Nanning Jiangnan Wanda Plaza Investment Co., Ltd.***	南寧江南萬達廣場投資有限公司	PRC 20 May 2015	100,000	100%	-	Property development
Yingkou Bayuquan Wanda Plaza Investment Co., Ltd.***	營口鹹魚圈萬達廣場投資有限公司	PRC 27 May 2015	10,000	100%	-	Property development
Shaoxing Shangyu Wanda Plaza Property Co., Ltd.***	紹興上虞萬達廣場置業有限公司	PRC 2 June 2015	127,736	-****	-	Property development
Liu'an Wanda Real Estate Co., Ltd.***	六安萬達地產有限公司	PRC 3 June 2015	100,000	100%	-	Property development
Liu'an Wanda Plaza Investment Co., Ltd.***	六安萬達廣場投資有限公司	PRC 3 June 2015	10,000	100%	-	Property development
Yantai Wanda Real Estate Co., Ltd.***	煙台萬達地產有限公司	PRC 3 June 2015	100,000	100%	-	Property development
Yantai Wanda Plaza Investment Co., Ltd.***	煙台萬達廣場投資有限公司	PRC 3 June 2015	10,000	100%	-	Property development
Shuangliu Wanda Plaza Investment Co., Ltd.***	雙流萬達廣場投資有限公司	PRC 3 June 2015	200,000	-****	-	Property development
Binzhou Wanda Plaza Investment Co., Ltd.***	濱州萬達廣場投資有限公司	PRC 23 June 2015	10,000	100%	-	Property development
Chengdu Wanda City Investment Co., Ltd.***	成都萬達城投資有限公司	PRC 23 June 2015	1,000,000	100%	-	Property development
Fuyang Yingquan Wanda Plaza Investment Co., Ltd.***	阜陽穎泉萬達廣場投資有限公司	PRC 25 June 2015	10,000	100%	-	Property development
Huzhou Wanda Investment Co., Ltd.***	湖州萬達投資有限公司	PRC 25 June 2015	10,000	100%	-	Property development
Haikou Wanda Plaza Investment Co., Ltd.***	海口萬達廣場投資有限公司	PRC 29 June 2015	10,000	100%	-	Property development
Haikou Wanda Real Estate Co., Ltd.***	海口萬達地產有限公司	PRC 29 June 2015	100,000	100%	-	Property development

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English Name	Chinese Name	Place and date of incorporation/ registration and business	Issued ordinary/ registered share capital RMB'000	Percentage of equity attributable to the Company as at 31 December 2015		Principal activities
				Direct	Indirect	
Fuzhou Wanda Plaza Investment Co., Ltd.***	撫州萬達廣場投資 有限公司	PRC 9 July 2015	10,000	100%	–	Property development
Chaoyang Wanda Plaza Investment Co., Ltd.***	朝陽萬達廣場投資 有限公司	PRC 10 July 2015	10,000	100%	–	Property development
Liaoyang Wanda Plaza Investment Co., Ltd.***	遼陽萬達廣場投資 有限公司	PRC 13 July 2015	10,000	100%	–	Property development
Yiyang Wanda Plaza Investment Co., Ltd.***	益陽萬達廣場投資 有限公司	PRC 31 July 2015	10,000	100%	–	Property development
Qingyuan Qingcheng Wanda Plaza Co., Ltd.***	清遠清城萬達廣場 有限公司	PRC 31 July 2015	10,000	100%	–	Property development
Liuzhou Liunan Wanda Plaza Investment Co., Ltd.***	柳州柳南萬達廣場 投資有限公司	PRC 10 August 2015	10,000	100%	–	Property development
Liuzhou Liunan Wanda Plaza Property Co., Ltd.***	柳州柳南萬達廣場 置業有限公司	PRC 10 August 2015	100,000	100%	–	Property development
Tianjin Pilot Free Trade Zone Wanda Real Estate Co., Ltd.***	天津自貿區萬達置 業有限公司	PRC 18 August 2015	200,000	85%	–	Property development
Jilin Wanda Real Estate Development Co., Ltd.***	吉林市萬達房地產 開發有限公司	PRC 21 August 2015	173,000	100%	–	Property development
Yangzhou Wanda Plaza Property Co., Ltd.***	揚州萬達廣場置業 有限公司	PRC 27 August 2015	100,000	100%	–	Property development
Tongling Wanda Plaza Investment Co., Ltd.***	銅陵萬達廣場投資 有限公司	PRC 27 August 2015	10,000	100%	–	Property development
Xi'an Jinsheng Real Estate Co., Ltd.***	西安錦盛置業有限 公司	PRC 15 September 2015	200,000	100%	–	Property development
Zaozhuang Wanda Plaza Investment Co., Ltd.***	棗莊萬達廣場投資 有限公司	PRC 18 September 2015	10,000	100%	–	Property development
Nanchang Xihu Wanda Plaza Investment Co., Ltd.***	南昌西湖萬達廣場 投資有限公司	PRC 24 September 2015	10,000	100%	–	Property development
Dalian Pulandian Wanda Plaza Investment Co., Ltd.***	大連普蘭店萬達廣 場投資有限公司	PRC 12 October 2015	10,000	100%	–	Property development

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English Name	Chinese Name	Place and date of incorporation/ registration and business	Issued ordinary/ registered share capital RMB'000	Percentage of equity attributable to the Company as at 31 December 2015		Principal activities
				Direct	Indirect	
Beihai Wanda Plaza Property Co., Ltd.***	北海萬達廣場置業有限公司	PRC 19 October 2015	10,000	100%	–	Property development
Yancheng Wanda Plaza Investment Co., Ltd.***	鹽城萬達廣場投資有限公司	PRC 2 November 2015	10,000	100%	–	Property development
Dalian Zhuanghe Wanda Plaza Investment Co., Ltd.***	大連莊河萬達廣場投資有限公司	PRC 16 November 2015	10,000	100%	–	Property development
Jinzhou Wanda Plaza Investment Co., Ltd.***	錦州萬達廣場投資有限公司	PRC 20 November 2015	10,000	100%	–	Property development
Jiaozuo Wanda Plaza Investment Co., Ltd.***	焦作萬達廣場投資有限公司	PRC 24 November 2015	10,000	100%	–	Property development
Chongqing Qijiang Wanda Plaza Property Co., Ltd.***	重慶綦江萬達廣場置業有限公司	PRC 25 November 2015	10,000	100%	–	Property development
Baotou Jiuyuan Wanda Plaza Investment Co., Ltd.***	包頭九原萬達廣場投資有限公司	PRC 30 November 2015	10,000	100%	–	Property development
Chengdu Jintang Wanda Plaza Property Co., Ltd.***	成都金堂萬達廣場置業有限公司	PRC 14 December 2015	300,000	100%	–	Property development
Chongqing Beibei Plaza Property Co., Ltd.***	重慶北碚萬達廣場置業有限公司	PRC 24 December 2015	10,000	100%	–	Property development
Chengdu Tianfu Wanda Property Co., Ltd.***	成都天府萬達置業有限公司	PRC 30 December 2015	100,000	100%	–	Property development
Wanda Hotel Development Company Limited	萬達酒店發展有限公司	Bermuda 2 November 2000	–**	–	65%	Investment holding
Sunseeker International (Holdings) Limited		United Kingdom 23 August 2006	GBP100,000	–	94%	Investment management
Wanda Commercial Properties (Hong Kong) Co., Ltd.	萬達商業地產(香港)有限公司	Hong Kong 6 February 2013	–**	100%	–	Investment holding
Wanda Yacht Investment (Jersey) Limited		United Kingdom 23 May 2013	–**	100%	–	Investment holding
Wanda One (UK) Ltd.		United Kingdom 26 September 2013	GBP10,000	–	100%	Investment holding
Wanda Madrid Development, S.L (“Wanda Madrid”)*		Spain 13 February 2014	EUR3,000	–	100%	Investment holding

English Name	Chinese Name	Place and date of incorporation/ registration and business	Issued ordinary/ registered share capital RMB'000	Percentage of equity attributable to the Company as at 31 December 2015		Principal activities
				Direct	Indirect	
Wanda Beverly Hills Properties LLC		the United States 11 August 2014	–**	–	100%	Property management
Wanda Australia Real Estate Pty Ltd.		Australia 27 October 2014	–**	–	100%	Investment holding

* Certain of the Group's interests in these entities have been pledged as collateral for bank borrowings (note 27).

** The share capital of these subsidiaries is presented as zero rounded to the nearest thousand.

*** The statutory financial statements of these subsidiaries of the Group were audited by Da Hua Certified Public Accountants (Special General Partnership).

**** During the year, the Company entered into the Equity Transfer Agreements and the Light Asset Cooperation Framework Agreements (the "Agreements") with Wanda Wensheng (Shanghai) Investment Partnership ("Wanda Wensheng") and Wanda Wenyu (Shanghai) Investment Partnership ("Wanda Wenyu") respectively. Wanda Wensheng and Wanda Wenyu are both established in the PRC with limited liability, and the general partner of these two entities is Kuaiqian (Tianjin) Financial Service Co., Ltd. ("Kuaiqian Financial"), a limited liability company established in the PRC with a 68.7% equity interest held by Mr. WANG Jianlin. Pursuant to the Agreements, (i) the Company had agreed to transfer the equity interests of its five wholly-owned subsidiaries ("the Project Companies") to each of Wanda Wensheng and Wanda Wenyu; (ii) the Company had agreed to provide construction management and operation management services and license certain intellectual property rights to Wanda Wensheng, Wanda Wenyu and the Project Companies; (iii) in consideration of these services provided by, the Company will receive fees of 30% of the net properties income (refers to the gross property income generated from the operation of the Project Companies minus reasonable costs and expenses) generated by the Project Companies each year after the commencement of operation; and (iv) Wanda Wensheng and Wanda Wenyu had agreed to provide funds to the Project Companies for the construction and operation of the Wanda Plazas under the Project Companies. Pursuant to the Agreements, the Company shall (i) have the absolute, exclusive and irrevocable right in the construction management and operation management of the Project Companies; and (ii) have the right to appoint all the directors and senior managements (except the legal representatives) of the Project Companies. In this regard, the Company has the rights to variable returns and retains control over the Project Companies. As a result, the Project Companies were still accounted for in the consolidated financial statement of the Group as the Group's subsidiaries. As at the year end, the equity interests of nine out of a total of ten subsidiaries had been transferred, which are all included in the table above. The total consideration received from Wanda Wensheng and Wanda Wenyu is RMB1,537 million. The equity interest of the remaining subsidiary, Chongqing Yongchuan Wanda Plaza Real Estate Co., Ltd., has not been transferred by the reporting date. Based on the Agreements with Wanda Wensheng, the cash consideration is RMB57 million and the equity interests shall be transferred in 2016. During the current year, Wanda Wensheng and Wanda Wenyu provided additional funds totalling RMB591 million to the Project Companies. The additional funds aim to support long-term growth of the project companies and have neither interest nor fixed term of payment.

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

2. BASIS OF PREPARATION AND ACCOUNTING POLICIES

2.1 Basis of preparation

These financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“HKASs”) and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”), accounting principles generally accepted in Hong Kong and the disclosure requirements of the Hong Kong Companies Ordinance. They have been prepared under the historical cost convention, except for investment properties which have been measured at fair value. These financial statements are presented in Renminbi (“RMB”) and all values are rounded to the nearest million except when otherwise indicated.

Basis of consolidation

The consolidated financial statements include the financial statements of the Group for the year ended 31 December 2015. A subsidiary is an entity (including a structured entity), directly or indirectly, controlled by the Company. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee (i.e., existing rights that give the Group the current ability to direct the relevant activities of the investee).

When the Company has, directly or indirectly, less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in accessing whether it has power over an investee, including:

- (a) the contractual arrangement with the other vote holders of the investee;
- (b) rights arising from other contractual arrangements; and
- (c) the Group’s voting rights and potential voting rights.

The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies. The results of subsidiaries are consolidated from the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases.

Profit or loss and each component of other comprehensive income are attributed to the owners of the parent of the Group and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control described in the accounting policy for subsidiaries above. A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Group loses control over a subsidiary, it derecognises (i) the assets (including goodwill) and liabilities of the subsidiary, (ii) the carrying amount of any non-controlling interests and (iii) the cumulative translation differences recorded in equity; and recognises (i) the fair value of the consideration received, (ii) the fair value of any investment retained and (iii) any resulting surplus or deficit in profit or loss. The Group’s share of components previously recognised in other comprehensive income is reclassified to profit or loss or retained profits, as appropriate, on the same basis as would be required if the Group had directly disposed of the related assets or liabilities.

2.2 Changes in accounting policies and disclosures

The Group has adopted the following revised standards for the first time for the current year’s financial statements.

Amendments to HKAS 19 Defined Benefit Plans: Employee Contributions
Annual Improvements to HKFRS 2010-2012 Cycle
Annual Improvements to HKFRS 2011-2013 Cycle

The nature and the impact of each amendment is described below:

- (a) Amendments to HKAS 19 apply to contributions from employees or third parties to defined benefit plans. The amendments simplify the accounting for contributions that are independent of the number of years of employee service, for example, employee contributions that are calculated according to a fixed percentage of salary. If the amount of the contributions is independent of the number of years of service, an entity is permitted to recognise such contributions as a reduction of service cost in the period in which the related service is rendered. The amendments have had no impact on the Group as the Group does not have defined benefit plans.
- (b) The *Annual Improvements to HKFRSs 2010-2012 Cycle* issued in January 2014 sets out amendments to a number of HKFRSs. Details of the amendments that are effective for the current year are as follows:
- *HKFRS 8 Operating Segments*: Clarifies that an entity must disclose the judgements made by managements in applying the aggregation criteria in HKFRS 8, including a brief description of operating segments that have been aggregated and the economic characteristics used to assess whether the segments are similar. The amendments also clarify that a reconciliation of segment assets to total assets is only required to be disclosed if the reconciliation is reported to the chief operating decision maker. The amendments have had no significant impact on the Group.
 - *HKFRS 16 Property, Plant and Equipment* and *HKAS 38 Intangible Assets*: Clarifies the treatment of the gross carrying amount and accumulated depreciation or amortisation of revalued items of property, plant, and equipment and intangible assets. The amendments have had no impact on the Group as the Group does not apply the revaluation model for the measurement of these assets.
 - *HKFRS 24 Related Party Disclosures*: Clarifies that a management entity (i.e., an entity that provides key management personnel services) is a related party subject to related party disclosure requirements. In addition, an entity that uses a management entity is required to disclose the expenses incurred for management services. The amendment has had no impact on the Group as the Group does not receive any management services from other entities.
- (c) The *Annual improvements to HKFRSs 2011-2013 Cycle* issued in January 2014 sets out amendments to a number of HKFRSs. Details of the amendments that are effective for the current year are as follows:
- *HKFRS 3 Business Combinations*: Clarifies that joint arrangements but not joint ventures are outside the scope of HKFRS 3 and the scope exception applies only to the accounting in the financial statements of the joint arrangement itself. The amendment is applied prospectively. The amendment has had no impact on the Group as the Company is not a joint arrangement and the Group did not form any joint arrangement during the year.
 - *HKFRS 13 Fair Value Measurement*: Clarifies that the portfolio exception in HKFRS 13 can be applied not only to financial assets and financial liabilities, but also to other contracts within the scope of HKFRS 9 or HKAS 39 as applicable. The amendment is applied prospectively from the beginning of the annual period in which HKFRS 13 was initially applied. The amendment has had no impact on the Group as the Group does not apply the portfolio exception in HKFRS 13.
 - *HKAS 40 Investment Property*: Clarifies that HKFRS 3, instead of the description of ancillary service in HKAS 40 which differentiates between investment property and owner-occupied property, is used to determine if the transaction is a purchase of an asset or a business combination. The amendment is applied prospectively for acquisitions of investment properties. The amendment has had no significant impact on the Group.

In addition, the Group has adopted the amendments to the Listing Rules issued by the Hong Kong Stock Exchange relating to the disclosure of financial information with reference to the Hong Kong Companies Ordinance (Cap. 622) during the current financial year. The main impact to the financial statements is on the presentation and disclosure of certain information in the financial statements.

2.3 Issued but not yet effective Hong Kong Financial Reporting Standards

The Group has not applied the following new and revised HKFRSs, that have been issued but are not yet effective, in these financial statements.

HKFRS 9	<i>Financial Instruments</i> ²
Amendments to HKFRS 10 and HKAS 28 (2011)	<i>Sale or Contribution of Assets between an Investor and its Associate or Joint Venture</i> ¹
Amendments to HKFRS 10, HKFRS 12 and HKAS 28 (2011)	<i>Investment Entities: Applying the Consolidation Exception</i> ¹
Amendments to HKFRS 11	<i>Accounting for Acquisitions of Interests in Joint Operations</i> ¹
HKFRS 14	<i>Regulatory Deferral Accounts</i> ³
HKFRS 15	<i>Revenue from Contracts with Customers</i> ²
Amendments to HKAS 1	<i>Disclosure Initiative</i> ¹
Amendments to HKAS 16 and HKAS 38	<i>Clarification of Acceptable Methods of Depreciation and Amortisation</i> ¹
Amendments to HKAS 16 and HKAS 41	<i>Agriculture: Bearer Plants</i> ¹
Amendments to HKAS 27 (2011)	<i>Equity Method in Separate Financial Statements</i> ¹
Annual Improvements 2012-2014 Cycle	<i>Amendments to a number of HKFRSs</i> ¹

¹ Effective for annual periods beginning on or after 1 January 2016

² Effective for annual periods beginning on or after 1 January 2018

³ Effective for an entity that first adopts HKFRSs for its annual financial statements beginning on or after 1 January 2016 and therefore is not applicable to the Group

Further information about those HKFRSs that are expected to be applicable to the Group is as follows:

In September 2014, the HKICPA issued the final version of HKFRS 9, bringing together all phases of the financial instruments project to replace HKAS 39 and all previous versions of HKFRS 9. The standard introduces new requirements for classification and measurement, impairment and hedge accounting. The Group expects to adopt HKFRS 9 from 1 January 2018. The Group is currently assessing the impact of the standard.

The amendments to HKFRS 10 and HKAS 28 (2011) address an inconsistency between the requirements in HKFRS 10 and in HKAS 28 (2011) in dealing with the sale or contribution of assets between an investor and its associate or joint venture. The amendments require a full recognition of a gain or loss when the sale or contribution of assets between an investor and its associate or joint venture constitutes a business. For a transaction involving assets that do not constitute a business, a gain or loss resulting from the transaction is recognised in the investor's profit or loss only to the extent of the unrelated investor's interest in that associate or joint venture. The amendments are to be applied prospectively. The Group expects to adopt the amendments from 1 January 2016.

The amendments to HKFRS 11 require that an acquirer of an interest in a joint operation in which the activity of the joint operation constitutes a business must apply the relevant principles for business combinations in HKFRS 3. The amendments also clarify that a previously held interest in a joint operation is not remeasured on the acquisition of an additional interest in the same joint operation while joint control is retained. In addition, a scope exclusion has been added to HKFRS 11 to specify that the amendments do not apply when the parties sharing joint control, including the reporting entity, are under common control of the same ultimate controlling party. The amendments apply to both the acquisition of the initial interest in a joint operation and the acquisition of any additional interests in the same joint operation. The amendments are not expected to have any impact on the financial position or performance of the Group upon adoption on 1 January 2016.

HKFRS 15 establishes a new five-step model to account for revenue arising from contracts with customers. Under HKFRS 15, revenue is recognised at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer. The principles in HKFRS 15 provide a more structured approach for measuring and recognising revenue. The standard also introduces extensive qualitative and quantitative disclosure requirements, including disaggregation of total revenue, information about performance obligations, changes in contract asset and liability account balances between periods and key judgements and estimates. The standard will supersede all current revenue recognition requirements under HKFRSs. In September 2015, the HKICPA issued an amendment to HKFRS 15 regarding a one-year deferral of the mandatory effective date of HKFRS 15 to 1 January 2018. The Group expects to adopt HKFRS 15 on 1 January 2018 and is currently assessing the impact of HKFRS 15 upon adoption.

Amendments to HKAS 1 include narrow-focus improvements in respect of the presentation and disclosure in financial statements. The amendments clarify:

- (i) the materiality requirements in HKAS 1;
- (ii) that specific line items in the statement of profit or loss and the statement of financial position may be disaggregated;
- (iii) that entities have flexibility as to the order in which they present the notes to financial statements; and
- (iv) that the share of other comprehensive income of associates and joint ventures accounted for using the equity method must be presented in aggregate as a single line item, and classified between those items that will or will not be subsequently reclassified to profit or loss.

Furthermore, the amendments clarify the requirements that apply when additional subtotals are presented in the statement of financial position and the statement of profit or loss. The Group expects to adopt the amendments from 1 January 2016. The amendments are not expected to have any significant impact on the Group's financial statements.

Amendments to HKAS 16 and HKAS 38 clarify the principle in HKAS 16 and HKAS 38 that revenue reflects a pattern of economic benefits that are generated from operating a business (of which the asset is part) rather than the economic benefits that are consumed through the use of the asset. As a result, a revenue-based method cannot be used to depreciate property, plant and equipment and may only be used in very limited circumstances to amortise intangible assets. The amendments are to be applied prospectively. The amendments are not expected to have any impact on the financial position or performance of the Group upon adoption on 1 January 2016 as the Group has not used a revenue-based method for the calculation of depreciation of its non-current assets.

2.4 Summary of significant accounting policies

Investments in associates and joint ventures

An associate is an entity in which the Group has a long term interest of generally not less than 20% of the equity voting rights and over which it is in a position to exercise significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not control or joint control over those policies.

A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

The Group's investments in associates and joint ventures are stated in the consolidated statement of financial position at the Group's share of net assets under the equity method of accounting, less any impairment losses.

The Group's share of the post-acquisition results and other comprehensive income of associates and joint ventures was included in the consolidated statement of profit or loss and consolidated other comprehensive income, respectively. In addition, when there has been a change recognised directly in the equity of the associate or joint venture, the Group recognises its share of any changes, when applicable, in the consolidated statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and its associates or joint ventures are eliminated to the extent of the Group's investments in the associates or joint ventures, except where unrealised losses provide evidence of an impairment of the assets transferred. Goodwill arising from the acquisition of associates or joint ventures is included as part of the Group's investments in associates or joint ventures.

If an investment in an associate becomes an investment in a joint venture or vice versa, the retained interest is not remeasured. Instead, the investment continues to be accounted for under the equity method. In all other cases, upon loss of significant influence over the associate or joint control over the joint venture, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the associate or joint venture upon loss of significant influence or joint control and the fair value of the retained investment and proceeds from disposal is recognised in profit or loss.

When an investment in an associate or a joint venture is classified as held for sale, it is accounted for in accordance with HKFRS 5 *Non-current Assets Held for Sale and Discontinued Operations*.

Business combinations and goodwill

Business combinations are accounted for using the acquisition method. The consideration transferred is measured at the acquisition date fair value which is the sum of the acquisition date fair values of assets transferred by the Group, liabilities assumed by the Group to the former owners of the acquiree and the equity interests issued by the Group in exchange for control of the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree that are present ownership interests and entitle their holders to a proportionate share of net assets in the event of liquidation at fair value or at the proportionate share of the acquiree's identifiable net assets. All other components of non-controlling interests are measured at fair value. Acquisition-related costs are expensed as incurred.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts of the acquiree.

If the business combination is achieved in stages, the previously held equity interest is remeasured at its acquisition date fair value and any resulting gain or loss is recognised in profit or loss.

Any contingent consideration to be transferred by the acquirer is recognised at fair value at the acquisition date. Contingent consideration classified as an asset or liability is measured at fair value with changes in fair value recognised in profit or loss. Contingent consideration that is classified as equity is not remeasured and subsequent settlement is accounted for within equity.

Goodwill is initially measured at cost, being the excess of the aggregate of the consideration transferred, the amount recognised for non-controlling interests and any fair value of the Group's previously held equity interests in the acquiree over the identifiable net assets acquired and liabilities assumed. If the sum of this consideration and other items is lower than the fair value of the net assets acquired, the difference is, after reassessment, recognised in profit or loss as a gain on bargain purchase.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. Goodwill is tested for impairment annually or more frequently if events or changes in circumstances indicate that the carrying value may be impaired. The Group performs its annual impairment test of goodwill as at 31 December. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units, or groups of cash-generating units, that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the Group are assigned to those units or groups of units.

Impairment is determined by assessing the recoverable amount of the cash-generating unit (group of cash-generating units) to which the goodwill relates. Where the recoverable amount of the cash-generating unit (group of cash-generating units) is less than the carrying amount, an impairment loss is recognised. An impairment loss recognised for goodwill is not reversed in a subsequent period.

Where goodwill has been allocated to a cash-generating unit (or group of cash-generating units) and part of the operation within that unit is disposed of, the goodwill associated with the operation disposed of is included in the carrying amount of the operation when determining the gain or loss on the disposal. Goodwill disposed of in these circumstances is measured based on the relative value of the operation disposed of and the portion of the cash-generating unit retained.

Fair value measurement

The Group measures its investment properties at fair value at the end of each reporting period. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability, or in the absence of a principal market, in the most advantageous market for the asset or liability. The principal or the most advantageous market must be accessible by the Group. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 – based on quoted prices (unadjusted) in active markets for identical assets or liabilities
- Level 2 – based on valuation techniques for which the lowest level input that is significant to the fair value measurement is observable, either directly or indirectly
- Level 3 – based on valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by reassessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Impairment of non-financial assets

Where an indication of impairment exists, or when annual impairment testing for an asset is required (other than inventories, financial assets, investment properties, goodwill and non-current assets), the asset's recoverable amount is estimated. An asset's recoverable amount is the higher of the asset's or cash-generating unit's value in use and its fair value less costs of disposal, and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets, in which case the recoverable amount is determined for the cash-generating unit to which the asset belongs.

An impairment loss is recognised only if the carrying amount of an asset exceeds its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. An impairment loss is charged to the statement of profit or loss in the period in which it arises in those expense categories consistent with the function of the impaired asset, unless the asset is carried at a revalued amount, in which case the impairment loss is accounted for in accordance with the relevant accounting policy for that revalued asset.

An assessment is made at the end of each reporting period as to whether there is an indication that previously recognised impairment losses may no longer exist or may have decreased. If such an indication exists, the recoverable amount is estimated. A previously recognised impairment loss of an asset other than goodwill is reversed only if there has been a change in the estimates used to determine the recoverable amount of that asset, but not to an amount higher than the carrying amount that would have been determined (net of any depreciation/amortisation) had no impairment loss been recognised for the asset in prior years. A reversal of such an impairment loss is credited to the statement of profit or loss in the period in which it arises.

Related parties

A party is considered to be related to the Group if:

- (a) the party is a person or a close member of that person's family and that person
 - (i) has control or joint control over the Group;
 - (ii) has significant influence over the Group; or

- (iii) is a member of the key management personnel of the Group or of a parent of the Group;
- or
- (b) the party is an entity where any of the following conditions applies:
- (i) the entity and the Group are members of the same group;
 - (ii) one entity is an associate or joint venture of the other entity (or of a parent, subsidiary or fellow subsidiary of the other entity);
 - (iii) the entity and the Group are joint ventures of the same third party;
 - (iv) one entity is a joint venture of a third entity and the other entity is an associate of the third entity;
 - (v) the entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group;
 - (vi) the entity is controlled or jointly controlled by a person identified in (a);
 - (vii) a person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity); and
 - (viii) the entity, or any member of a group of which it is a part, provides key management personnel services to the Group or to the parent of the Group.

Property, plant and equipment and depreciation

Property, plant and equipment, other than construction in progress, are stated at cost less accumulated depreciation and any impairment losses. The cost of an item of property, plant and equipment comprises its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use.

Expenditure incurred after items of property, plant and equipment have been put into operation, such as repairs and maintenance, is normally charged to the statement of profit or loss in the period in which it is incurred. In situations where the recognition criteria are satisfied, the expenditure for a major inspection is capitalised in the carrying amount of the asset as a replacement. Where significant parts of property, plant and equipment are required to be replaced at intervals, the Group recognises such parts as individual assets with specific useful lives and depreciates them accordingly.

Depreciation is calculated on the straight-line basis to write off the cost of each item of property, plant and equipment to its residual value over its estimated useful life. The main property, plant and equipment's estimated residual values and useful lives for this purpose are as follows:

	Useful lives	Residual values
Buildings	35-40 years	5%
Machinery	10 years	5%
Motor vehicles	5 years	5%
Electronic equipment	5 years	5%
Others	5 years	5%

Where parts of an item of property, plant and equipment have different useful lives, the cost of that item is allocated on a reasonable basis among the parts and each part is depreciated separately. Residual value, useful lives and the depreciation method are reviewed, and adjusted if appropriate, at least at each financial year end.

An item of property, plant and equipment including any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss on disposal or retirement recognised in the statement of profit or loss in the year the asset is derecognised is the difference between the net sales proceeds and the carrying amount of the relevant asset.

Construction in progress represents construction works in progress and is stated at cost less any impairment losses, and is not depreciated. Cost mainly comprises the direct costs of construction and capitalised borrowing cost on related borrowed funds during the period of construction. Construction in progress is reclassified to the appropriate category of property, plant and equipment when completed and ready for use.

Other intangible assets (other than goodwill)

Other intangible assets acquired separately are measured on initial recognition at cost. The cost of other intangible assets acquired in a business combination is the fair value as at the date of acquisition. The useful lives of other intangible assets are assessed to be either finite or indefinite. Other Intangible assets with finite lives are subsequently amortised over the useful economic life and assessed for impairment whenever there is an indication that the other intangible asset may be impaired. The amortisation period and the amortisation method for the other intangible assets with finite useful lives are reviewed at least at each financial year end.

Other intangible assets acquired in a business combination comprise brands, designs, orders and business relationship, which are amortised on the straight-line basis over their estimated useful lives of 1 to 25 years.

Investment properties

Investment properties are interests in land and buildings (including the leasehold interest under an operating lease for a property which would otherwise meet the definition of an investment property) held to earn rental income and/or for capital appreciation, rather than for use in the production or supply of goods or services or for administrative purposes; or for sale in the ordinary course of business. Investment properties comprise completed investment properties and investment properties under construction. Such properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at fair value, which reflects market conditions at the end of the reporting period.

Gains or losses arising from changes in the fair values of investment properties are included in the statement of profit or loss in the year in which they arise.

Any gains or losses on the retirement or disposal of an investment property are recognised in the statement of profit or loss in the year of the retirement or disposal.

For a transfer from investment properties to owner-occupied properties or inventories, the deemed cost of a property for subsequent accounting is its fair value at the date of change in use. If a property occupied by the Group as an owner-occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under "Property, plant and equipment and depreciation" up to the date of change in use, and any difference at that date between the carrying amount and the fair value of the property is accounted for as a revaluation reserve. For a transfer from inventories to investment properties, any difference between the fair value of the property at that date and its previous carrying amount is recognised in the statement of profit or loss.

Leases

Leases that transfer substantially all the rewards and risks of ownership of assets to the Group, other than legal title, are accounted for as finance leases. At the inception of a finance lease, the cost of the leased asset is capitalised at the present value of the minimum lease payments and recorded together with the obligation, excluding the interest element, to reflect the purchase and financing. Assets held under capitalised finance leases are included in property, plant and equipment, and depreciated over the shorter of the lease terms and the estimated useful lives of the assets. The finance costs of such leases are charged to the statement of profit or loss so as to provide a constant periodic rate of charge over the lease terms.

Leases where substantially all the rewards and risks of ownership of assets remain with the lessor are accounted for as operating leases. Where the Group is the lessor, assets leased by the Group under operating leases are included in non-current assets, and rentals receivable under the operating leases are credited to the statement of profit or loss on the straight-line basis over the lease terms. Where the Group is the lessee, rentals payable under the operating leases net of any incentives received from the lessor are charged to the statement of profit or loss on the straight-line basis over the lease terms.

Prepaid land lease payments under operating leases are initially stated at cost and subsequently recognised on the straight-line basis over the lease terms. When the lease payments cannot be allocated reliably between the land and buildings elements, the entire lease payments are included in the cost of the land and buildings as a finance lease in property, plant and equipment.

*Investments and other financial assets**Initial recognition and measurement*

Financial assets are classified, at initial recognition, as financial assets at fair value through profit or loss, loans and receivables, and available-for-sale financial investments, as appropriate. When financial assets are recognised initially, they are measured at fair value plus transaction costs that are attributable to the acquisition of the financial assets, except in the case of financial assets recorded at fair value through profit or loss.

All regular way purchases and sales of financial assets are recognised on the trade date, that is, the date that the Group commits to purchase or sell the asset. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the period generally established by regulation or convention in the marketplace.

Subsequent measurement

The subsequent measurement of financial assets depends on their classification as follows:

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss include financial assets held for trading and financial assets designated upon initial recognition as at fair value through profit or loss. Financial assets are classified as held for trading if they are acquired for the purpose of sale in the near term. Derivatives, including separated embedded derivatives, are also classified as held for trading unless they are designated as effective hedging instruments as defined by HKAS 39.

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with positive net changes in fair value presented as other income and gains and negative net changes in fair value presented as finance costs in the statement of profit or loss. These net fair value changes do not include any dividends or interests earned on these financial assets, which are recognised in accordance with the policies set out for “Revenue recognition” below.

Financial assets designated upon initial recognition as at fair value through profit or loss are designated at the date of initial recognition and only if the criteria in HKAS 39 are satisfied.

Derivatives embedded in host contracts are accounted for as separate derivatives and recorded at fair value if their economic characteristics and risks are not closely related to those of the host contracts and the host contracts are not held for trading or designated as at fair value through profit or loss. These embedded derivatives are measured at fair value with changes in fair value recognised in the statement of profit or loss. Reassessment only occurs if there is either a change in the terms of the contract that significantly modifies the cash flows that would otherwise be required or a reclassification of a financial asset out of the fair value through profit or loss category.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. After initial measurement, such assets are subsequently measured at amortised cost using the effective interest rate method less any allowance for impairment. Amortised cost is calculated by taking into account any discount or premium on acquisition and includes fees or costs that are an integral part of the effective interest rate. The effective interest rate amortisation is included in other income and gains in the statement of profit or loss. The loss arising from impairment is recognised in the statement of profit or loss in finance costs for loans and in other expenses for receivables.

Available-for-sale financial investments

Available-for-sale financial investments are non-derivative financial assets in listed and unlisted equity investments and debt securities. Equity investments classified as available for sale are those which are neither classified as held for trading nor designated as at fair value through profit or loss. Debt securities in this category are those which are intended to be held for an indefinite period of time and which may be sold in response to needs for liquidity or in response to changes in market conditions.

After initial recognition, available-for-sale financial investments are subsequently measured at fair value, with unrealised gains or losses recognised as other comprehensive income in the available-for-sale investment revaluation reserve until the investment is derecognised, at which time the cumulative gain or loss is recognised in the statement of profit or loss in other income, or until the investment is determined to be impaired, when the cumulative gain or loss is reclassified from the available-for-sale investment revaluation reserve to the statement of profit or loss in other expenses or other income and gains. Interests and dividends earned whilst holding the available-for-sale financial investments are reported as interest income and dividend income, respectively, and are recognised in the statement of profit or loss as other income in accordance with the policies set out for “Revenue recognition” below.

When the fair value of unlisted equity investments cannot be reliably measured because (a) the variability in the range of reasonable fair value estimates is significant for that investment or (b) the probabilities of the various estimates within the range cannot be reasonably assessed and used in estimating fair value, such investments are stated at cost less any impairment losses.

The Group evaluates whether the ability and intention to sell its available-for-sale financial assets in the near term are still appropriate. When, in rare circumstances, the Group is unable to trade these financial assets due to inactive markets, the Group may elect to reclassify these financial assets if management has the ability and intention to hold the assets for the foreseeable future or until maturity.

For a financial asset reclassified from the available-for-sale category, the fair value carrying amount at the date of reclassification becomes its new amortised cost and any previous gain or loss on that asset that has been recognised in equity is amortised to profit or loss over the remaining life of the investment using the effective interest rate. Any difference between the new amortised cost and the maturity amount is also amortised over the remaining life of the asset using the effective interest rate. If the asset is subsequently determined to be impaired, then the amount recorded in equity is reclassified to the statement of profit or loss.

Derecognition of financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e., removed from the Group’s consolidated statement of financial position) when:

- the rights to receive cash flows from the asset have expired; or
- the Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a “pass-through” arrangement; and either (a) the Group has transferred substantially all the risks and rewards of the asset, or (b) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the assets.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risk and rewards of ownership of the asset. When it has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the Group continues to recognise the transferred asset to the extent of the Group’s continuing involvement. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

Impairment of financial assets

The Group assesses at the end of each reporting period whether there is any objective evidence that a financial asset or a group of financial assets is impaired. An impairment exists if one or more events that occurred after the initial recognition of the asset have an impact on the estimated future cash flows of the financial asset or the group of financial assets that can be reliably estimated. Evidence of impairment may include indications that a debtor or a group of debtors is experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganisation and observable data indicating that there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

Financial assets carried at amortised cost

For financial assets carried at amortised cost, the Group first assesses whether impairment exists individually for financial assets that are individually significant, or collectively for financial assets that are not individually significant. If the Group determines that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, it includes the asset in a group of financial assets with similar credit risk characteristics and collectively assesses them for impairment. Assets that are individually assessed for impairment and for which an impairment loss is, or continues to be, recognised are not included in a collective assessment of impairment.

The amount of any impairment loss identified is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred). The present value of the estimated future cash flows is discounted at the financial asset's original effective interest rate (i.e., the effective interest rate computed at initial recognition).

The carrying amount of the asset is reduced through the use of an allowance account and the loss is recognised in the statement of profit or loss. Interest income continues to be accrued on the reduced carrying amount using the rate of interest used to discount the future cash flows for the purpose of measuring the impairment loss. Loans and receivables together with any associated allowance are written off when there is no realistic prospect of future recovery and all collateral has been realised or has been transferred to the Group.

If, in a subsequent period, the amount of the estimated impairment loss increases or decreases because of an event occurring after the impairment was recognised, the previously recognised impairment loss is increased or reduced by adjusting the allowance account. If a write-off is later recovered, the recovery is credited to other expenses in the statement of profit or loss.

Assets carried at cost

If there is objective evidence that an impairment loss has been incurred on an unquoted equity instrument that is not carried at fair value because its fair value cannot be reliably measured, or on a derivative asset that is linked to and must be settled by delivery of such an unquoted equity instrument, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the current market rate of return for a similar financial asset. Impairment losses on these assets are not reversed.

Available-for-sale financial investments

For available-for-sale financial investments, the Group assesses at the end of each reporting period whether there is objective evidence that an investment or a group of investments is impaired.

If an available-for-sale asset is impaired, an amount comprising the difference between its cost (net of any principal payment and amortisation) and its current fair value, less any impairment loss previously recognised in the statement of profit or loss, is removed from other comprehensive income and recognised in the statement of profit or loss.

In the case of equity investments classified as available for sale, objective evidence would include a significant or prolonged decline in the fair value of an investment below its cost. "Significant" is evaluated against the original cost of the investment and "prolonged" against the period in which the fair value has been below its original cost. Where there is evidence of impairment, the cumulative loss – measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that investment previously recognised in the statement of profit or loss – is removed from other comprehensive income and recognised in the statement of profit or loss. Impairment losses on equity instruments classified as available for sale are not reversed through the statement of profit or loss. Increases in their fair value after impairment are recognised directly in other comprehensive income.

The determination of what is "significant" or "prolonged" requires judgement. In making this judgement, the Group evaluates, among other factors, the duration or extent to which the fair value of an investment is less than its cost.

In the case of debt instruments classified as available for sale, impairment is assessed based on the same criteria as financial assets carried at amortised cost. However, the amount recorded for impairment is the cumulative loss measured as the difference between the amortised cost and the current fair value, less any impairment loss on that investment previously recognised in the statement of profit or loss. Future interest income continues to be accrued based on the reduced carrying amount of the asset using the rate of interest used to discount the future cash flows for the purpose of measuring the impairment loss. The interest income is recorded as part of finance income. Impairment losses on debt instruments are reversed through the statement of profit or loss if the subsequent increase in fair value of the instruments can be objectively related to an event occurring after the impairment loss was recognised in the statement of profit or loss.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings, net of directly attributable transaction costs.

The Group's financial liabilities include trade and other payables and interest-bearing bank and other borrowings.

Subsequent measurement

The subsequent measurement of financial liabilities depends on their classification as follows:

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss.

Financial liabilities are classified as held for trading if they are acquired for the purpose of repurchasing in the near term. This category includes derivative financial instruments entered into by the Group that are not designated as hedging instruments in hedge relationships as defined by HKAS 39. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments. Gains or losses on liabilities held for trading are recognised in the statement of profit or loss. The net fair value gain or loss recognised in the statement of profit or loss does not include any interest charged on these financial liabilities.

Financial liabilities designated upon initial recognition as at fair value through profit or loss are designated at the date of initial recognition and only if the criteria of HKAS 39 are satisfied.

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost, using the effective interest rate method unless the effect of discounting would be immaterial, in which case they are stated at cost. Gains and losses are recognised in the statement of profit or loss when the liabilities are derecognised as well as through the effective interest rate amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate. The effective interest rate amortisation is included in finance costs in the statement of profit or loss.

Derecognition of financial liabilities

A financial liability is derecognised when the obligation under the liability is discharged or cancelled, or expires.

When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and a recognition of a new liability, and the difference between the respective carrying amounts is recognised in the statement of profit or loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the statement of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

Inventories

Inventories other than properties under development and completed properties held for sale are stated at the lower of cost and net realisable value. Cost is determined on the weighted average basis and, in the case of work in progress and finished goods, comprises direct materials, direct labour and an appropriate proportion of overheads. Net realisable value is based on estimated selling prices less any estimated costs to be incurred to completion and disposal.

Properties under development

Properties under development are stated at the lower of cost and net realisable value. Cost comprises land costs, construction costs, capitalised borrowing costs, professional fees and other costs directly attributable to such properties incurred during the development period. The net realisable value of properties under development is determined by establishing the market values of the properties on an “as-if” completed basis with appropriate deductions on construction costs, professional fees, applicable various selling expense and interests to be incurred from the valuation date to completion.

Properties under development are classified as current assets unless the construction period of the relevant property development project is expected to complete beyond the normal operating cycle. Upon completion, the properties are transferred to completed properties held for sale.

Completed properties held for sale

Completed properties held for sale are stated at the lower of cost and net realisable value. Cost is determined by an apportionment of the total land and building costs attributable to unsold properties. The net realisable value is determined by reference to the sales proceeds of properties sold in the ordinary course of business, less applicable variable selling expenses, or by management’s estimates based on the prevailing market conditions, on an individual property basis.

Cash and cash equivalents

For the purpose of the consolidated statement of cash flows, cash and cash equivalents comprise cash on hand and demand deposits, and short term highly liquid investments that are readily convertible into known amounts of cash, are subject to an insignificant risk of changes in value, and have a short maturity of generally within three months when acquired, less bank overdrafts which are repayable on demand and form an integral part of the Group’s cash management.

For the purpose of the consolidated statement of financial position, cash and cash equivalents comprise cash on hand and at banks, including term deposits, and assets similar in nature to cash, which are not restricted as to use.

Provisions

A provision is recognised when a present obligation (legal or constructive) has arisen as a result of a past event and it is probable that a future outflow of resources will be required to settle the obligation, provided that a reliable estimate can be made of the amount of the obligation.

When the effect of discounting is material, the amount recognised for a provision is the present value at the end of each reporting period of the future expenditures expected to be required to settle the obligation. The increase in the discounted present value amount arising from the passage of time is included in finance costs in the statement of profit or loss.

A contingent liability recognised in a business combination is initially measured at its fair value. Subsequently, it is measured at the higher of (i) the amount that would be recognised in accordance with the general guidance for provisions above; and (ii) the amount initially recognised less, when appropriate, cumulative amortisation recognised in accordance with the guidance for revenue recognition.

*Other employee benefits**Pension scheme*

The employees of the Group in Mainland China are required to participate in a central pension scheme operated by the local municipal government. The Group is required to contribute a certain percentage of its payroll costs to the central pension scheme. The contributions are charged to the statement of profit or loss as they become payable in accordance with the rules of the central pension scheme.

Income tax

Income tax comprises current tax and deferred tax. Income tax relating to items recognised outside profit or loss is recognised outside profit or loss, either in other comprehensive income or directly in equity.

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period, taking into consideration interpretations and practices prevailing in the countries in which the Group operates.

Deferred tax is provided, using the liability method, on all temporary differences at the end of the reporting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- when the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporary differences associated with investments in subsidiaries, associates and joint ventures, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, the carryforward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, the carryforward of unused tax credits and unused tax losses can be utilised, except:

- when the deferred tax asset relating to the deductible temporary differences arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of deductible temporary differences associated with investments in subsidiaries, associates and joint ventures, deferred tax assets are only recognised to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are reassessed at the end of each reporting period and are recognised to the extent that it has become probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Government grants

Government grants are recognised at their fair value where there is reasonable assurance that the grant will be received and all attaching conditions will be complied with. When the grant relates to an expense item, it is recognised as income on a systematic basis over the periods that the costs, which it is intended to compensate, are expensed.

Where the grant relates to an asset, the fair value is credited to a deferred income account and is released to the statement of profit or loss over the expected useful life of the relevant asset by equal annual instalments or deducted from the carrying amount of the asset and released to the statement of profit or loss by way of a reduced depreciation charge.

Revenue recognition

Revenue from the sales of properties in the ordinary course of business is recognised when all the following criteria are met:

- (a) the significant risks and rewards of ownership of the properties have been transferred to the buyers;
- (b) neither continuing managerial involvement to the degree usually associated with ownership, nor effective control over the properties is retained;
- (c) the amount of revenue can be measured reliably;
- (d) it is probable that the economic benefits associated with the transaction will flow to the Group; and
- (e) the cost incurred or to be incurred in respect of the transaction can be measured reliably.

The above criteria for sales of properties are met when construction of the relevant properties has been completed and the Group has obtained the project completion report issued by the relevant government authorities, the properties have been delivered to the buyers, and the collectability of related receivables is reasonably assured. Payments received on properties sold prior to the date of revenue recognition are included in the consolidated statement of financial position under current liabilities.

Rental income derived from the lease of the Group's properties is recognised on a time proportion basis over the lease terms.

Property management fee income derived from the provision of property maintenance and management services is recognised when the relevant services are rendered.

Hotel operating income including room rental and service fee from the provision of other ancillary services is recognised when the services are rendered.

Interest income is recognised on an accrual basis using the effective interest method by applying the rate that exactly discounts the estimated future cash receipts over the expected life of the financial instrument or a shorter period, when appropriate, to the net carrying amount of the financial asset.

Dividend income is recognised when the shareholders' right to receive payment has been established.

Share-based payments

The Company grants restricted shares to certain employees of the Group and of its parent company for the purpose of providing incentives and rewards to eligible participants who contribute to the success of the Group's operations. Employees (including directors) of the Group and of its parent company receive remuneration in the form of share-based payments, whereby employees render services as consideration for equity instruments ("equity-settled transactions").

The cost of equity-settled transactions with employees for grants after 10 July 2014 is measured by reference to the fair value at the date at which they are granted. The fair value is determined by an external professional appraiser using a price-to-book ratio model, further details of which are given in note 33 to the financial statements.

The cost of equity-settled transactions is recognised in employee benefit expense, together with a corresponding increase in equity, over the period in which the performance and/or service conditions are fulfilled. The cumulative expense recognised for equity-settled transactions at the end of each reporting period until the vesting date reflects the extent to which the vesting period has expired and the Group's best estimate of the number of equity instruments that will ultimately vest. The charge or credit to the statement of profit or loss or to the deemed distribution to the parent company for a period represents the movement in the cumulative expense recognised as at the beginning and end of that period.

Service and non-market performance conditions are not taken into account when determining the grant date fair value of awards, but the likelihood of the conditions being met is assessed as part of the Group's best estimate of the number of equity instruments that will ultimately vest. Market performance conditions are reflected within the grant date fair value. Any other conditions attached to an award, but without an associated service requirement, are considered to be non-vesting conditions. Non-vesting conditions are reflected in the fair value of an award and lead to an immediate expensing of an award unless there are also service and/or performance conditions.

For awards that do not ultimately vest because non-market performance and/or service conditions have not been met, no expense is recognised. Where awards include a market or non-vesting condition, the transactions are treated as vesting irrespective of whether the market or non-vesting condition is satisfied, provided that all other performance and/or service conditions are satisfied.

Where the terms of an equity-settled award are modified, as a minimum an expense is recognised as if the terms had not been modified, if the original terms of the award are met. In addition, an expense is recognised for any modification that increases the total fair value of the share-based payments, or is otherwise beneficial to the employee as measured at the date of modification.

Where an equity-settled award is cancelled, it is treated as if it had vested on the date of cancellation, and any expense not yet recognised for the award is recognised immediately. This includes any award where non-vesting conditions within the control of either the Group or the employee are not met. However, if a new award is substituted for the cancelled award, and is designated as a replacement award on the date that it is granted, the cancelled and new awards are treated as if they were a modification of the original award, as described in the previous paragraph.

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, i.e., assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets. The capitalisation of such borrowing costs ceases when the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs capitalised. All other borrowing costs are expensed in the period in which they are incurred. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Foreign currencies

The financial statements are presented in RMB, which is the Company's functional currency. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency. Foreign currency transactions recorded by the entities in the Group are initially recorded using their respective functional currency rates prevailing at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency rates of exchange ruling at the end of each reporting period. Differences arising on settlement or translation of monetary items are recognised in the statement of profit or loss.

Differences arising on settlement or translation of monetary items are recognised in the statement of profit or loss with the exception of monetary items that are designated as part of the hedge of the Group's net investment of a foreign operation. These are recognised in other comprehensive income until the net investment is disposed of, at which time the cumulative amount is reclassified to the statement of profit or loss. Tax charges and credits attributable to exchange differences on those monetary items are also recorded in other comprehensive income.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was measured. The gain or loss arising on translation of a non-monetary item measured at fair value is treated in line with the recognition of the gain or loss on change in fair value of the item (i.e., translation difference on the item whose fair value gain or loss is recognised in other comprehensive income or profit or loss is also recognised in other comprehensive income or profit or loss, respectively).

The functional currencies of certain overseas subsidiaries, joint ventures are currencies other than the RMB. As at the end of the reporting period, the assets and liabilities of these entities are translated into the RMB at the exchange rates prevailing at the end of the reporting period and their statements of profit or loss are translated into RMB at the weighted average exchange rates for the year.

The resulting exchange differences are recognised in other comprehensive income and accumulated in the exchange fluctuation reserve. On disposal of a foreign operation, the component of other comprehensive income relating to that particular foreign operation is recognised in the statement of profit or loss.

Any goodwill arising on the acquisition of a foreign operation and any fair value adjustments to the carrying amounts of assets and liabilities arising on acquisition are treated as assets and liabilities of the foreign operation and translated at the closing rate.

For the purpose of the consolidated statement of cash flows, the cash flows of overseas subsidiaries are translated into RMB at the exchange rates ruling at the dates of the cash flows. Frequently recurring cash flows of certain overseas subsidiaries which arise throughout the year are translated into RMB at the weighted average exchange rates for each of the year.

Dividends

Final dividends are recognised as a liability when they are approved by the shareholders in a general meeting. In prior years, final dividends proposed by the directors were classified as a separate allocation of retained profits within the equity section of the statement of financial position, until they have been approved by the shareholders in a general meeting. Following the implementation of the Hong Kong Companies Ordinance (Cap. 622), proposed final dividends are disclosed in the notes to the financial statements.

3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

The preparation of the Group's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenue, expenses, assets and liabilities, and their accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amounts of the assets or liabilities affected in the future.

Judgements

In the process of applying the Group's accounting policies, management has made the following judgements, apart from those involving estimations, which have the most significant effect on the amounts recognised in the financial statements:

(i) Operating lease commitments – the Group as lessor

The Group has entered into commercial property leases on its investment property portfolio. The Group has determined, based on an evaluation of the terms and conditions of the arrangements, that it retains all the significant risks and rewards of ownership of these properties which are leased out on operating leases.

(ii) Classification between investment properties and owner-occupied properties

The Group determines whether a property qualifies as an investment property, and has developed criteria in making that judgement. Investment property is a property held to earn rentals or for capital appreciation or both. Therefore, the Group considers whether a property generates cash flows largely independently of the other assets held by the Group. Some properties comprise a portion that is held to earn rentals or for capital appreciation and another portion that is held for use in the production or supply of goods or services or for

administrative purposes. If these portions could be sold separately, the Group accounts for the portions separately. If the portions could not be sold separately, the property is an investment property only if an insignificant portion is held for use in the production or supply of goods or services or for administrative purposes. Judgement is made on an individual property basis to determine whether ancillary services are so significant that a property does not qualify as an investment property.

(iii) Classification between investment properties and properties held for sale

The Group develops properties held for sale and properties held to earn rentals and/or for capital appreciation. Judgement is made by the management on determining whether a property is classified as a property held for sale or an investment property. The Group considers its intention for holding the properties at the early development stage of the related properties. During the course of construction, the properties are accounted for as properties under development included in current assets if the properties are intended for sale after completion of construction, whereas the properties are accounted for as investment properties under construction or development included in non-current assets if the properties are intended to be held to earn rentals and/or for capital appreciation.

(iv) Determination of assets related government grants

The Group receives government grants for its project development or as financial assistance for its operation. Judgement is made by the management on determining whether the government grants are relating to assets or income. The Group considers the primary condition for the receipt of the government grants. If the primary condition of the government grants is that the Group purchases, constructs or otherwise acquires long-term assets, the grants acquired are accounted for as government grants related to assets, whereas government grants acquired are related to income.

(v) Determination of acquisition of business or acquisition of assets

The Group determines whether an acquisition qualifies as an acquisition of business or acquisition of an asset and has developed criteria in making that judgment. A business consists of inputs and processes applied to those inputs that have the ability to create outputs. Therefore, the Group considers whether a market participant is capable of utilizing the acquired set of activities and assets to produce output. When an acquired set of activities and assets does not include all of the inputs and processes necessary to operate such business, the Group concludes it is an acquisition of business if a market participant is capable of integrating the acquired set with its own inputs and processes, or the missing elements are easily replaced or replicated. If the missing elements are not minor, the Group concludes that it is an acquisition of assets. Judgment is made on each acquisition to determine whether it is an acquisition of business or asset.

Estimation uncertainty

The key assumptions concerning the future and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below:

(i) Fair value of investment properties

The investment properties of the Group are measured at fair value. The fair value for completed investment properties was arrived at by considering the capitalised income to be derived from the existing tenancies and the reversionary potential of the properties, where appropriate, by reference to market evidence of transaction prices for similar properties in the same locations and conditions. The fair values of investment properties under development are determined by establishing the market values of the properties on an "as-if" completed basis with appropriate deduction on construction costs, professional fees and interests to be incurred from the valuation date to completion as well as a reasonable margin. The determination of the fair value for completed investment properties requires the Group to estimate reversionary potential of the properties while for investment properties under development, estimates on costs to be incurred and future margin are required in the valuation.

The carrying amount of investment properties at 31 December 2015 was RMB309,481 million (2014: RMB248,101 million). Further details, including the key assumptions used for fair value measurement, are stated in note 14 to the financial statements.

(ii) Impairment of goodwill

The Group determines whether goodwill is impaired at least on an annual basis. This requires an estimation of the value in use of the cash-generating units to which the goodwill is allocated. Estimating the value in use requires the Group to make an estimate of the expected future cash flows from the cash-generating units and also to choose a suitable discount rate in order to calculate the present value of those cash flows. The carrying amount of goodwill at 31 December 2015 was RMB2,941 million (2014: RMB1,745 million). Further details are given in note 16 to the financial statements.

(iii) PRC corporate income tax ("CIT")

The Group is subject to CIT in Mainland China. As a result of the fact that certain matters relating to the CIT have not been confirmed by the local tax bureau, objective estimate and judgement based on currently enacted tax laws, regulations and other related policies are required in determining the CIT provision to be made. Where the final tax outcome of these matters is different from the amounts originally recorded, the differences will have an impact on the CIT expense and CIT provision in the period in which the differences are realised.

(iv) PRC land appreciation tax ("LAT")

LAT in Mainland China is levied at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds from the sales of properties less deductible expenditures including land costs, capitalised borrowing costs, and other property development expenditures.

When calculating the LAT, the Group needs to estimate the deductible expenditures and make judgement on the relevant tax rate on individual property basis under the relevant applicable tax laws and regulations. Given the uncertainties of the calculation basis of LAT to be interpreted by the local tax bureau, the actual outcomes may be higher or lower than that estimated. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the LAT expense and LAT provision in the period in which the differences are realised.

(v) Deferred tax assets

Deferred tax assets are recognised for all deductible temporary differences and unused tax losses to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences and tax losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and level of future taxable profits together with future tax planning strategies. The carrying value of deferred tax assets relating to recognised tax losses at 31 December 2015 was RMB1,178 million (2014: RMB798 million). The amount of unrecognised tax losses at 31 December 2015 was RMB6,951 million (2014: RMB5,038 million). Further details are contained in note 19 to the financial statements.

(vi) Useful lives and impairment of property, plant and equipment

The Group's management determines the estimated useful lives and related depreciation charges for its items of property, plant and equipment. This estimate is based on the historical experience of the actual useful lives of items of property, plant and equipment of similar nature and functions. It could change significantly as a result of technical innovations and competitors' actions. Management will increase the depreciation charge where useful lives are less than previously estimates.

The carrying value of an item of property, plant and equipment is reviewed for impairment when events or changes in circumstances indicate that the carrying value may not be recoverable in accordance with the accounting policy as disclosed in note 2.4 of this section. The net realisable value of an item of property, plant and equipment is calculated as the higher of its fair value less costs to sell and value in use, the calculation of which involves the use of estimates.

(vii) The net realisable value for properties under development and completed properties held for sale

The net realisable value is determined by reference to the sales proceeds of properties sold in the ordinary course of business, less applicable variable selling expenses, or by management's estimates based on the prevailing market conditions, on an individual property basis. The net realisable value of properties under development is determined by establishing the market values of the properties on an "as-if" completed basis with appropriate deduction on construction costs, professional fees, applicable various selling expenses and capitalised borrowing costs to be incurred from the valuation date to completion.

4. OPERATING SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on their products and services and has four reportable operating segments as follows:

- (a) development, leasing and management of commercial properties held by the Group for long-term investment;
- (b) development and sales of properties, including primarily commercial and residential properties;
- (c) development and operation of hotels; and
- (d) the "Others" segment mainly comprises management of properties sold, research and design centre, institute and other services

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

Intersegment sales and transfers are transacted with reference to the selling prices used for sales made to third parties at the then prevailing market prices.

Year ended 31 December 2015

	Investment properties leasing and management	Sales of properties	Hotel operation	Others	Total
	<i>RMB'million</i>	<i>RMB'million</i>	<i>RMB'million</i>	<i>RMB'million</i>	<i>RMB'million</i>
Segment revenue:					
Sales to external customers	13,582	102,515	4,963	3,143	124,203
Intersegment sales	743	233	11	812	1,799
	14,325	102,748	4,974	3,955	126,002
<u>Reconciliation:</u>					
Elimination of intersegment sales					(1,799)
Revenue					124,203

	Investment properties leasing and management	Sales of properties	Hotel operation	Others	Total
	<i>RMB'million</i>	<i>RMB'million</i>	<i>RMB'million</i>	<i>RMB'million</i>	<i>RMB'million</i>
Cost of goods sold ("COGS")	(3,784)	(63,611)	(3,637)	(2,804)	(73,836)
Other income and gains	265	2,014	1	1,401	3,681
Increase in fair value of investment properties, net	17,230	–	–	–	17,230
Selling and distribution expenses	(489)	(4,691)	(354)	(267)	(5,801)
Administrative expenses	(1,355)	(3,824)	(1,399)	(774)	(7,352)
Other expenses	–	(1,473)	(176)	(15)	(1,664)
Share of losses of joint ventures	–	(22)	–	–	(22)
Segment results	25,449	30,908	(602)	684	56,439
<i>Reconciliation:</i>					
Finance costs					(7,400)
Profit before tax					49,039
Other segment information					
Impairment losses recognised in the statement of profit or loss	–	1,094	176	15	1,285
Depreciation and amortisation	–	(751)	(1,157)	(184)	(2,092)
Investments in joint ventures	–	522	–	–	522
Capital expenditure*	44,508	732	9,323	42	54,605

* Capital expenditure consists of additions to property, plant and equipment, investment properties, prepaid land lease payments and other intangible assets including non-current assets from business combinations.

Year ended 31 December 2014

	Investment properties leasing and management	Sales of properties	Hotel operation	Others	Total
	<i>RMB'million</i>	<i>RMB'million</i>	<i>RMB'million</i>	<i>RMB'million</i>	<i>RMB'million</i>
Segment revenue:					
Sales to external customers	10,352	91,748	4,008	1,763	107,871
Intersegment sales	950	294	14	763	2,021
	11,302	92,042	4,022	2,526	109,892
<i>Reconciliation:</i>					
Elimination of intersegment sales					(2,021)
Revenue					<u>107,871</u>
COGS	(2,703)	(54,532)	(2,868)	(1,842)	(61,945)
Other income and gains	256	1,729	107	1,114	3,206
Increase in fair value of investment properties, net	13,455	–	–	–	13,455
Selling and distribution expenses	(459)	(5,127)	(367)	(159)	(6,112)
Administrative expenses	(938)	(3,892)	(1,485)	(375)	(6,690)
Other expenses	–	(671)	–	–	(671)
Share of losses of associates	–	(1)	–	–	(1)
Share of losses of joint ventures	–	(1)	–	–	(1)
Segment results	19,963	29,253	(605)	501	<u>49,112</u>
<i>Reconciliation:</i>					
Finance costs					(7,312)
Profit before tax					<u>41,800</u>
Other segment information					
Impairment losses recognised in the statement of profit or loss	–	73	–	39	112
Depreciation and amortisation	–	(646)	(908)	(99)	(1,653)
Investments in joint ventures	–	475	–	–	475
Capital expenditure*	37,768	2,011	14,643	2,645	57,067

* Capital expenditure consists of additions to property, plant and equipment, investment properties, prepaid land lease payments and other intangible assets including non current assets from business combinations.

Geographical information

Over 90% of the Group's revenue is derived from customers based in Mainland China, and over 90% of the non-current assets of the Group are located in Mainland China. Accordingly, no segment information by geographical segment is presented.

Information about major customers

No sales to a single customer or a group of customers under common control accounted for 10% or more of the Group's revenue for the year (2014: None).

5. REVENUE, OTHER INCOME AND GAINS

Revenue represents income from the leasing of properties, property management and related services, sales of properties and hotel operation earned during the year ended, net of business tax and other sales related taxes and discounts allowed.

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

	<i>Notes</i>	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Revenue			
Investment properties leasing and management		13,582	10,352
Sales of properties		102,515	91,748
Hotel operation		4,963	4,008
Others		3,143	1,763
		<u>124,203</u>	<u>107,871</u>
Other income			
Bank interest income		588	546
Government grants		1,647	1,198
Others		156	37
		<u>2,391</u>	<u>1,781</u>
Gains			
Gain on disposal of a subsidiary	36	752	1,112
Gain on disposal of items of property, plant and equipment		2	1
Fair value gain from derivative financial instrument		–	1
Foreign exchange gain, net		121	–
Gain on bargain purchase	35	1	2
Others		414	309
		<u>1,290</u>	<u>1,425</u>
		<u>3,681</u>	<u>3,206</u>

6. PROFIT BEFORE TAX

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

	<i>Notes</i>	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Cost of inventories sold		63,611	54,532
Government grants released*	28	(1,647)	(1,198)
(Gain)/loss on disposal of items of property plant and equipment, net		(1)	1
Depreciation	13	1,730	1,434
Amortisation of prepaid land lease payments	15	134	122
Amortisation of other intangible assets	17	228	97
Impairment of property, plant and equipment	13	177	–
Impairment of inventories	21	1,055	46
Impairment of trade receivables	22	6	(4)
Impairment of other receivables	23	47	70
Minimum lease payments under operating leases in respect of land and buildings		93	121
Auditors' remuneration		11	8
Employee benefit expenses (excluding directors' and chief executive's remuneration)			
Wages, salaries and bonuses		8,069	7,000
Pension scheme contributions		735	604
Social welfare and other costs		1,393	1,380
Share-based payments	33	22	61
		10,219	9,045
Increase in fair value of investment properties, net	14	(17,230)	(13,455)
Foreign exchange (gain)/loss, net		(121)	86
Remeasurement loss of equity interest in an associate		–	8
Direct operating expenses relating to investment properties leasing and management		3,784	2,703

* There are no unfulfilled conditions or contingencies relating to these grants.

7. FINANCE COSTS

An analysis of finance costs is as follows:

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Interest on bank loans and other loans	12,577	12,235
Less: Interest capitalised	(5,622)	(5,243)
	6,955	6,992
Add: Other finance expense	445	320
	7,400	7,312

8. DIRECTORS' AND SUPERVISORS' REMUNERATION

Directors' and supervisors' remuneration for the year, disclosed pursuant to the Listing Rules, 383(1)(a), (b), (c) and (f) of the Hong Kong Companies Ordinance and part 2 of the Companies (Disclosure of Information about Benefits of Directors) Regulation, is as follows:

	2015 <i>RMB'000</i>	2014 <i>RMB'000</i>
Fees	954	680
Other emoluments:		
Salaries, allowances and share-based payments	33,760	27,406
Performance related bonuses	7,320	7,826
Pension scheme contributions	124	120
	42,158	36,032

(a) Independent non-executive directors

The fees paid to independent non-executive directors during the year were as follows:

	2015 <i>RMB'000</i>	2014 <i>RMB'000</i>
Mr. Liu Jipeng	240	240
Mr. Xue Yunkui	240	240
Mr. Ba Shusong*	–	100
Mr. Hu Zulu	240	100
	720	680

* Mr. Ba Shusong resigned as an independent non-executive director in May 2014.

There were no other emoluments payable to the independent non-executive directors during the year (2014: Nil).

(b) Executive directors and non-executive directors

	Fees <i>RMB'000</i>	Salaries, allowances and share- based payments <i>RMB'000</i>	Performance related bonuses <i>RMB'000</i>	Pension schemes contributions <i>RMB'000</i>	Total <i>RMB'000</i>
2015					
Executive directors:					
Mr. Ding Benxi	–	–	–	–	–
Mr. Qi Jie*	–	10,870	3,685	44	14,599
Mr. Qu Dejun	–	7,081	2,408	36	9,525
	–	17,951	6,093	80	24,124
Non-executive directors:					
Mr. Zhang Lin	–	–	–	–	–
Mr. Wang Guiya	–	12,686	–	–	12,686
Mr. Yin Hai	–	–	–	–	–
	–	30,637	6,093	80	36,810
2014					
Executive directors:					
Mr. Ding Benxi	–	–	–	–	–
Mr. Qi Jie*	–	10,864	4,050	40	14,954
Mr. Qu Dejun	–	7,384	2,745	40	10,169
	–	18,248	6,795	80	25,123
Non-executive directors:					
Mr. Zhang Lin	–	–	–	–	–
Mr. Wang Guiya	–	6,343	–	–	6,343
Mr. Yin Hai	–	–	–	–	–
	–	24,591	6,795	80	31,466

* Mr. Qi Jie was also the chief executive of the Company for the year.

There was no arrangement under which a director waived or agreed to waive any remuneration.

(c) Supervisors

	Fees <i>RMB'000</i>	Salaries, allowances <i>RMB'000</i>	Performance related bonuses <i>RMB'000</i>	Pension schemes contributions <i>RMB'000</i>	Total <i>RMB'000</i>
2015					
Ms. Gao Qian	–	–	–	–	–
Mr. Wang Yunan	–	–	–	–	–
Mr. Gao Xiaojun	–	3,123	1,227	44	4,394
Mr. Zhao Deming	117	–	–	–	117
Mr. Liu Chee Ming	117	–	–	–	117
	<u>234</u>	<u>3,123</u>	<u>1,227</u>	<u>44</u>	<u>4,628</u>
2014					
Ms. Gao Qian	–	–	–	–	–
Mr. Wang Yunan	–	–	–	–	–
Mr. Gao Xiaojun	–	2,815	1,031	40	3,886
	<u>–</u>	<u>2,815</u>	<u>1,031</u>	<u>40</u>	<u>3,886</u>

Ms. Gao Qian and Mr. Wang Yunan resigned as supervisors in May 2015, Mr. Zhao Deming and Mr. Liu Chee Ming then took over the position to fill the vacancies so arising in May 2015.

9. Five highest paid employees

The five highest paid employees during the year included two directors (2014: two directors), details of whose remuneration are set out in note 8 above. Details of the remuneration for the year of the remaining three (2014: three) highest paid employees who are not directors of the Company are as follows:

	2015 <i>RMB'000</i>	2014 <i>RMB'000</i>
Salaries, allowances	19,469	18,912
Performance related bonuses	6,678	7,020
Pension scheme contributions	132	119
	<u>26,279</u>	<u>26,051</u>

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

	Number of employees	
	2015	2014
HK\$7,000,001 to HK\$11,000,000	2	3
HK\$11,000,001 to HK\$13,000,000	1	–

10. INCOME TAX

No provision for Hong Kong profits tax and overseas corporate income tax has been made as the Group had no assessable profits arising in Hong Kong or overseas during the year.

The provision for Mainland China CIT has been provided at the applicable tax rate of 25% on the assessable profits of the Company and its subsidiaries in Mainland China.

LAT is levied at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds from sales of properties less deductible expenditures including land costs, borrowing costs and other property development expenditures. The Group has estimated, made and included in taxation a provision for LAT according to the requirements set forth in the relevant Mainland China tax laws and regulations. The LAT provision is subject to the final review/approval by the local tax bureau.

	2015	2014
	<i>RMB'million</i>	<i>RMB'million</i>
Current – Mainland China CIT	6,910	6,533
Current – Mainland China LAT	8,490	7,286
Deferred (<i>note 19</i>)	3,531	2,880
	<u>18,931</u>	<u>16,699</u>
Total tax charge for the year	<u>18,931</u>	<u>16,699</u>

A reconciliation of the tax expense applicable to profit before tax at the statutory rate for Mainland China in which the Company and the majority of its subsidiaries are domiciled to the tax expense at the effective tax rates, and a reconciliation of the applicable rate (i.e., the statutory tax rate) to the effective tax rate, are as follows:

	2015		2014	
	<i>RMB'million</i>	%	<i>RMB'million</i>	%
Profit before tax	49,039		41,800	
CIT at the statutory tax rate	12,260	25.0	10,450	25.0
Effect of different tax levies enacted by local authorities*	29	0.1	–	0.0
Adjustments in respect of current tax of previous years	(89)	(0.2)	(8)	(0.0)
Losses attributable to an associate and joint ventures	5	0.0	–	0.0
Income not subject for tax	(166)	(0.3)	–	0.0
Expenses not deductible for tax	203	0.4	84	0.2
Tax losses and deductible temporary differences utilised from previous years	(104)	(0.2)	(120)	(0.3)
Deductible temporary differences not recognised and others	67	0.1	217	0.5
Tax losses not recognised	359	0.7	612	1.5
LAT	8,490	17.3	7,286	17.4
CIT effect of LAT	(2,123)	(4.3)	(1,822)	(4.4)
	<u>18,931</u>	<u>38.6</u>	<u>16,699</u>	<u>39.9</u>
Tax charge at the Group's effective rate	<u>18,931</u>	<u>38.6</u>	<u>16,699</u>	<u>39.9</u>

* The amount includes the effect of lower tax rates for specific provinces and higher tax levies under assessment and collection mode of certain subsidiaries enacted by local authorities.

11. DIVIDENDS

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Proposed final-RMB1.05 (2014: RMB0.95) per ordinary share	<u>4,754</u>	<u>4,301</u>

The proposed final dividend for the year is subject to the approval of the Company's shareholders at the forthcoming annual general meeting.

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

The calculation of the basic earnings per share amount is based on the profit attributable to ordinary equity holders of the parent and the weighted average number of ordinary shares of 4,525,476,042 (2014: 3,817,342,466) in issue during the year.

The Group had no potentially dilutive ordinary shares in issue during the years ended 31 December 2015 and 2014.

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Earnings		
Profit attributable to ordinary equity holders of the parent used in the basic earnings per share calculation:	<u>29,971</u>	<u>24,839</u>

	Number of shares	
	2015 <i>Million</i>	2014 <i>Million</i>
Shares		
Weighted average number of ordinary shares in issue during the year used in the basic earnings per share calculation	<u>4,525</u>	<u>3,817</u>

13. PROPERTY, PLANT AND EQUIPMENT

	Buildings RMB'million	Machinery RMB'million	Electronic equipment RMB'million	Motor vehicles RMB'million	Others RMB'million	Construction in progress RMB'million	Total RMB'million
31 December 2015							
At 1 January 2015:							
Cost or valuation	32,587	840	808	607	408	4,427	39,677
Accumulated depreciation	(3,110)	(448)	(392)	(255)	(189)	–	(4,394)
Net carrying amount	<u>29,477</u>	<u>392</u>	<u>416</u>	<u>352</u>	<u>219</u>	<u>4,427</u>	<u>35,283</u>
At 1 January 2015, net of							
Accumulated depreciation	29,477	392	416	352	219	4,427	35,283
Additions	15	22	203	55	96	7,448	7,839
Acquisition of a subsidiary (note 35)	–	–	–	2	1	–	3
Disposals	–	–	(4)	(1)	(2)	–	(7)
Disposal of a subsidiary (note 36)	(2)	(3)	(94)	–	(1)	(395)	(495)
Depreciation provided during the year	(1,388)	(86)	(122)	(85)	(49)	–	(1,730)
Impairment provided during the year	(1)	–	–	–	–	(176)	(177)
Transfers from investment properties	2,416	–	–	–	–	–	2,416
Transfers to investment properties	(214)	–	–	–	–	–	(214)
Transfers	4,251	–	–	–	–	(4,251)	–
Exchange realignment	1	–*	–*	–*	–	4	5
At 31 December 2015, net of accumulated depreciation and impairment	<u>34,555</u>	<u>325</u>	<u>399</u>	<u>323</u>	<u>264</u>	<u>7,057</u>	<u>42,923</u>
At 31 December 2015:							
Cost or valuation	38,620	860	902	660	499	7,233	48,774
Accumulated depreciation and impairment	(4,065)	(535)	(503)	(337)	(235)	(176)	(5,851)
Net carrying amount	<u>34,555</u>	<u>325</u>	<u>399</u>	<u>323</u>	<u>264</u>	<u>7,057</u>	<u>42,923</u>

* The exchange realignment is presented as zero rounded to the nearest million.

As at 31 December 2015, the Directors appointed a professional appraiser to perform appraisals on the assets of a project located in Madrid for the purpose of determining whether the assets have been impaired. The project has impairment indications, such as changing market and political environment, and the Directors determined that this project was impaired. An impairment loss of RMB1.76 million (2014: Nil) has been recognised in respect of construction in progress for the year.

As at the date of these financial statements, the recoverable amount of the construction in progress of the project was determined based on residual method. The valuation for such project was arrived at by considering the discounted cash flow projections of the completed project based on the project's five-year financial budgets approved by the senior management of the project with appropriate deduction on construction cost and capitalised borrowing costs to be incurred from the valuation date to completion. The net cash flows in the fifth year were used as a basis for future cash flows and were extrapolated at an appropriate rate of 1.8% for the period from sixth to tenth year. The discount rate of 8.75% was applied to the projections of the first 10 years. The cash flows from the eleventh year are capitalised at an assumed capitalisation rate of 6%.

	Buildings <i>RMB'million</i>	Machinery <i>RMB'million</i>	Electronic equipment <i>RMB'million</i>	Motor vehicles <i>RMB'million</i>	Others <i>RMB'million</i>	Construction in progress <i>RMB'million</i>	Total <i>RMB'million</i>
31 December 2014							
At 1 January 2014:							
Cost or valuation	23,155	102	442	523	383	4,247	28,852
Accumulated depreciation	(2,179)	(60)	(177)	(194)	(195)	–	(2,805)
Net carrying amount	<u>20,976</u>	<u>42</u>	<u>265</u>	<u>329</u>	<u>188</u>	<u>4,247</u>	<u>26,047</u>
At 1 January 2014, net of accumulated depreciation							
	20,976	42	265	329	188	4,247	26,047
Additions	506	301	257	65	121	10,133	11,383
Acquisitions of subsidiaries	205	95	9	50	7	–	366
Disposals	(41)	–	(9)	(4)	(5)	–	(59)
Disposals of subsidiaries	(464)	(4)	(14)	(7)	(13)	(635)	(1,137)
Depreciation provided during the year	(1,153)	(33)	(88)	(81)	(79)	–	(1,434)
Transfers	9,318	–	–	–	–	(9,318)	–
Transfers from investment properties	142	–	–	–	–	–	142
Exchange realignment	(12)	(9)	(4)	–	–	–	(25)
At 31 December 2014, net of accumulated depreciation and impairment							
	<u>29,477</u>	<u>392</u>	<u>416</u>	<u>352</u>	<u>219</u>	<u>4,427</u>	<u>35,283</u>
At 31 December 2014:							
Cost or valuation	32,587	840	808	607	408	4,427	39,677
Accumulated depreciation	(3,110)	(448)	(392)	(255)	(189)	–	(4,394)
Net carrying amount	<u>29,477</u>	<u>392</u>	<u>416</u>	<u>352</u>	<u>219</u>	<u>4,427</u>	<u>35,283</u>

The Group's certain items of property, plant and equipment with a net carrying amount of RMB16,389 million (2014: RMB15,730 million) were pledged to secure banking borrowing granted to the Group (note 27).

As at the date of these financial statements, the Group is in the process of applying for the title certificates for certain buildings with an aggregate net book value of approximately RMB820 million (2014: RMB5,082 million). In the Directors' opinion, the Group is entitled to lawfully and validly occupy and use these buildings.

14. INVESTMENT PROPERTIES

	Completed investment properties <i>RMB'million</i>	Investment properties under construction or development <i>RMB'million</i>	Total <i>RMB'million</i>
At 1 January 2014	172,398	26,141	198,539
Additions	–	37,768	37,768
Net gain from fair value adjustment	12,529	926	13,455
Transfer upon completion	31,924	(31,924)	–
Transfer to property, plant and equipment	(142)	–	(142)
Disposals of subsidiaries	–	(1,519)	(1,519)
	<hr/>	<hr/>	<hr/>
At 31 December 2014	216,709	31,392	248,101
Additions	–	39,124	39,124
Acquisitions of investment properties*	4,711	–	4,711
Acquisitions of subsidiaries (<i>note 35</i>)	–	673	673
Net gain from fair value adjustment	14,344	2,886	17,230
Transfer upon completion	27,725	(27,725)	–
Transfer to property, plant and equipment	(2,416)	–	(2,416)
Transfer from property, plant and equipment	214	–	214
Transfer from prepaid land lease payments	–	1,763	1,763
Transfer from inventories	81	–	81
	<hr/>	<hr/>	<hr/>
At 31 December 2015	261,368	48,113	309,481

* During the year, the Group acquired 4 investment properties, including Tongzhou Wanda Shopping Mall (“Tongzhou Wanda Plaza”), 1 ALFRED (“1 ALFRED”), 19-31 Pitt Street (“19-31 Pitt Street”) and Pitt Street 31a in Sydney, Australia.

On 28 February 2015, the Group entered into an agreement with Beijing Wanfang Property Co., Ltd. (“Wanfang Property”), pursuant to which the Group acquired from Wanfang Property an investment property, Tongzhou Wanda Plaza, for a total consideration of RMB2,061 million on 1 June 2015 including the consideration of investment property amounting to RMB2,000 million and related taxes amounting to RMB61 million. As at 31 December 2015, the total consideration of RMB2,061 million had been paid.

On 23 January 2015, the Group’s overseas subsidiary, Wanda One Sydney Pty Ltd. (“Wanda One Sydney”), entered into agreements with Valad Commercial Management Limited (“VCML”) and 31 Pitt Street Pty Ltd (“31 PSPL”), pursuant to which the Group acquired investment properties, 1 ALFRED and 19-31 Pitt Street. On 4 March 2015, Wanda One Sydney, entered into agreements with Rugby Club Limited (“Rugby Club”) and 31 PSPL, pursuant to which the Group acquired an investment property, Pitt Street 31a. The total cost of the three investment properties were RMB2,650 million including the consideration of investment properties amounting to approximately RMB2,416 million and related taxes amounting to approximately RMB234 million. The total fair values of 1 ALFRED, 19-31 Pitt Street and Pitt Street 31a at the acquisition date were RMB2,416 million. As at 31 December 2015, all the considerations for the three acquisitions had been paid.

The Group’s completed investment properties are rented out under operating leases.

All the completed investment properties and investment properties under construction or development, including both land and building elements held by the Group were revalued at the end of the year based on valuations performed by the independent professional appraiser, DTZ Debenham Tie Leung Limited (“DTZ”), an industry specialist in investment property valuation, who has appropriate qualification and recent experience in the valuation of similar properties in the relevant locations. The valuation for completed investment properties was arrived at by considering the capitalised income to be derived from the existing tenancies and the reversionary potential of the properties, where appropriate, by reference to market evidence of transaction prices for the similar properties in the similar locations and conditions. The fair values of investment properties under development are determined by establishing the market values of the properties on an “as-if” completed basis with appropriate deduction on construction costs, professional fees and capitalised borrowing costs to be incurred from the valuation date to completion as well as a reasonable margin. There were no changes to the valuation techniques during the year.

The Group's certain investment properties were pledged to secure bank borrowings granted to the Group (note 27).

As at the date of these financial statements, the Group is in the process of applying for the relevant property certificates for certain investment properties. As at 31 December 2015, the carrying amount of the Group's certain investment properties in the process of applying for title certificates was RMB11,184 million (2014: RMB19,055 million). In the Directors' opinion, the Group is entitled to lawfully and validly occupy and use these certain investment properties.

At the end of year, all of the Group's investment properties were within Level 3 of the fair value hierarchy as the valuation was arrived at by reference to certain significant unobservable inputs. There were no transfers between Levels 1, 2 and 3 during the year (2014:Nil).

The Group includes a team that reviews the valuations performed by independent professional appraiser for financial reporting purposes. This team reports directly to senior management. Discussions of valuation processes and results are held between senior management, the valuation team and the independent professional appraisers twice a year, in line with the Group's interim and annual reporting dates.

At the end of the year, the Group:

- verifies all major inputs to the independent valuation reports;
- assesses property valuation movements when comparing to the prior year valuation reports;
- holds discussion with the independent professional appraiser.

Below is a summary of the valuation techniques used and the key inputs to the valuation of investment properties:

Description	Valuation technique	Significant unobservable inputs	Range of unobservable inputs	
			2015	2014
Shopping Mall	Investment approach	Prevailing market rents	RMB36 – RMB900 per square metre per month	RMB34 – RMB900 per square metre per month
		Reversionary capitalisation rate	Anchor Stores: 4.5% – 6.0% Standard Retail: 5.0% – 7.0%	Anchor Stores: 4.5% – 6.0% Standard Retail: 5.0% – 7.0%
Office	Investment approach	Prevailing market rents	RMB70 – RMB418 per square metre per month	RMB50 – RMB300 per square metre per month
		Reversionary capitalisation rate	6.0% – 7.5%	5.5% – 7.0%
Carpark	Investment approach	Prevailing market rents	RMB200 – RMB2,000 per lot per month	RMB200 – RMB1,500 per lot per month
		Reversionary capitalisation rate	4.0% – 5.0%	4.0% – 5.0%

Prevailing market rents are estimated based on the independent professional appraiser's view of recent letting transactions within the subject properties and other comparable properties. The higher the rents, the higher the fair value is. Reversionary yield is estimated by the independent professional appraiser based on the risk profile of the properties being valued. The higher the yield, the lower the fair value is.

15. PREPAID LAND LEASE PAYMENTS

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
At beginning of year	9,983	6,268
Additions	1,958	4,320
Acquisition of a subsidiary	–	20
Disposals of subsidiaries	–	(503)
Transfer to investment properties	(1,763)	–
Recognised during the year	(134)	(122)
	<u>10,044</u>	<u>9,983</u>
At end of year	<u>10,044</u>	<u>9,983</u>

The Group's certain prepaid land lease payments were pledged to secure bank borrowings granted to the Group as described in note 27.

16. GOODWILL

	RMB'million
Cost and net carrying amount at 1 January 2014	287
Acquisition of a subsidiary	<u>1,458</u>
Cost and net carrying amount at 31 December 2014	<u>1,745</u>
Cost and net carrying amount at 1 January 2015	1,745
Acquisition of a subsidiary (<i>note 35</i>)	<u>1,196</u>
Cost and net carrying amount at 31 December 2015	<u>2,941</u>

The goodwill mainly arose from the business combinations of Wanda Hotel Development Company Limited (“Wanda Hotel”), Wanda Yacht Investment (Jersey) Company Limited (“Wanda Jersey”) and Shaanxi Jinshida Real Estate Co., Ltd. (“Jinshida”). The carrying amounts of goodwill allocated to each of the cash-generating units are as follows:

	At 31 December 2015 <i>RMB'million</i>
Wanda Hotel	287
Wanda Jersey	1,458
Jinshida	<u>1,196</u>
	<u>2,941</u>

The recoverable amount of Wanda Hotel has been determined based on its fair value less costs of disposal, which is measured based on the quoted prices of shares of Wanda Hotel on the Hong Kong Stock Exchange. The recoverable amount of Wanda Jersey has been determined based on a value in use calculation using discounted cash flow projections based on Wanda Jersey's six-year financial budgets approved by Wanda Jersey's senior management. The discount rate applied to the cash flow projections is 10.5%. The growth rate used to extrapolate the cash flows beyond the six-year period is descendingly to 2%. Wanda Jersey's senior management believes that this growth rate is justified, given the unique infrastructure and characteristic services developed by Wanda Jersey.

The recoverable amount of Jinshida has been determined based on a value in use calculation using discounted cash flow projections based on Jinshida's five-year financial budgets approved by the Group's senior management. The discount rate of 12% is applied to the projections of cash flow from the activity of sales of properties and 7.5% applied to the projections of cash flow from the activity of investment properties leasing and management. The growth rate used to extrapolate the cash flows beyond the five-year period is descendingly to 2%. The Group's senior management believes that this growth rate is justified, was based on the project located at a prosperous area which developed by Jinshida.

17. OTHER INTANGIBLE ASSETS

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Cost at beginning of year	3,054	155
Additions	297	857
Acquisition of a subsidiary	–	2,353
Disposal of a subsidiary (<i>note 36</i>)	(214)	–
Amortisation provided during the year	(228)	(97)
Exchange realignment	(1)	(214)
	<u>2,908</u>	<u>3,054</u>
At end of year	<u>2,908</u>	<u>3,054</u>
Cost	3,389	3,310
Accumulated amortisation	(481)	(256)
Net carrying amount	<u>2,908</u>	<u>3,054</u>

The balance of other intangible assets mainly comprises brands, technology and business relationships and copyright.

18. INVESTMENTS IN JOINT VENTURES

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Share of net assets	95	22
	95	22
Loans to the joint venture	427	453
	522	475

The loans to a joint venture are unsecured and interest-free.

Particulars of the Group's material joint ventures are as follows:

Name	Particulars of issued shares held	Place of registration and business	Percentage of			Principal activities
			Ownership interest	Voting power	Profit sharing	
Ridong (Gold Coast) Development Pty Ltd.	AU\$4,583,622	Australia	55%	55%	55%	Property development
Wanda City (Gold Coast) Development Pty Ltd.	AU\$20,041,771	Australia	65%	65%	65%	Property development

Ridong (Gold Coast) Development Pty Ltd. (“Ridong”), which is considered a material joint venture of the Group, is formed for the development of suitable real property projects in Australia and is accounted for using the equity method. The Group considers that it does not control Ridong though it owns more than 50% of the voting rights. This is because the remaining 45% of the equity shares in Ridong is held by an independent third party while 100% votes are required for passing board resolutions.

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Cash and cash equivalents	44	197
Other current assets	3	54
Current assets	<u>47</u>	<u>251</u>
Non-current assets, excluding goodwill	<u>750</u>	<u>615</u>
Other current liabilities	<u>(26)</u>	<u>(2)</u>
Current liabilities	<u>(26)</u>	<u>(2)</u>
Non-current liabilities	<u>(777)</u>	<u>(824)</u>
Net assets	<u>(6)</u>	<u>40</u>
Reconciliation to the Group's interest in the joint venture:		
Proportion of the Group's ownership	55%	55%
Group's share of net assets of the joint venture	<u>–</u>	<u>22</u>

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Revenue	–*	–
Interest income	3	(1)
Depreciation and amortisation	(3)	–
Profit and total comprehensive income for the year	(46)	1

* The revenue is presented as zero rounded to the nearest million.

The Group has discontinued the recognition of its share of losses of Ridong because the share of losses of the joint venture exceeded the Group's interest in the joint venture and the Group has no obligation to take up further losses. The amounts of the Group's unrecognised share of losses of this joint venture for the current year and cumulatively were RMB3 million (2014:nil) and RMB3 million (2014:nil), respectively.

Wanda City (Gold Coast) Development Pty Ltd. (“Wanda City”), which is considered a material joint venture of the Group, is formed for the development of suitable real property projects in Australia and is accounted for using the equity method. The Group considers that it does not control Wanda City though it owns two members in the board of directors. This is because the other member belongs to an independent third party while 100% votes are required for passing board resolutions.

	2015 <i>RMB'million</i>
Cash and cash equivalents	11
Current assets	11
Non-current assets, excluding goodwill	194
Other current liabilities	22
Current liabilities	22
Non-current liabilities	37
Net assets	<u>146</u>
Reconciliation to the Group's interest in the joint venture:	
Proportion of the Group's ownership	65%
Group's share of net assets of the joint venture	<u>95</u>

	2015 <i>RMB'million</i>
Revenue	_*
Interest income	_*
Depreciation and amortisation	_*
Profit and total comprehensive income for the year	<u>_*</u>

* Revenue, Interest income, depreciation and amortisation, profit and comprehensive income for the year are presented as zero rounded to the nearest million.

19. DEFERRED TAX

Deferred tax asset

	Land appreciation tax <i>RMB'million</i>	Deemed profit for pre-sales <i>RMB'million</i>	Others <i>RMB'million</i>	Total <i>RMB'million</i>
At 1 January 2014	541	1,864	971	3,376
Deferred tax credited to the statement of profit or loss	98	641	151	890
Acquisitions of subsidiaries	–	–	203	203
Disposals of subsidiaries	–	–	(197)	(197)
At 1 January 2015	639	2,505	1,128	4,272
Deferred tax credited to the statement of profit or loss	521	448	524	1,493
Exchange realignment	1	1	4	6
At 31 December 2015	<u>1,161</u>	<u>2,954</u>	<u>1,656</u>	<u>5,771</u>

Deferred tax liabilities

	Revaluation of investment properties <i>RMB'million</i>	Fair value adjustments arising from subsidiaries <i>RMB'million</i>	Others <i>RMB'million</i>	Total <i>RMB'million</i>
At 1 January 2014	23,095	480	37	23,612
Deferred tax charged/(credited) to the statement of profit or loss	3,918	(147)	(1)	3,770
Acquisitions of subsidiaries	–	536	–	536
Disposals of subsidiaries	(29)	(68)	–	(97)
At 1 January 2015	26,984	801	36	27,821
Deferred tax charged/(credited) to the statement of profit or loss	5,157	(169)	36	5,024
Exchange realignment	–	13	–	13
Acquisitions of subsidiaries (note 35)	–	285	–	285
At 31 December 2015	32,141	930	72	33,143

Deferred tax assets have not been recognised in respect of the following items:

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Tax losses	6,957	5,038

RMB6,210 million and RMB18 million out of the above tax losses arose in Mainland China and the United States, which were available for offsetting against future taxable profits in one to five year, and one to twenty year respectively. The remaining tax losses arose in the United Kingdom, Europe, Hong Kong and Australia for offsetting against future taxable profits which had no restriction years, and the tax losses amounted to RMB608 million, RMB116 million, RMB4 million and RMB1 million respectively. Deferred tax assets have not been recognised in respect of the above items as it is not considered probable that taxable profits will be available against which the above items can be utilised.

20. AVAILABLE-FOR-SALE INVESTMENTS

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Unlisted equity investment, at cost:	35	35

As at 31 December 2015, certain unlisted equity investments with a carrying amount of RMB35 million (2014: RMB35 million) were stated at cost less impairment because the range of reasonable fair value estimates is so significant that the Directors are of the opinion that their fair value cannot be measured reliably. The Group does not intend to dispose of them in the near future.

21. INVENTORIES

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Properties	167,679	144,585
Hotel merchandise	32	97
Yachts and yachts related	517	477
Others	115	93
Impairment	(1,087)	(60)
	<u>167,256</u>	<u>145,192</u>

The movements in the provision for impairment of inventories are as follows:

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
At beginning of year	60	–
Acquisition of a subsidiary	–	39
Impairment losses recognised	1,055	46
Write-off of impairment	(23)	(21)
Exchange realignment	(5)	(4)
	<u>1,087</u>	<u>60</u>

Certain properties under development of the Group was pledged to secure bank borrowings granted to the Group, as further detailed in the note 27 to the financial statements.

22. TRADE AND BILLS RECEIVABLES

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Trade receivables	438	654
Bills receivable	81	210
Impairment	(22)	(16)
	<u>497</u>	<u>848</u>

An aged analysis of trade and bills receivables of the Group as at the end of reporting period, based on the invoice date and net of impairment, is as follows:

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Within one year	469	826
Over one year	28	22
	<u>497</u>	<u>848</u>

The movements in the provision for impairment of trade receivables are as follows:

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
At beginning of year	16	6
Impairment losses recognised/(reversed), net	6	(4)
Acquisition of a subsidiary	–	15
Exchange realignment	–*	(1)
	<u> </u>	<u> </u>
At end of year	<u> </u> <u> </u>	<u> </u> <u> </u>

Included in the above provision for impairment of trade receivables is a provision for individually impaired trade receivables of RMB11 million (2014: RMB9 million) with a carrying amount before provision of RMB111 million (2014: RMB403 million).

The aged analysis of trade receivables that are not individually nor collectively considered to be impaired is as follows:

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Neither past due nor impaired	<u> </u> 82	<u> </u> 57
	<u> </u> <u> </u>	<u> </u> <u> </u>

The Group's trade receivables are mainly due from the tenants whose the credit periods are usually within one year. The Group has a strict credit control policy and seeks to maintain strict control over its outstanding receivables.

* The exchange realignment is presented as zero rounded to the nearest million.

23. PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Other prepaid tax	6,077	5,780
Prepayments	5,515	3,635
Land deposits	1,025	1,585
Entrusted loan	50	200
Other receivables	4,682	4,799
Due from the Parent and the Parent's associates and the Company's fellow subsidiaries	31	–
Impairment	<u> </u> (224)	<u> </u> (178)
	<u> </u> <u> </u>	<u> </u> <u> </u>

None of the above is past due. The financial assets included in the above balances related to receivables for which there was no recent history of default.

The aging of other receivables are mainly within one year.

The aging of an entrusted loan is as follows:

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Within one year	50	–
Over one year	–	200
	<u>50</u>	<u>200</u>

The movements in the provision for impairment of other receivables are as follows:

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
At beginning of year	178	139
Impairment losses recognised	47	70
Disposal of a subsidiary	(1)	(31)
	<u>224</u>	<u>178</u>

24. CASH AND CASH EQUIVALENTS

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Cash and bank balances (a)	73,148	93,035
Less: Restricted cash		
Government regulation fund (b)	(3,889)	(4,164)
Pledged for bank loans (note 27)	(169)	(414)
Pledged for guarantee deposits	(485)	(1,064)
Pledged for mortgage deposits	(783)	(1,003)
Pledged for bank acceptance bill deposits	(1,040)	–
Pledged for others	(176)	(87)
	<u>(6,542)</u>	<u>(6,732)</u>
Cash and cash equivalents	<u>66,606</u>	<u>86,303</u>

(a) The cash and bank balances of the Group denominated in RMB amounted to RMB67,396 million as at 31 December 2015 (2014: RMB71,226 million). The RMB is not freely convertible into other currencies, however, under the Mainland China's Foreign Exchange Control Regulations and Administration of Settlement, Sale and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for other currencies through banks authorised to conduct foreign exchange business. Cash at banks earns interest at floating rates based on daily bank deposit rates.

(b) In accordance with the requirement of the local government, certain property development companies are required to place the proceeds received from pre-sale of properties in designated bank accounts for the construction of related property projects. The deposits can only be used for purchases of construction materials and payments of construction fees for the related property projects. These deposits will be released according to the completion status of the related property projects.

25. TRADE AND BILLS PAYABLES

An aged analysis of the trade and bills payables at the end of the reporting period, based on the invoice date, is as follows:

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Within 1 year	59,319	50,430
1 to 2 years	4,272	2,345
Over 2 years	829	968
	<u>64,420</u>	<u>53,743</u>

The trade payables are non-interest-bearing and are normally settled based on the progress of the construction of property projects.

26. OTHER PAYABLES AND ACCRUALS

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Advance from customers	133,744	118,914
Staff costs payables	2,007	1,832
Interest payable	814	542
Other taxes payable	561	540
Other payables	23,074	16,005
Others	1	182
	<u>160,201</u>	<u>138,015</u>

Other payables are non-interest-bearing and have no fixed terms for repayment.

27. INTEREST-BEARING BANK AND OTHER BORROWINGS

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Current:		
Bank loans – secured	481	78
Bank loans – unsecured	269	974
Other loans – secured	–	2,009
Other loans – unsecured	800	2,000
Current portion of long term		
Bank loans – secured	20,291	13,778
Bank loans – unsecured	1,830	3,571
Other loans – secured	6,659	9,552
Other loans – unsecured	11,600	4,502
	<u>41,930</u>	<u>36,464</u>
Non-current:		
Bank loans – secured	84,642	91,958
Bank loans – unsecured	12,698	12,743
Other loans – secured	5,858	24,343
Other loans – unsecured	8,867	8,251
	<u>112,065</u>	<u>137,295</u>
	<u>153,995</u>	<u>173,759</u>
Repayable:		
Within one year or on demand	41,930	36,464
Over one year but within two years	24,577	48,276
Over two years but within five years	33,766	42,028
Beyond five years	53,722	46,991
	<u>153,995</u>	<u>173,759</u>

Bank and other borrowings bear interest at fixed rates and floating rates. The Group's bank and other borrowings bear interest at effective interest rates ranging as follows:

	2015	2014
Effective interest rates	<u>1%-12.3%</u>	<u>1.20%-12.3%</u>

Assets that have been pledged as collateral to secure bank and other borrowing are as follows:

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Pledged bank deposits (<i>note 24</i>)	169	414
Inventories	42,010	39,710
Prepaid land lease payments	3,775	4,418
Investment properties	231,997	173,937
Property, plant and equipment	16,389	15,730
	<u>294,340</u>	<u>234,209</u>

Certain subsidiaries in Mainland China which are engaged in the development of real estate projects have entered into fund arrangements with certain financial institutions (the "Trustees"), pursuant to which the Trustees raised trust funds and injected the funds to these subsidiaries. All the funds bear interest at fixed interest rates, have fixed repayment terms, and are secured by equity interests of these subsidiaries. The share of net assets in connection with the secured equity interests was approximately RMB26,622 million as at 31 December 2015 (2014: RMB28,298 million).

28. DEFERRED INCOME

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Carrying amount at the beginning of year	1,754	756
Additions during the year	1,781	2,305
Recognised as income during the year	(1,647)	(1,198)
Disposal of a subsidiary	–	(109)
	<u>1,888</u>	<u>1,754</u>
Carrying amount at the end of year	<u>1,888</u>	<u>1,754</u>
Current portion	<u>(317)</u>	<u>(395)</u>
Non-current portion	<u>1,571</u>	<u>1,359</u>

Deferred income represents government grants received by the Group as financial subsidies, which were recognised as income over the periods necessary to match the grants on a systematic basis to the costs that they were intended to compensate. There are no unfulfilled conditions or contingencies relating to the grant.

29. TAX PAYABLE AND PREPAID TAX

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
LAT payable	1,707	1,278
CIT payable	5,645	5,553
	<u>7,352</u>	<u>6,831</u>
Prepaid LAT	(6,402)	(4,974)
Prepaid CIT	(406)	(495)
	<u>(6,808)</u>	<u>(5,469)</u>

30. BONDS AND NOTES

	2015	2014
	<i>RMB'million</i>	<i>RMB'million</i>
Guaranteed bonds due 2018, listed	3,819	3,599
Guaranteed bonds due 2024, listed	3,832	3,611
Unguaranteed mid-term notes due 2020, listed	15,000	–
Unguaranteed bonds due 2020, listed	10,000	–
	<u>32,651</u>	<u>7,210</u>

On 21 November 2013, a subsidiary of the Group issued guaranteed bonds with a due date in November 2018 (“GB2018 Bonds”) in an aggregate principal amount of US\$600 million. The GB2018 Bonds were admitted to the Official List of Hong Kong Exchange Securities Trading Limited. The GB2018 Bonds bear interest at a rate of 4.875% per annum, payable in arrears half-yearly on 21 May and 21 November of each year, commencing on 21 May 2014.

On 30 January 2014, a subsidiary of the Group issued guaranteed bonds with a due date in January 2024 (“GB2024 Bonds”) in an aggregate principal amount of US\$600 million. The GB2024 Bonds bear interest at a rate of 7.25% per annum, payable in arrears half-yearly on 29 January and 29 July of each year, commencing on 29 July 2014.

On 30 July 2015, the Company issued unguaranteed mid-term notes with a due date in July 2020 in an aggregate principal of RMB10,000 million. The notes bear interest at a rate of 4.6% per annum, payable in arrears yearly on 31 July.

On 13 November 2015, the Company issued unguaranteed mid-term notes with a due date in November 2020 in aggregate principal of RMB5,000 million. The notes bear interest at a rate of 4.25% per annum, payable in arrears yearly on 16 November.

On 14 October 2015, the Company issued unguaranteed bonds with a due date in November 2020 in an aggregate principal of RMB5,000 million. The bonds bear interest at a rate of 3.93% per annum, payable in arrears yearly on 14 October.

On 27 August 2015, the Company issued unguaranteed bonds with a due date in August 2020 in an aggregate principal of RMB5,000 million. The bonds bear interest at a rate of 4.09% per annum, payable in arrears yearly on 27 August.

31. SHARE CAPITAL

	2015	2014
	<i>RMB'million</i>	<i>RMB'million</i>
Registered, issued and fully paid:		
4,527,347,600 (2014: 4,474,800,000) ordinary shares	<u>4,527</u>	<u>4,475</u>

The amounts of the Group’s issued capital and the movements therein for the current and prior years are presented in the consolidated statement of changes in equity.

32. RESERVES**(a) Share premium**

Included in share premium are reserves resulting from the amount subscribed for issued capital in excess of nominal value.

(b) Capital reserve

Capital reserve comprises mainly the difference arising from changes in ownership interests in subsidiaries which do not result in change of control.

(c) Revaluation reserve

The property revaluation reserve arose from the transfer of owner-occupied properties to investment properties at the date of change in use.

(d) Statutory reserve

In accordance with the PRC Company Law and the articles of association of the Company, the Company is required to appropriate 10% of its net profits after tax, as determined under the Chinese Accounting Standards, to the statutory surplus reserve until the reserve balance reaches 50% of its registered capital. Subject to certain restrictions set out in the relevant PRC regulations and in the articles of association of the Company, the statutory surplus reserve may be used either to offset losses, or to be converted to increase share capital provided that the balance after this conversion is not less than 25% of the registered capital of the Company. The reserve cannot be used for purposes other than those for which it is created and is not distributable as cash dividends.

33. SHARE-BASED PAYMENTS

In July 2014, the Company issued a total of 138.8 million new shares at an issue price of RMB7.36 per share to 61 individuals, for a total consideration of RMB1,022 million. The issuance of new shares to the 32 individuals who are employees of the Group, the Parent and the Company's fellow subsidiaries, totally 75.2 million shares, was considered as compensations for their services and accounted for as equity-settled share-based payment transactions. The fair value of the shares granted to the employees of the Parent and the Company's fellow subsidiaries was amortized and recognised as deemed distribution over the vesting period. If any of the 32 individuals cease to be employees of the Group, the Parent and the Company's fellow subsidiaries in the vesting period, the shares granted shall be transferred to Mr. Wang Jianlin. Such transfer was considered as right issue to shareholders and was treated as transaction between shareholders.

In 2015, the Group recognised a net share-based payment expense of RMB35 million (2014: RMB67 million), including amortisation of share-based payment expense of RMB68 million (2014: RMB67 million) and a reversal of RMB33 million (2014: nil) for resigned employees of the Group. The Group recognised a net increase in retained profits of RMB28 million (2014: RMB185 million), including a deemed distribution of RMB46 million (2014: RMB185 million) and a reversal of RMB74 million (2014: nil) for resigned employees of the Parent and the Company's fellow subsidiaries. During the year, no share (2014: 6.0 million shares) were exercised due to satisfaction of service conditions, 18.8 million shares (2014: nil) were forfeited because of the resigned employees, and the Company had restricted shares outstanding amounting to 50.4 million, which represented approximately 1% of shares in issue at the end of year.

34. PARTLY-OWNED SUBSIDIARIES WITH MATERIAL NON-CONTROLLING INTERESTS

The following tables illustrate the summarised financial information of the subsidiaries that have material non-controlling interests. The amounts disclosed are before any inter-company eliminations:

Zhengzhou Biyuan Wanda Plaza Investment Co., Ltd.*

	2015
	<i>RMB'million</i>
NCI percentage	100.00%
Current assets	38
Non-current assets	495
Current liabilities	(15)
Non-current liabilities	—
	<hr/>
Accumulated balances of NCI	<u>518</u>

	2015 <i>RMB'million</i>
Revenue	–
Total expenses	(1)
Loss for the year	(1)
Total comprehensive loss for the year	(1)
	<u> </u>
Loss for the year allocated to NCI	(1)
	<u> </u>
Dividends paid to NCI	–
	<u> </u>
Net cash flows used in operating activities	(4)
Net cash flows used in investing activities	(481)
Net cash flows from financing activities	520
	<u> </u>
Net increase in cash and cash equivalents	35
	<u> </u>

* As set out in note 1, as at the year end, the equity interests of the subsidiary had been transferred to Wanda Wensheng according to the light asset cooperation agreements.

Change Wanda Property Co., Ltd.*

	2015 <i>RMB'million</i>
NCI percentage	100.00%
Current assets	110
Non-current assets	303
Current liabilities	(123)
Non-current liabilities	–
	<u> </u>
Accumulated balances of NCI	290
	<u> </u>
Revenue	–
Total expenses	1
Profit for the year	1
Total comprehensive income for the year	1
	<u> </u>
Profit for the year allocated to NCI	1
	<u> </u>
Dividends paid to NCI	–
	<u> </u>
Net cash flows from operating activities	64
Net cash flows used in investing activities	(141)
Net cash flows from financing activities	187
	<u> </u>
Net increase in cash and cash equivalents	110
	<u> </u>

* As set out in note 1, as at the year end, the equity interests of the subsidiary had been transferred to Wanda Wensheng according to the light asset cooperation agreements.

Shuangliu Wanda Plaza Investment Co., Ltd.*

	2015 <i>RMB'million</i>
NCI percentage	100.00%
Current assets	40
Non-current assets	311
Current liabilities	(141)
Non-current liabilities	—
Accumulated balances of NCI	<u>210</u>
Revenue	—
Total expenses	—
Profit for the year	—
Total comprehensive income for the year	<u>—</u>
Profit for the year allocated to NCI	<u>—</u>
Dividends paid to NCI	<u>—</u>
Net cash flows from operating activities	132
Net cash flows used in investing activities	(310)
Net cash flows from financing activities	210
Net increase in cash and cash equivalents	<u>32</u>

* As set out in note 1, as at the year end, the equity interests of the subsidiary had been transferred to Wanda Wenyu according to the light asset cooperation agreements.

Yichun Wanda Plaza Investment Co., Ltd.*

	2015 <i>RMB'million</i>
NCI percentage	100.00%
Current assets	151
Non-current assets	193
Current liabilities	(105)
Non-current liabilities	—
Accumulated balances of NCI	<u>239</u>
Revenue	—
Total expenses	(1)
Loss for the year	(1)
Total comprehensive loss for the year	<u>(1)</u>
Loss for the year allocated to NCI	<u>(1)</u>

	2015 <i>RMB'million</i>
Dividends paid to NCI	–
Net cash flows from operating activities	35
Net cash flows used in investing activities	(124)
Net cash flows from financing activities	240
Net increase in cash and cash equivalents	151

* As set out in note 1, as at the year end, the equity interests of the subsidiary had been transferred to Wanda Wensheng according to the light asset cooperation agreements.

Sanmenxia Wanda Plaza Investment Co., Ltd.*

	2015 <i>RMB'million</i>
NCI percentage	100.00%
Current assets	97
Non-current assets	303
Current liabilities	(162)
Non-current liabilities	–
Accumulated balances of NCI	238
Revenue	–
Total expenses	(2)
Loss for the year	(2)
Total comprehensive loss for the year	(2)
Loss for the year allocated to NCI	(2)
Dividends paid to NCI	–
Net cash flows from operating activities	104
Net cash flows used in investing activities	(263)
Net cash flows from financing activities	240
Net increase in cash and cash equivalents	81

* As set out in note 1, as at the year end, the equity interests of the subsidiary had been transferred to Wanda Wensheng according to the light asset cooperation agreements.

Wanda Hotel Development Company Limited

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
NCI percentage	35.00%	35.00%
Current assets	5,340	5,160
Non-current assets	7,731	4,528
Current liabilities	(6,597)	(2,613)
Non-current liabilities	(3,906)	(4,294)
Accumulated balances of NCI	<u>1,201</u>	<u>1,457</u>
Revenue	1,871	158
Total expenses	(1,531)	(209)
Profit/(loss) for the year	340	(51)
Total comprehensive income/(loss) for the year	<u>340</u>	<u>(373)</u>
Profit/(loss) for the year allocated to NCI	<u>123</u>	<u>(80)</u>
Dividends paid to NCI	<u>-</u>	<u>-</u>
Net cash flows from/(used in) operating activities	1,144	(4,275)
Net cash flows used in investing activities	(3,299)	(2,995)
Net cash flows from financing activities	<u>2,873</u>	<u>7,362</u>
Net increase in cash and cash equivalents	<u>718</u>	<u>92</u>

Jinshida

	2015 <i>RMB'million</i>
NCI percentage	40.00%
Current assets	2,887
Non-current assets	221
Current liabilities	(4)
Non-current liabilities	<u>(246)</u>
Accumulated balances of NCI	<u>1,143</u>
Revenue	-
Total expenses	-
Profit for the year	-
Total comprehensive income for the year	<u>-</u>
Profit for the year allocated to NCI	<u>-</u>
Dividends paid to NCI	<u>-</u>

	2015 <i>RMB'million</i>
Net cash flows from operating activities	–
Net cash flows from investing activities	–
Net cash flows from financing activities	–
	<hr/>
Net increase in cash and cash equivalents	–
	<hr/> <hr/>

* As set out in note 35, on 31 December 2015, the Group acquired an equity interest of 60.0% shares in Jinshida.

Shanghai Baoshan Wanda Investment Co., Ltd.

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
NCI percentage	35.00%	35.00%
Current assets	222	352
Non-current assets	3,064	2,905
Current liabilities	(239)	(340)
Non-current liabilities	(859)	(890)
	<hr/>	<hr/>
Accumulated balances of NCI	766	710
	<hr/> <hr/>	<hr/> <hr/>
Revenue	232	232
Total expenses	(46)	(94)
Profit for the year	186	138
Total comprehensive income for the year	186	138
	<hr/> <hr/>	<hr/> <hr/>
Profit for the year allocated to NCI	65	49
	<hr/> <hr/>	<hr/> <hr/>
Dividends paid to NCI	–	–
	<hr/> <hr/>	<hr/> <hr/>
Net cash flows from/(used in) operating activities	24	(79)
Net cash flows (used in)/from investing activities	(2)	1
Net cash flows used in financing activities	(124)	(130)
	<hr/>	<hr/>
Net decrease in cash and cash equivalents	(102)	(208)
	<hr/> <hr/>	<hr/> <hr/>

Yantai Zhifu Wanda Plaza Co., Ltd.

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
NCI percentage	30.00%	30.00%
Current assets	2,498	4,229
Non-current assets	2,557	2,630
Current liabilities	(3,468)	(6,005)
Non-current liabilities	(725)	(483)
	<hr/>	<hr/>
Accumulated balances of NCI	259	111
	<hr/> <hr/>	<hr/> <hr/>

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Revenue	1,688	1,688
Total expenses	(1,241)	(1,371)
Profit for the year	447	317
Total comprehensive income for the year	<u>447</u>	<u>317</u>
Profit for the year allocated to NCI	<u>134</u>	<u>95</u>
Dividends paid to NCI	<u>–</u>	<u>–</u>
Net cash flows from operating activities	1,884	558
Net cash flows used in investing activities	(691)	(776)
Net cash flows used in financing activities	<u>(1,278)</u>	<u>(401)</u>
Net decrease in cash and cash equivalents	<u>(85)</u>	<u>(619)</u>

35. ACQUISITIONS OF SUBSIDIARIES

(a) Acquisition of Tianjin Pilot Free Trade Zone Wanda Real Estate Co., Ltd. (“Tianjin Pilot Free Trade Zone”)

In August 2015, the Group entered into a cooperation agreement with Tianjin Tiansheng Investment Management Co., Ltd. (“Tianjin Tiansheng”) on the Tianjin Yujiabao Wanda Plaza Project. The Group acquired 85% of equity interest in Tianjin Pilot Free Trade Zone by enlarging the registered capital for a total consideration of RMB175 million, which has been paid by December 31, 2015.

The fair values of the identifiable assets and liabilities of Tianjin Pilot Free Trade Zone as at the date of acquisition were as follows:

	Fair value recognised on acquisition <i>RMB'million</i>
Cash and bank balances	175
Inventories	627
Investment properties	455
Other payables and accruals	(1,011)
Deferred tax liabilities	<u>(39)</u>
Total identifiable net assets at fair value	207
Non-controlling interests at proportionate share of identifiable net assets	(31)
Gain on bargain purchase	<u>(1)</u>
Satisfied by cash	<u>175</u>

An analysis of the net cash flow in respect of the acquisition of Tianjin Pilot Free Trade Zone is as follows:

	<i>RMB'million</i>
Cash consideration	175
Cash and bank balances acquired	<u>(175)</u>
Net cash outflow included in cash flows from investing activities	<u><u>–</u></u>

Since the acquisition, Tianjin Pilot Free Trade Zone has contributed nil to the Group's revenue and a loss of RMB10 million to the consolidated profit for the year ended 31 December 2015.

Had the combination taken place on 1 January 2015, the Group's revenue and profit for the year ended 31 December 2015 would have been RMB124,203 million and RMB30,081 million, respectively.

The Group incurred transaction costs of RMB1 million for this acquisition. These acquisition costs have been expensed and included in other expenses in the consolidated statement of profit or loss.

(b) Acquisition of Jinshida

In November 2015, the subsidiary of the Group, Xi'an Jinsheng Real Estate Co., Ltd. ("Xi'an Jinsheng") entered into an agreement with Shaanxi Coal and Chemical Group Co., Ltd. ("Shaanxi Coal and Chemical"), pursuant to which Xi'an Jinsheng acquired from Shaanxi Coal and Chemical its 20% equity interest in Jinshida. In December 2015, Xi'an Jinsheng entered into an agreement with Shaanxi Jincheng Xinyuan Property Co., Ltd. ("Jincheng Xinyuan"), pursuant to which Xi'an Jinsheng acquired from Jincheng Xinyuan its 40% equity interest in Jinshida. The total consideration for the acquisition of entire 60% equity interest was RMB2,911 million. As at 31 December 2015, RMB2,791 million out of the total consideration of RMB2,911 million had been paid. The non-controlling interests were measured at their proportionate share of Jinshida's identifiable net assets.

The fair values of the identifiable assets and liabilities of Jinshida at the date of acquisition were as follows:

	Fair value recognised on acquisition <i>RMB'million</i>
Cash and bank balances	1
Inventories	2,886
Property, plant and equipment	3
Investment properties	218
Deferred tax liabilities	(246)
Other payables and accruals	<u>(4)</u>
Total identifiable net assets at fair value	2,858
Non-controlling interests at proportionate share of identifiable net assets	(1,143)
Goodwill on acquisition	<u>1,196</u>
Satisfied by cash	<u><u>2,911</u></u>

The goodwill of RMB1,196 million recognised above is due to the new markets entered by the Group to achieve the business diversification. The above factor is neither separable nor contractual and therefore does not meet the criteria for recognition as intangible assets under HKAS 38 *Intangible Assets*. None of the goodwill recognised is expected to be deductible for income tax purposes.

An analysis of the net cash flow in respect of the acquisition of Jinshida is as follows:

	<i>RMB'million</i>
Cash consideration	2,791
Cash and bank balances acquired	<u>(1)</u>
Net cash inflow included in cash flows from investing activities	<u><u>2,790</u></u>

36. DISPOSAL OF A SUBSIDIARY

Disposal of Wanda Information Technology Co., Ltd. (“Wanda Information Technology”)

In December 2015, the Company disposed of its 100% equity interest in Wanda Information Technology to Wanda Network Finance Services (Shanghai) Company Limited, which is a fellow subsidiary of the Company, for a cash consideration of RMB60 million based on the agreed value of equity interest. The consideration was determined after considering the technologies and customer relationships developed by Wanda Information Technology in its ordinary business, which resulted in a disposal gain accordingly.

	2015
	<i>RMB'million</i>
Net assets disposed of:	
Cash and bank balances	341
Prepayments, deposits and other receivables	52
Property, plant and equipment	495
Other intangible assets	214
Trade payables	(93)
Other payables and accruals	<u>(1,701)</u>
Total net liabilities	(692)
Gain on disposal of Wanda Information Technology	<u>752</u>
Satisfied by cash	<u><u>60</u></u>

An analysis of the cash flows in respect of the disposal of Wanda Information Technology is as follows:

	<i>RMB'million</i>
Cash consideration received	60
Cash and bank balances disposed of	<u>(341)</u>
Net outflow of cash and cash equivalents in respect of disposal of Wanda Information Technology	<u><u>(281)</u></u>

37. CONTINGENT LIABILITIES

At the end of the reporting period, contingent liabilities not provided were as follows:

	2015	2014
	<i>RMB'million</i>	<i>RMB'million</i>
Guarantees given to banks for:		
Mortgage facilities granted to purchasers of the Group's properties	<u>45,756</u>	<u>44,406</u>

The Group provided guarantees in respect of the mortgage facilities granted by certain banks to the purchasers of the Group's properties. Pursuant to the terms of the guarantee arrangements, in case of default on mortgage payments by the purchasers, the Group is responsible for repaying the outstanding mortgage loans together with any accrued interest and penalty owed by the defaulted purchasers to the banks. The Group is then entitled to take over the legal titles of the related properties. The Group's guarantee periods commence from the dates of grant of the relevant mortgage loans and end upon the earlier of (i) the satisfaction of the mortgage loan by the purchaser of the property and (ii) the issuance of a property ownership certificate for the mortgaged property, which is generally available within six months to one year after the purchaser takes possession of the relevant property.

The Group did not incur any material losses during the year in respect of the guarantees provided for mortgage facilities granted to the purchasers of the Group's properties. The Directors consider that in case of default on payments, the net realisable values of the related properties can cover the repayments of the outstanding mortgage loans together with any accrued interest and penalty, and therefore no provision has been made in connection with the guarantees.

38. OPERATING LEASE ARRANGEMENTS

(a) As lessor

The Group leases out its investment properties under operating lease arrangements on terms ranging from one to twenty five years and with an option for renewal after the expiry dates, at which time all terms will be renegotiated.

At the end of the reporting period, the Group and the Company had total future minimum lease receivables under non-cancellable operating leases with its tenants falling due as follows:

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Within one year	11,630	9,622
In the second to fifth years inclusive	29,082	28,339
After five years	19,992	18,111
	<u>60,704</u>	<u>56,072</u>

(b) As lessee

The Group leases certain of its office premises, plant and warehouses under operating lease arrangements. Leases of the properties are negotiated for terms ranging from one to five years.

At the end of the reporting period, the Group had total future minimum lease payments under non-cancellable operating leases falling due as follows:

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Within one year	54	78
In the second to fifth years inclusive	65	90
After five years	2	–
	<u>121</u>	<u>168</u>

39. COMMITMENTS

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

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Contracted, but not provided for:		
Land, buildings, plant and machinery	133,834	148,712
Investment in a fellow subsidiary	750	–
	<u>134,584</u>	<u>148,712</u>

In addition, the Group's share of the joint ventures' own capital commitments, which are not included in the above, is as follows:

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Contracted, but not provided for	<u>1,313</u>	<u>1,165</u>
	<u>1,313</u>	<u>1,165</u>

40. RELATED PARTY TRANSACTIONS**(a) Significant related party transactions**

In addition to the transactions detailed elsewhere in the financial statements, the Group had the following transactions with related parties during the year:

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
The Parent:		
Acquisitions of equity interests**	–	5,804
Rendering of services*/**	–	1
Rental income**	1	–
Disposal of a subsidiary**	–	94
Fellow subsidiaries:		
Purchase of goods**	10	35
Purchase of services*/**	582	548
Rendering of services*/**	291	210
Rental income**	553	440
Disposal of a subsidiary (note 36)**	60	4,135
	<u>60</u>	<u>4,135</u>

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Companies controlled by the ultimate controlling shareholder:		
Purchase of goods**	18	33
Purchase of services*/**	15	50
Rendering of services*/**	162	163
Rental income**	1,147	1,202
	<u>1,147</u>	<u>1,202</u>

Transactions related to goods, services and rental services were made according to the published prices and conditions offered to the major customers of the Group. The disposals of the subsidiaries were made according to either the fair values determined by valuation report or the sales prices agreed by counterparties.

* These transactions with related parties mainly include property management service, design and other services.

** These related transactions above also constitute connected transactions or continuing connected transactions as defined in Chapter 14A of the Listing Rules.

(b) Outstanding balances with related parties

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Trade receivables due from		
Fellow subsidiaries	68	36
Companies controlled by the ultimate controlling shareholder and a close family member	12	2
Other receivables due from		
The Parent	–	–
Fellow subsidiaries	31	–
Trade payables due to		
Fellow subsidiaries	3	8
Companies controlled by the ultimate controlling shareholder	5	28
Other payables due to		
The Parent	303	309
Fellow subsidiaries	63	87
Companies controlled by the ultimate controlling shareholder	88	192
Loans due to		
Fellow subsidiaries	1,000	2,000

The above loan balances are unsecured, have fixed terms of repayment in 2018 and bear interest at annual interest rate ranging from 5.5% to 6.1%.

(c) Guarantees provided by related parties

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Transactions:		
Guarantees provided by the Parent and the ultimate controlling shareholder for the Group's bank and other borrowings	26,953	34,918
Balance:		
Outstanding balances of the guaranteed loans	21,353	29,235

	Financial liabilities at amortised cost	
	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Financial liabilities:		
Trade and bills payables	64,420	53,743
Financial liabilities included in other payables and accruals	24,449	17,087
Dividend payables	13	13
Bonds and notes	32,651	7,210
Interest-bearing bank and other borrowings	153,995	173,759
	275,528	251,812
	275,528	251,812

42. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS

The carrying amounts and fair values of the Group's financial instruments, other than those with carrying amounts that reasonably approximate to fair values, are as follows:

Carrying amounts

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Financial liabilities		
Bonds and notes and interest-bearing bank and other borrowings	186,646	180,969
	186,646	180,969

Fair Values

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
Financial liabilities		
Bonds and notes and interest-bearing bank and other borrowings	188,234	180,969
	188,234	180,969

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

The Group did not have any financial assets and financial liabilities measured at fair value as at 31 December 2015 and 2014.

During the year, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3 for both financial assets and financial liabilities.

43. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group's principal financial instruments comprise cash and cash equivalents, restricted cash, bonds and notes and interest-bearing bank and other borrowings. The main purpose of these financial instruments is to raise finance for the Group's operations. The Group has various other financial assets and liabilities such as trade receivables and trade payables, which arise directly from its operations.

The main risks arising from the Group's financial instruments are credit risk, interest rate risk, foreign currency risk, and liquidity risk. The Group does not hold or issue derivative financial instruments for trading purposes. The board of directors reviews and agrees policies for managing each of these risks and they are summarised below:

(a) Credit risk

The Group has no concentration of credit risk. The Group's cash and cash equivalents are mainly deposited with reputable overseas banks and state-owned banks in Mainland China. The carrying amounts of the trade receivables, other receivables, restricted cash, cash and cash equivalents included in the consolidated statement of financial position represent the Group's maximum exposure to credit risk in relation to its financial assets. The Group has no other financial assets which carry significant exposure to credit risk. The Group has arranged bank financing for certain purchasers of its properties and has provided guarantees to secure the obligations of these purchasers for repayments.

(b) Interest rate risk

The Group's exposure to the risk of changes in market interest rates relates primarily to the Group's long term debt obligations with floating interest rates.

If interest rates had been 100 basis points higher/lower and all other variables are held constant, the Group's interest charge would have increased/decreased by approximately RMB863 million for the year ended 31 December 2015 (2014: RMB753 million). This is mainly attributable to the Group's exposure to interest rates on its variable-rate bank and other borrowings.

(c) Liquidity risk

The Group monitors its risk to a shortage of funds using a recurring liquidity planning tool. This tool considers the maturity of both its financial instruments and financial assets (e.g., trade receivables) and projected cash flows from operations.

The Group's objective is to maintain a balance between continuity of funding and flexibility through the use of bank loans.

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

	As at 31 December 2015				
	Less than 1 year	1 to 2 years	2 to 5 years	Over 5 years	Total
	<i>RMB'million</i>	<i>RMB'million</i>	<i>RMB'million</i>	<i>RMB'million</i>	<i>RMB'million</i>
Interest-bearing bank and other borrowings	50,274	30,907	46,606	65,071	192,858
Trade payables	64,420	–	–	–	64,420
Other payables	24,449	–	–	–	24,449
Bonds and notes	1,586	1,586	32,460	4,720	40,352
	<u>140,729</u>	<u>32,493</u>	<u>79,066</u>	<u>69,791</u>	<u>322,079</u>

	As at 31 December 2014				Total RMB'million
	Less than 1 year RMB'million	1 to 2 years RMB'million	2 to 5 years RMB'million	Over 5 years RMB'million	
Interest-bearing bank and other borrowings	48,135	56,448	55,779	58,738	219,100
Trade payables	53,743	–	–	–	53,743
Other payables	17,087	–	–	–	17,087
Bonds and notes	445	445	4,818	4,792	10,500
	<u>119,410</u>	<u>56,893</u>	<u>60,597</u>	<u>63,530</u>	<u>300,430</u>

(d) Capital management

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

The Group manages its capital structure and makes adjustments to it in light of changes in economic conditions and the risk characteristics of the underlying assets. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. No changes were made in the objectives, policies or processes for managing capital during the reporting periods.

The Group monitors capital using gearing ratio and the debt-to-asset ratio. The gearing ratio is defined as net debt divided by capital. Net debt represents interest-bearing bank and other borrowings plus bonds and notes less cash and cash equivalents and restricted cash. Capital represents total equity. The debt-to-asset ratio is total liabilities net of advance from customers divided by total assets. The gearing ratios at the end of the reporting period were as follows:

	2015 RMB'million	2014 RMB'million
Interest-bearing bank and other borrowings	153,995	173,759
Bonds and notes	32,651	7,210
Less:		
Cash and cash equivalents	(66,606)	(86,303)
Restricted cash	(6,542)	(6,732)
Net debt	<u>113,498</u>	<u>87,934</u>
Total equity	<u>185,897</u>	<u>155,146</u>
Gearing ratio	<u>61.1%</u>	<u>56.7%</u>

The debt-to-asset ratios at the end of the reporting period were as follows:

	2015 RMB'million	2014 RMB'million
Total liabilities	453,663	409,148
Less:		
Advance from customers	(133,744)	(118,914)
	<u>319,919</u>	<u>290,234</u>
Total assets	639,560	564,294
Debt-to-asset ratio	50.0%	51.4%

44. EVENTS AFTER THE REPORTING PERIOD

On 12 January 2016, the Company published the Offering Circular of Dalian Wanda Commercial Properties Co., Ltd. 2016 Corporate Bonds (First Tranche) on the website of the Shanghai Stock Exchange. The Company will issue the corporate bonds totalling no more than RMB15 billion. On 15 January 2016, the issuance of the First Tranche was completed, totalling RMB5 billion, with par value of RMB100 per unit, an interest rate of 3.2% and a maturity period of 5 years. The amount raised will be used by the Group to repay borrowings and loans, improve the liquidity and for other purposes permitted by the relevant law and legislation.

45. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

Information about the statement of financial position of the Company at the end of the reporting period is as follows:

	2015	2014
	<i>RMB'million</i>	<i>RMB'million</i>
NON-CURRENT ASSETS		
Property, plant and equipment	1,053	1,087
Investment properties	1,428	1,415
Prepaid land lease payments	304	312
Other intangible assets	134	90
Investments in subsidiaries	119,082	113,875
Long-term receivables	10	10
Available-for-sale investments	35	35
	<hr/>	<hr/>
Total non-current assets	122,046	116,824
	<hr/>	<hr/>
CURRENT ASSETS		
Inventories	109	322
Trade and bills receivables	25	5
Prepayments, deposits and other receivables	56,453	30,228
Restricted cash	361	959
Cash and cash equivalents	11,905	29,913
	<hr/>	<hr/>
Total current assets	68,853	61,427
	<hr/>	<hr/>
CURRENT LIABILITIES		
Trade and bills payables	45	59
Other payables and accruals	108,758	118,439
Interest-bearing bank and other borrowings	7,400	7,690
Dividend payables	13	13
Tax payable	–	6
	<hr/>	<hr/>
Total current liabilities	116,216	126,207
	<hr/>	<hr/>
NET CURRENT LIABILITIES	(47,363)	(64,780)
	<hr/>	<hr/>
TOTAL ASSETS LESS CURRENT LIABILITIES	74,683	52,044
	<hr/> <hr/>	<hr/> <hr/>

APPENDIX II
FINANCIAL INFORMATION OF THE GROUP

	2015 <i>RMB'million</i>	2014 <i>RMB'million</i>
NON-CURRENT LIABILITIES		
Interest-bearing bank and other borrowings	7,015	13,635
Bonds and notes	25,000	–
Deferred tax liabilities	123	113
Total non-current liabilities	32,138	13,748
Net assets	42,545	38,296
EQUITY		
Share capital	4,527	4,475
Reserves	38,018	33,821
Total equity	42,545	38,296

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

	Share capital <i>RMB'million</i>	Share premium <i>RMB'million</i>	Capital reserve <i>RMB'million</i>	Revaluation reserve <i>RMB'million</i>	Statutory reserve <i>RMB'million</i>	Exchange fluctuation reserve <i>RMB'million</i>	Retained profits <i>RMB'million</i>	Total <i>RMB'million</i>	Total equity <i>RMB'million</i>
At 1 January 2014	3,736	–	–	–	1,565	–	7,844	13,145	13,145
Profit for the year	–	–	–	–	–	–	3,959	3,959	3,959
Other comprehensive income for the year	–	–	–	–	–	–	–	–	–
Total comprehensive income for the year	–	–	–	–	–	–	3,959	3,959	3,959
Issue of shares	739	22,385	–	–	–	–	–	23,124	23,124
Transfer from retained profits	–	–	–	–	396	–	(396)	–	–
Final 2013 dividend	–	–	–	–	–	–	(1,999)	(1,999)	(1,999)
Share-based payments	–	–	252	–	–	–	(185)	67	67
At 31 December 2014	4,475	22,385	252	–	1,961	–	9,223	38,296	38,296
At 1 January 2015	4,475	22,385	252	–	1,961	–	9,223	38,296	38,296
Profit for the year	–	–	–	–	–	–	6,397	6,397	6,397
Other comprehensive income for the year	–	–	–	–	–	–	–	–	–
Total comprehensive income for the year	–	–	–	–	–	–	6,397	6,397	6,397
Issue of shares	52	2,066	–	–	–	–	–	2,118	2,118
Transfer from retained profits	–	–	–	–	303	–	(303)	–	–
Final 2014 dividend	–	–	–	–	–	–	(4,301)	(4,301)	(4,301)
Share-based payments	–	–	7	–	–	–	28	35	35
At 31 December 2015	4,527	24,451	259	–	2,264	–	11,044	42,545	42,545

46. APPROVAL OF THE FINANCIAL STATEMENTS

The financial statements were approved and authorised for issue by the board of directors on 23 March 2016.

3. UNAUDITED FINANCIAL INFORMATION OF THE GROUP FOR THE THREE MONTHS ENDED 31 MARCH 2016

On 29 April 2016, the Company has announced its unaudited first quarterly results for the three months ended 31 March 2016 (the “**Financial Information**”) prepared in accordance with the generally accepted accounting principles in the PRC, pursuant to the relevant laws and regulations in the PRC in connection with medium term notes issued by the Company in the inter-bank market in the PRC. The Financial Information has been prepared based on, amongst others, the unaudited financial information of the Group for the three months period ended 31 March 2016. An extract of the Financial Information is set out below:–

	For the three months ended 31 March 2016 and as at 31 March 2016 <i>approximately RMB'million</i> <i>(unaudited)</i>
Total assets	664,502
Total liabilities	475,370
Owner's equity	189,132
Revenue	12,607
Net profit	3,123
Net profit attributable to the owner of parent company	2,950
Cash and cash equivalents	62,027

The Financial Information has not been audited or reviewed by the Company's auditors and the audit committee of the Company. The Financial Information relating to “Net Profit” and “Net profit attributable to the owner of parent company” constitutes a profit forecast under Rule 10 of the Takeovers Code.

The “Net Profit” and “Net profit attributable to the owner of parent company” was announced on 29 April 2016 and, for the purpose of reporting on such profit forecast under Rule 10 of the Takeovers Code, the corresponding financial information (“**Profit Estimate**”) based on Hong Kong Financial Reporting Standards (the same as the accounting policies adopted by the Company) is set out as below:–

	For the three months ended 31 March 2016 <i>RMB' million</i> <i>(unaudited)</i>
Profit for the period	3,149
Profit for the period attributable to owners of the parent	2,991

Shareholders should note that the Profit Estimate has been reported on by Halcyon and Ernst & Young in accordance with the requirements under Rule 10 of the Takeovers Code. The respective letters from Halcyon and Ernst & Young in this regard are set out in Appendices IV and V respectively to the Composite Document.

4. MATERIAL CHANGES

Save as disclosed below, the Directors confirm that there has been no material change in the financial or trading position or outlook of the Group since 31 December 2015, being the date to which the latest published audited financial statements of the Group were made up, up to and including the Latest Practicable Date:

- (a) on 18 January 2016, the Company announced that the issuance of the first tranche corporate bond was completed on 15 January 2016, totaling RMB5.0 billion with a coupon rate of 3.2% and a maturity period of 5 years. It was stated that the amount raised would be used to repay the Group's borrowings, replenish the Group's general working capital and for other purposes as permitted under the relevant laws and regulations;
- (b) on 3 May 2016, the Company announced that the issuance of the first and second tranche of the medium-term notes were completed, the principal amount of each tranche of the corporate notes were RMB6 billion, with a term of 5 years and a coupon rate of 3.70% and 4.0% respectively. It was stated that the amount raised would be used for project development and repayment of bank borrowings;
- (c) on 10 May 2016, the Company announced that the issuance of the second tranche corporate bond was completed on 9 May 2016, totaling RMB8 billion with a coupon rate of 3.95% and a maturity period of 5 years. It was stated that the amount raised would be used to repay the Group's borrowings and replenish the Group's general working capital;
- (d) on 26 May 2016, the Company announced that the issuance of the third tranche corporate bond was completed on 25 May 2016, totaling RMB5 billion with a coupon rate of 3.95% and a maturity period of 5 years. It was stated that the amount raised would be used to repay the Group's borrowings and replenish the Group's general working capital;
- (e) on 14 June 2016, the Company announced that the issuance of the fourth tranche corporate bond was completed on 13 June 2016, totaling RMB3 billion with a coupon rate of 3.88% and a maturity period of 5 years. It was stated that the amount raised would be used to replenish the Group's general working capital;
- (f) on 24 June 2016 the Company announced that the proposed debt financing instruments for the years of 2016-2018 have been registered to National Association of Financial Market Institutional Investors and the relevant application materials have been published on the website of Debt Capital Market Filing Analysis Notification System under National Association of Financial Market Institutional Investors;

- (g) on 25 May 2016, the Company announced that the proposed payment of cash dividend of RMB1.05 (tax inclusive) per share for the year ended 31 December 2015 was approved at the annual general meeting held by the Company;
- (h) on 4 February, 9 March, 8 April, 9 May and 8 June 2016, the Company announced the unaudited operating statistics of the Group for the previous month-end/period-end. In summary and as stated in the unaudited operating statistics for the month of May 2016, from January to May 2016: (i) the Group achieved a total amount of contracted sales of approximately RMB35.8 billion; (ii) the Group recorded rental income of approximately RMB7.03 billion; (iii) the Group recorded hotel operation income of approximately RMB2.28 billion; (iv) the newly acquired land has a total site area of 2,562 thousand sq.m. and a total gross floor area of 4,289 thousand sq.m., with a gross floor area of 2,657 thousand sq.m. for commercial plaza and a total land premium of approximately RMB6.02 billion; and (v) there was one newly opened Wanda Plaza and a total of six hotels had been newly opened with a total of 2,281 guest rooms; and
- (i) the unaudited financial data summary for the first quarter of 2016 as announced by the Company on 29 April 2016 and the Profit Estimate as set out in the paragraph headed “3. Unaudited Financial Information of the Group for the Three Months ended 31 March 2016” in Appendix II to the Composite Document.

5. INDEBTEDNESS STATEMENT

As of 31 March 2016, being the latest practicable date for the purpose of liquidity disclosure in the Composite Document, the Group had outstanding indebtedness of RMB203,593 million, consisting of interest-bearing bank and other borrowings (which mainly consist of trust loans obtained from various trust financing companies for funding some of the Group’s property development projects) of RMB159,942 million and bonds and notes of RMB43,651 million. As of 31 March 2016, RMB126,404 million of the Group’s interest-bearing bank and other borrowings were secured by pledged bank deposits, inventories, prepaid land lease payments, investment properties, property, plants and equipment and the pledges or transfers of the share capital of our subsidiaries. As of 31 March 2016, RMB17,849 million of the Group’s interest-bearing bank and other borrowings were guaranteed by the controlling shareholders of the Company. As of 31 March 2016, the Group had mortgages and guarantees in the amount of RMB43,877 million.

Save as disclosed above, the Group did not have any outstanding debt securities issued and outstanding or authorised or otherwise created but unissued, term loans, other borrowings or indebtedness in the nature of borrowing including bank overdrafts, liabilities under acceptances (other than normal trade bills), acceptance credits, hire purchase commitments, mortgages and charges, material contingent liabilities or guarantees outstanding as of 31 March 2016.

6. PROPERTY INTERESTS AND ADJUSTED NET ASSET VALUE

The valuation of property interest of the Group as at 31 March 2016 has been conducted by DTZ, the independent valuer appointed by the Company. The market values of the aforesaid property interests attributable to the Group as at 31 March 2016 are set out below:

	<i>approximately RMB'million</i>
Group I – Properties held by the Group for occupation in the PRC	2,085
Group II – Properties held by the Group for operation as hotel in the PRC	43,138
Group III – Properties held by the Group for investment in the PRC	261,373
Group IV – Properties held by the Group for sale in the PRC	84,661
Group V – Properties held by the Group for development in the PRC	206,469
Group VI – Properties held by the Group for future development in the PRC	15,021
	<i>approximately AUD'million</i>
Group VII – Properties held by the Group under development in Australia	88
Group VIII – Properties held by the Group for future development in Australia	461
	<i>approximately EUR'million</i>
Group IX – Properties held by the Group for future development in Spain	160
	<i>approximately GBP'million</i>
Group X – Properties held by the Group for occupation in the United Kingdom	10
Group XI – Properties held by the Group under development in the United Kingdom	128
	<i>approximately USD'million</i>
Group XII – Properties held by the Group for future development in the United States	516

Further details of the aforementioned property interests and the corresponding summary of valuation report prepared by DTZ are set out in “Appendix III – Summary of Property Valuation of the Group” to the Composite Document.

By taking into account the effect of revaluation surplus arising from the valuation of all the above properties interests, the potential tax liability arising therefrom and the unaudited financial information of the Group for the three months ended 31 March 2016, set out below is the calculation of the adjusted unaudited consolidated net asset value (“Adjusted NAV”) of the Group as at 31 December 2015:

	<i>approximately</i> <i>RMB'million</i>
Audited consolidated NAV of the Group attributable to owners of the parents as at 31 December 2015 (<i>Note 1</i>)	180,396
Adjustments:	
– Total comprehensive income attributable to owners of the parents for the 3 months ended 31 March 2016 (<i>Note 2</i>)	3,070
– Revaluation surplus arising from valuation of the property interests attributable to owners of the parent as at 31 March 2016 (<i>Note 3</i>)	85,013
– Land appreciation taxes (“LAT”) on properties under development and completed properties held for sales (<i>Notes 4</i>)	(24,244)
– Deferred taxes on attributable revaluation surplus (<i>Notes 4</i>)	(15,027)
Adjusted NAV	229,208
Adjusted NAV per share (<i>Note 5</i>)	RMB50.63

Notes:

1. The amount is extracted from the audited consolidated financial figures as at 31 December 2015 of section 2 of Appendix II to the Composite Document.
2. The amount is extracted from the unaudited financial information of the Group for the three months ended 31 March 2016.
3. The revaluation surplus represents the excess of market value of the property interests as at 31 March 2016 over their corresponding book values as at 31 March 2016 (after excluding the relevant interest not attributable to non-controlling interests). For the avoidance of doubt, the revaluation surplus for investment properties, which is reflected in the total comprehensive income for the 3 months ended 31 March 2016, is excluded herein.
4. Relevant PRC taxes on property interests included corporate income tax (“CIT”) and LAT. Deferred taxes on revaluation surplus is estimated on the basis that surplus on all categories of property interests shall be subject to CIT and estimation of LAT was only determined for the surplus of properties under development and completed properties held for sales. For the purpose of LAT calculation, the appreciation of land value is determined by using the fair value of properties under development and completed properties held for sales less their book value.
5. The Adjusted NAV per Share is arrived at on the basis of 4,527,347,600 Shares in issue as at the Latest Practicable Date.

For the avoidance of doubt, the above calculation does not take into account the dividend for the year of 2015 of RMB1.05 per Share as approved at the annual general meeting of the Company held on 25 May 2016.

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

The following is the text of a letter, summary of valuations and valuation certificates prepared for the purpose of incorporation in the Composite Document received from DTZ Cushman & Wakefield Limited, an independent property valuer, in connection with its opinion of the value of the property interests of the Group as at 31 March 2016.



16th Floor
Jardine House
1 Connaught Place
Central
Hong Kong

30 June 2016

The Directors
Dalian Wanda Commercial Properties Co., Limited
Levels 21 to 25, Block B
Wanda Building, No. 93 Jianguo Road
Chaoyang District
Beijing, the PRC

Dear Sirs,

1. INSTRUCTIONS, PURPOSE AND DATE OF VALUATION

In accordance with your instructions for us to value the property interests of Dalian Wanda Commercial Property Co., Limited (referred to as the “Company”) and its subsidiaries (hereinafter together referred to as the “Group”) in the People’s Republic of China (the “PRC”), Australia, Spain, the United Kingdom (the “UK”) and the United States of America (the “US”) (as more particularly described in the attached valuation summaries), we confirm that we have inspected the properties, made relevant enquiries and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the values of such property interests as at 31 March 2016 (the “Valuation Date”) for incorporation in the composite document of the Company.

2. DEFINITION OF MARKET VALUE

Our valuation of each of the properties represents its market value which in accordance with The HKIS Valuation Standards 2012 Edition issued by the Hong Kong Institute of Surveyors is defined as “the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”.

3. VALUATION BASIS AND ASSUMPTIONS

In valuing the properties, we have complied with the requirements set out in Chapter 5, Practice Note 12 of the Rules Governing the Listing of Securities published by The Stock Exchange of the Hong Kong Limited, Rule 11 of The Codes on Takeovers and Mergers published by the Securities and Futures Commission, and The HKIS Valuation Standards 2012 Edition published by the Hong Kong Institute of Surveyors.

Our valuations exclude an estimated price inflated or deflated by special terms or circumstances such as atypical financing, sale and leaseback arrangement, special considerations or concessions granted by anyone associated with the sale, or any element of special value.

In the course of our valuation of the properties, we have relied on the information and advice given by the Group and its legal advisers, Tian Yuan Law Firm (北京市天元律師事務所) regarding the title to each of the property projects and the interests of the Group in the properties in the PRC. In respect of the title to the properties in Australia, Spain, the UK and the US, we have relied on the information given by the Group or records available from the relevant local official authorities.

The status of titles and grant of major certificates approvals and licenses of the properties, in accordance with the information provided by the Group are set out in the notes of the respective valuation certificate included in a full property valuation report which is available for public inspection.

No allowance has been made in our valuations for any charges, mortgages or amounts owing on the properties nor for any expenses or taxation which may be incurred in effecting a sale. Unless otherwise stated, it is assumed that the properties are free from encumbrances, restrictions and outgoings of any onerous nature which could affect their values.

4. METHOD OF VALUATION

As at the Valuation Date, the properties in Groups I, II, III and IV are completed properties in the PRC and the properties in Group X are completed properties in the UK, and the relevant title certificates including Construction Works Completion Examination Certificates, Building Ownership Certificates or Real Estate Title Certificates or such equivalent certificates or permits have been obtained.

The properties in Groups V, VII and XI comprise properties under development in the PRC, Australia and the UK respectively. Permits for Commencement of Construction Works or such equivalent permits have been obtained but Construction Works Completion Examination Certificates, Building Ownership Certificates or Real Estate Title Certificates or such equivalent certificates or permits have not been obtained yet.

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

The properties in Groups VI, VIII, IX and XII comprise properties held for future development in the PRC, Australia, Spain and the US respectively. Permits for Commencement of Construction Works or such equivalent permits have not been obtained but State-owned Land Use Rights Certificates or Grant Contracts of Land Use Rights or such equivalent certificates or contracts have been obtained with full land premium being paid as at the Valuation Date.

In valuing the properties in Groups I and X, which are completed properties held by the Group for occupation in the PRC and the UK respectively, we have used Direct Comparison Method assuming sale of each of these properties in its existing state with the benefit of vacant possession by making reference to comparable sales transactions as available in the relevant market or by using Investment Method on the basis of capitalization of the potential rental income.

In respect of the properties in Group II, which are completed properties held by the Group for operation as hotel in the PRC, we have valued each of these properties on a going concern basis and used Capitalisation Approach by making reference to its historical performance. During the course of our valuation, we have relied on the trading figures from the hotel operation over the past years and made reference to the required rate of return of similar forms of investment.

In valuing the properties in Group III, which are completed properties held by the Group for investment in the PRC, we have used Investment Method on the basis of capitalization of rental income derived from the existing tenancies with due allowance for reversionary potential of the properties or by reference to comparable market transactions.

In valuing the properties in Group IV, which are completed properties held by the Group for sale in the PRC, we have used Direct Comparison Method assuming sale of each of these properties in its existing state with the benefit of vacant possession by making reference to comparable sales transactions as available in the relevant market.

In respect of the properties in Groups V, VII and XI, which are properties held by the Group under development in the PRC, Australia and the UK respectively, we have valued them on the basis that each of these properties will be developed and completed in accordance with the Group's latest development scheme provided to us (if any). We have assumed that all consents, approvals and licenses from the relevant government authorities for the development scheme have been obtained without onerous conditions or delays. We have also assumed that the design and construction of the development are in compliance with the local planning regulations and have been approved by the relevant authorities. In arriving at our opinion of value, we have mainly adopted Direct Comparison Method or Investment Method to assess the development value as if completed and have also taken into account the incurred construction costs and the costs that will be incurred to complete the development to reflect the quality of the completed development. The development value as if completed represents our opinion of the aggregate selling prices of the development assuming that it had been completed as at the Valuation Date.

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

In valuing the properties in Groups VI, VIII, IX and XII, which are properties held by the Group for future development in the PRC, Australia, Spain and the US respectively, we have mainly used Direct Comparison Method assuming sale of each of these properties in its respective existing state by making reference to comparable land sales transactions as available in the relevant market.

5. SOURCE OF INFORMATION

We have been provided by the Group with extracts of documents in relation to the titles to the properties. However, we have not inspected the original documents to ascertain any amendments which may not appear on the copies handed to us.

We have accepted advice given by the Group on such matters as planning approvals or statutory notices, easements, tenure, identification of land buildings, completion date of buildings, number of car parking spaces and guest rooms, particulars of occupancy, tenancy details, incomes and revenue, development or redevelopment schemes, development time schedules, construction costs, site and floor areas, interest attributable to the Group and all other relevant matters.

Dimensions, measurements and areas included in our valuations are based on information provided to us and are therefore only approximations. We have had no reason to doubt the truth and accuracy of the information provided to us by the Group which is material to the valuations. We were also advised by the Group that no material facts have been omitted from the information provided.

6. TITLE INVESTIGATION

We have been provided with extracts of documents relating to the titles of the properties, but no searches have been made in respect of the properties. We have not searched the original documents to verify ownership or to ascertain any amendment which may not appear on the copies handed to us.

7. SITE INSPECTION

We inspected the exterior and, whenever possible, the interior of the properties in between late 2015 and early 2016. However, we have not carried out any investigations on site to determine the suitability of the soil conditions and the services etc. for any future development. Our valuations are prepared on the assumption that these aspects are satisfactory and that no extraordinary costs or delays will be incurred during the construction period. Moreover, no structural survey has been made, but in the course of our inspection, we did not note any serious defects. We are, however, not able to report that the properties are free of rot, infestation or any other structural defects. No tests were carried out with respect to any of the services. Unless otherwise stated, we have not been able to carry out on-site measurements to verify the site and floor areas of the properties and we have assumed that the areas shown on the documents handed to us are correct.

8. CURRENCY AND EXCHANGE RATES

Unless otherwise stated, the monetary sums stated in our valuations are in Renminbi (“RMB”) in respect of the properties in the PRC, in Australian Dollars (“AUD”) in respect of the properties in Australia, in Euros (“EUR”) in respect of the property in Spain, in Pound Sterling (“GBP”) in respect of the properties in the UK, and in United States Dollars (“USD”) in respect of the properties in the US.

9. POTENTIAL TAX LIABILITIES

As advised by the Company, the potential tax liabilities which would arise on the direct disposal of the property interests held by the Company at the amounts valued by us mainly comprise the following:

PRC properties

- Enterprise income tax at 25% on the gain
- Land appreciation tax at progressive rates from 30% to 60% on the appreciation of property value

Australian properties

- Corporate income tax cum capital gain tax at 30% on the gain

Spain property

- Corporate income tax at rates from 25% to 30% on the annual net profit
- Urban land appreciation tax at 1.085% on the cadastral value

UK properties

- Corporate income tax at rate at 20% (to be revised to 19% from 2017) on the gain

US properties

- Corporate income tax at rate at 35% on the gain

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

In respect of the properties held by the Company for occupation, operation and investment (including completed and under/for development), the likelihood of the relevant tax liabilities crystallising is remote as the Company has no plans for the disposal of such properties yet. In respect of the properties held for sale (including completed and under/for development), it is likely that the relevant tax liabilities will crystallise upon sale.

According to our established practice, in the course of our valuation, we have neither verified nor taken into account such tax liabilities. The precise tax implication will be subject to prevailing rules and regulations at the time of disposal.

We enclose herewith our valuation summaries for your attention.

Yours faithfully,
for and on behalf of
DTZ Cushman & Wakefield Limited

Andrew K.F. Chan
Registered Professional Surveyor
(General Practice)
Registered China Real Estate Appraiser
MSc, MHKIS
Senior Director
Valuation and Advisory Services

Notes:

Mr Andrew K.F. Chan was elected a professional member of The Hong Kong Institute of Surveyors in 1992. Mr. Chan is a Registered Professional Surveyor (General Practice) with over 28 years' experience in various fields of the property industry in the PRC, Asia Pacific regions, Europe and the Americas. He has been providing advice relating to property valuation, development consultancy and land administration matters in the PRC, Asia Pacific regions, Europe and the Americas and has participated in assignments in relation to property market research.

The valuations of the properties in Australia in Groups VII and VIII were undertaken by Mr Andrew K.F. Chan in collaboration with Mr John Waugh, Head of Valuation and Advisory Australia and New Zealand, of our Sydney office. Mr John Waugh is a fellow member of The Australian Property Institute with 25 years' experience in the real estate industry and property valuation in Australia.

The valuation of the property in Spain in Group IX was undertaken by Mr Andrew K.F. Chan in collaboration with Mr Tony Loughran and Ms Ana Flores, Head of Valuation and Advisory Spain, and Senior Valuer of our Madrid office. Mr Tony Loughran and Ms Ana Flores are members of The Royal Institution of Chartered Surveyors with 20 years' and 6 years' experience respectively in the real estate industry and property valuation in Spain.

The valuations of the properties in the UK in Groups X and XI were undertaken by Mr Andrew K.F. Chan in collaboration with Mr Ben Broomby and Mr Alex Maher, Director and Associate Director respectively, of our London office. Mr Ben Broomby and Mr Alex Maher are members of The Royal Institution of Chartered Surveyors with 25 years' and 10 years' experience respectively in the real estate industry and property valuation in the UK.

The valuations of the properties in the US in Group XII were undertaken by Mr Andrew K.F. Chan in collaboration with Ms Michele Kauffman and Ms Meghan Czechowski, Executive Managing Director and Senior Director, of our Los Angeles and Chicago offices respectively. Ms Michele Kauffman and Ms Meghan Czechowski are designated members of The Appraisal Institute with 17 years' and 12 years' experience respectively in the real estate industry and property valuation in the US.

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

The valuation summary and all material information of the major parameters in quantifying the valuation of each property from the full valuation report are listed below. In the course of our valuation, we have relied on the information provided by the Group and, where required, its PRC legal advisers regarding the title to the properties and, based on the information provided by the Group and its PRC legal advisers, properties with assigned commercial values in this Appendix have proper legal title.

Property Group (Group I – Group VI)	No. of Properties	Market Value in Existing State as at Valuation Date (RMB Million)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
Group I – Properties held by the Group for occupation in the PRC	14	2,109	2,085
Group II – Properties held by the Group for operation as hotel in the PRC	73	43,324	43,138
Group III – Properties held by the Group for investment in the PRC	152	264,656	261,373
Group IV – Properties held by the Group for sale in the PRC	120	85,645	84,661
Group V – Properties held by the Group under development in the PRC	137	210,240	206,469
Group VI – Properties held by the Group for future development in the PRC	32	16,523	15,021
Sub-Total	<u>528</u>	<u>622,497</u>	<u>612,747</u>
Property Group (Group VII – Group VIII)	No. of Properties	Market Value in Existing State as at Valuation Date (AUD Million)	Market Value in Existing State Attributable to the Group as at Valuation Date (AUD Million)
Group VII – Property held by the Group under development in Australia	1	160.00	88.0000000
Group VIII – Properties held by the Group for future development in Australia	4	587.00	460.9258400
Sub-Total	<u>5</u>	<u>747.00</u>	<u>548.9258400</u>

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Property Group (Group IX – Group XII)	No. of Properties	Market Value in Existing State as at Valuation Date (EUR Million)	Market Value in Existing State Attributable to the Group as at Valuation Date (EUR Million)
Group IX – Property held by the Group for future development in Spain	1	202.40	159.9445760
		<i>(GBP Million)</i>	<i>(GBP Million)</i>
Group X – Properties held by the Group for occupation in the United Kingdom	4	11.02	10.3720240
Group XI – Property held by the Group under development in the United Kingdom	1	162.00	128.0188800
Sub-Total	<u>5</u>	<u>173.02</u>	<u>138.3909040</u>
		<i>(USD Million)</i>	<i>(USD Million)</i>
Group XII – Properties held by the Group for future development in the United States	2	547.80	516.0337600

Notes:

- (1) The market value of the properties in Groups VII and VIII as at the Valuation Date was approximately RMB3,551 million. The market value of the properties in Groups VII and VIII attributable to the Group as at the Valuation Date was approximately RMB2,609 million. The exchange rate adopted in our valuation is AUD1=RMB4.7532 which was the middle rate published by the Bank of China as at the Valuation Date.
- (2) The market value of the property in Group IX as at the Valuation Date was approximately RMB1,485 million. The market value of the property in Group IX attributable to the Group as at the Valuation Date was approximately RMB1,173 million. The exchange rate adopted in our valuation is EUR1=RMB7.3347 which was the middle rate published by the Bank of China as at the Valuation Date.
- (3) The market value of the properties in Groups X and XI as at the Valuation Date was approximately RMB1,641 million. The market value of the properties in Groups X and XI attributable to the Group as at the Valuation Date was approximately RMB1,312 million. The exchange rate adopted in our valuation is GBP1=RMB9.483 which was the middle rate published by the Bank of China as at the Valuation Date.
- (4) The market value of the properties in Group XII as at the Valuation Date was approximately RMB3,604 million. The market value of the property in Group XII attributable to the Group as at the Valuation Date was approximately RMB3,395 million. The exchange rate adopted in our valuation is USD1=RMB6.5793 which was the middle rate published by the Bank of China as at the Valuation Date.

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Group I – Properties held by the Group for occupation in the PRC

Valuation Summary as at 31 March 2016

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA Built (sq m)	Year & Month Built	No. of Car Parking Spaces	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group at Valuation Date (RMB Million)
1	Beijing Dahu Apartments	Beijing Jingzhangjankang Property Co., Ltd.	Beijing	Chaoyang District	Residential, Commercial, Basement Commercial, Basement Car Park	Residential: 30 Aug 2074; Commercial: 30 Aug 2044	Clubhouse	3,128.48	May 2009	–	83	100%	83
2	Owner-occupied Office Portion of Beijing CBD Wanda Plaza	Beijing Wanda Plaza Property Development Co., Ltd.	Beijing	Chaoyang District	Residential, Office, Commercial, Basement Car Park, Basement Commercial, Basement Office	Residential: 11 Mar 2073; Office: 11 Mar 2053	Apartment, Office	4,097.02	Dec 2006	–	226	100%	226
3	Guangzhou Huaadu Wanda City Exhibition Centre	Guangzhou Wanda Culture and Tourism City Investment Co., Ltd.	Guangzhou	Huadu District	Commercial, Accommodation & Catering, Commercial & Office, Commercial	28 Oct 2054	Exhibition Centre, Demonstration Unit	7,470.31	Dec 2015	–	208	100%	208

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA Built (sq m)	Year & Month Built	No. of Car Parking Spaces	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
4	Owner-occupied Office and Car Park Portion of Guangzhou Baiyun Wanda Plaza	Guangzhou Wanda Plaza Investment Co., Ltd.	Guangzhou	Baiyun District	Commercial & Office	Commercial, Entertainment, Tourism: 29 Nov 2049; Other: 29 Nov 2059	Office, Car Park	1,692.59	Dec 2010	20	28	100%	28
5	Hefei Wanda City Exhibition Centre	Hefei Wanda City Investment Co., Ltd.	Hefei	Binhu New District	Commercial	18 Oct 2053	Retail	5,054.59	Apr 2014	-	100	100%	100
6	Langfang Wanda Academy	Langfang Wanda Academy Investment Co., Ltd.	Langfang	Development Zone	Education	2 Nov 2060	Office, Stadium, Information Centre, Canteen, Teaching Building, Dormitory, Rehearsal Square, Exhibition	61,610.23	Aug 2014	-	724	100%	724
7	Nanchang Wanda City Exhibition Centre	Nanchang Wanda City Investment Co., Ltd.	Nanchang	Honggutan New District	Commercial	17 Mar 2054	Commercial	4,316.60	Aug 2013	-	100	100%	100

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	Year & Month Built	GFA (sq m)	No. of Car Parking Spaces	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
8	Nanchang Yongjingtai Ancillary Retail Podium	Nanchang Wanda Property Development Co., Ltd.	Nanchang	Honggutan New District	Residential	7 Jul 2072	Residential Podium	1,592.53 May 2009		-	7	100%	7
9	Nanjing Wanda Jiangnan Mingzhu Club	Nanjing Wanda Property Development Co., Ltd.	Nanjing	Baixia District	Residential, Commercial	14 Nov 2042	Clubhouse	792.32 May 2003		-	6	100%	6
10	Qingdao Wanda Oriental Movie Metropolis Exhibition Centre	Qingdao Wanda Oriental Movie Metropolis Investment Co., Ltd.	Qingdao	Huangdao District	Commercial & Office	11 Sep 2053	Exhibition Centre	4,421.00 Nov 2013		-	221	100%	221
11	Owner-occupied Portion of Nanjing Jianye Wanda Plaza Car Park	Nanjing Wanda Plaza Investment Co., Ltd.	Nanjing	Jianye District	Entertainment, Commercial (Tourism, Culture, Commercial, Serviced Apartment, Ancillary Facilities)	Car park: 21 May 2058; Car park: 22 Jul 2058	Car Park	23,861.47 Sep 2012		1,117	145	100%	145

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA Built (sq m)	Year & Month Built	No. of Car Parking Spaces	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)	
12	Owner-occupied Office of Fuzhou Hengli City	Wanda Commercial Properties (Hong Kong) Co., Ltd.	Fuzhou	Gulou District	Commercial, Office, Residential	29 Aug 2054	Office	981.21	Jun 2012	-	35	32.75%	11	
13	Harbin Wanda City Exhibition Centre	Harbin Wanda City Investment Co., Ltd.	Harbin	Songbei District	Commercial	1 Jul 2053	Exhibition Centre	4,024.00	Jul 2013	-	98	100%	98	
14	Wuxi Wanda City Exhibition Center	Wuxi Wanda City Investment Co., Ltd.	Wuxi	Binhu District	Entertainment	4 Sep 2064	Exhibition Centre	4,485.68	Jun 2016	-	128	100%	128	
Total										1,137	127,528.03		2,109	2,085

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Group II – Properties held by the Group for operation as hotel in the PRC

Valuation Summary as at 31 March 2016

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA Date (sq m)	Opening Date	No. of Rooms	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group at Valuation Date (RMB Million)
1	Beijing Wanda Hotel	Beijing Wanda Plaza Property Development Co., Ltd.	Beijing	Chaoyang District	Commercial, Office, Hotel, Basement Car Park	28 Jul 2044	Hotel	56,301.00	Aug 2007	417	1,820	100%	1,820
2	Beijing Wanda Realm Hotel	Beijing Yinhe Wanda Property Co., Ltd.	Beijing	Shijingshan District	Commercial, Office, Basement Commercial, Basement Car Park	20 Jun 2047	Hotel	35,827.50	Dec 2008	308	675	100%	675
3	Changzhou Wanda Hotel	Changzhou Xinbei Wanda Plaza Investment Co., Ltd.	Changzhou	Xinbei District	Commercial	29 Jun 2050	Hotel	31,516.44	Dec 2011	247	390	100%	390
4	Dalian Wanda A Hotel	Dalian Wanda Commercial Properties Co., Ltd.	Dalian	Zhongshan District	Accommodation & Catering	22 Sep 2048	Hotel	66,293.91	Feb 2012	370	950	100%	950

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Opening Date	No. of Rooms	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
5	Dalian Wanda B Hotel	Dalian Wanda Commercial Properties Co., Ltd.	Dalian	Zhongshan District	Accommodation & Catering	22 Sep 2048	Hotel	32,787.46	Feb 2012	210	670	100%	670
6	Daqing Wanda Hotel	Daqing Saertu Wanda Plaza Investment Co., Ltd.	Daqing	Saertu District	Commercial	21 Dec 2049	Hotel	42,960.26	Nov 2011	290	420	100%	420
7	Dandong Wanda Realm Hotel	Dandong Wanda Plaza Co., Ltd.	Dandong	Zhenxing District	Residential, Commercial & Office	15 Jun 2052	Hotel	48,499.06	Dec 2013	302	550	100%	550
8	Fuzhou Wanda Hotel	Fuzhou Wanda Plaza Investment Co., Ltd.	Fuzhou	Taijiang District	Commercial	22 Jul 2049	Hotel	40,893.09	Dec 2010	305	760	100%	760
9	Fushun Wanda Realm Hotel	Fushun Wanda Plaza Co., Ltd.	Fushun	Xinfu District	Accommodation & Catering	30 May 2051	Hotel	39,540.32	Aug 2013	280	410	100%	410
10	Guangzhou Wanda Hotel	Guangzhou Wanda Plaza Investment Co., Ltd.	Guangzhou	Baiyun District	Commercial & Office	29 Nov 2049	Hotel	59,183.41	Aug 2011	308	1,150	100%	1,150

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA Date (sq m)	Opening Date	No. of Rooms	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
11	Guangzhou Zengcheng Wanda Realm Hotel	Guangzhou Zengcheng Wanda Plaza Co., Ltd.	Guangzhou	Zengcheng District	Commercial & Office	10 Apr 2052	Hotel	36,183.04	May 2014	285	420	100%	420
12	Harbin Haxi Wanda Realm Hotel	Harbin Haxi Wanda Plaza Co., Ltd.	Harbin	Nangang District	Commercial	20 Mar 2051	Hotel	47,918.45	Sep 2013	345	600	100%	600
13	Harbin Xiangfang Wanda Hotel	Harbin Wanda Commercial Investment Co., Ltd.	Harbin	Xiangfang District	Commercial	Jun 2045	Hotel	43,692.59	Oct 2007	324	890	100%	890
14	Hefei Wanda Hotel	Hefei Wanda Plaza Investment Co., Ltd.	Hefei	Baohu District	Commercial	Jun 2049	Hotel	48,527.10	Dec 2010	310	710	100%	710
15	Huai'an Wanda Realm Hotel	Huai'an Wanda Plaza Investment Co., Ltd.	Huai'an	Qinghe District	Commercial, Finance, Hotel, Office	16 Oct 2048	Hotel	44,644.76	Nov 2012	230	460	100%	460
16	Jinan Wanda Hotel	Jinan Wanda Commercial Plaza Property Co., Ltd.	Jinan	Shizhong District	Commercial	9 Aug 2049	Hotel	52,984.70	Sep 2011	343	700	100%	700

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA Date (sq m)	Opening Date	No. of Rooms	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
17	Langfang Wanda Realm Hotel	Langfang Wanda Plaza Investment Co., Ltd.	Langfang	Guangyang District	Commercial, Residential	19 Jun 2050	Hotel	41,864.57	Nov 2011	295	450	100%	450
18	Nanchang Wanda Realm Hotel	Nanchang Honggutan Wanda Plaza Investment Co., Ltd.	Nanchang	Honggutan New District	Commercial	Oct 2050	Hotel	35,753.83	Dec 2013	297	440	100%	440
19	Nanjing Wanda Realm Hotel	Nanjing Jiangning Wanda Plaza Co., Ltd.	Nanjing	Jiangning District	Accommodation & Catering	15 Feb 2052	Hotel	41,595.13	Dec 2013	302	600	100%	600
20	Nanjing Wanda Hotel	Nanjing Wanda Plaza Investment Co., Ltd.	Nanjing	Jianye District	Accommodation & Catering	22 Jul 2048	Hotel	48,923.52	Nov 2011	357	760	100%	760
21	Ningbo Wanda Hotel	Ningbo Wanda Property Co., Ltd.	Ningbo	Yinzhou District	Accommodation & Catering	11 Jan 2045	Hotel	40,735.30	Dec 2008	291	470	100%	470
22	Ningde Wanda Realm Hotel	Ningde Wanda Plaza Co., Ltd.	Ningde	Jiaocheng District	Commercial (Accommodation & Catering)	3 Jan 2051	Hotel	33,936.45	Sep 2012	290	500	100%	500

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA Date (sq m)	Opening Date	No. of Rooms	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
23	Qingdao Wanda Hotel	Qingdao Wanda Plaza Property Co., Ltd.	Qingdao	Shibei District	Residential, Commercial	24 Nov 2047	Hotel	51,077.53	Nov 2009	349	690	100%	690
24	Quanzhou Wanda Vista Hotel	Quanzhou Puxi Wanda Plaza Investment Co., Ltd.	Quanzhou	Fengze District	Accommodation & Catering, Commercial & Office, Residential	2 Aug 2050	Hotel	47,767.47	Aug 2012	322	600	100%	600
25	Sanya Wanda A Hotel	Sanya Wanda Hotel Co., Ltd.	Sanya	Haitang Bay Town	Commercial	17 Jul 2047	Hotel	23,401.36	Dec 2010	92	420	100%	420
26	Sanya Wanda B Hotel	Sanya Wanda Hotel Co., Ltd.	Sanya	Haitang Bay Town	Commercial	17 Jul 2047	Hotel	57,178.79	Dec 2010	463	880	100%	880
27	Xi'an Wanda Hotel	Shaanxi Huayuan Property Development Co., Ltd.	Xi'an	Xincheng District	Composite	30 Mar 2049	Hotel	53,032.25	Aug 2011	309	780	100%	780
28	Shenyang Wanda Vista Hotel	Shenyang Aoti Wanda Plaza Co., Ltd.	Shenyang	Dongling District	Composite Residential	19 Sep 2051	Hotel	51,739.38	Jul 2013	298	660	100%	660

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA Date (sq m)	Opening Date	No. of Rooms	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
29	Shijiazhuang Wanda Hotel	Shijiazhuang Wanda Plaza Investment Co., Ltd.	Shijiazhuang	Yuhua District	Commercial & Office, Residential, Entertainment	30 Dec 2048	Hotel	44,461.68	Sep 2011	293	500	100%	500
30	Taiyuan Wanda Vista Hotel	Taiyuan Wanda Plaza Co., Ltd.	Taiyuan	Xinghualing District	Accommodation & Catering	1 Sep 2047	Hotel	52,425.45	Aug 2012	358	670	100%	670
31	Taizhou Wanda Hotel	Taizhou Hailing Wanda Plaza Investment Co., Ltd.	Taizhou	Hailing District	Accommodation & Catering	3 Mar 2050	Hotel	38,711.84	Dec 2011	253	370	100%	370
32	Tangshan Wanda Hotel	Tangshan Wanda Plaza Investment Co., Ltd.	Tangshan	Lunan District	Accommodation & Catering	29 Jan 2049	Hotel	47,467.25	Dec 2011	285	540	100%	540
33	Tianjin Wanda Vista Hotel	Tianjin Wanda Center Investment Co., Ltd.	Tianjin	Hedong District	Accommodation & Catering	23 Jun 2051	Hotel	48,300.78	Sep 2013	297	960	100%	960
34	Wuxi Wanda Hotel	Wuxi Wanda Commercial Plaza Investment Co., Ltd.	Wuxi	Binhu District	Commercial	30 Oct 2047	Hotel	40,150.72	Sep 2010	350	640	100%	640

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA Date (sq m)	Opening Date	No. of Rooms	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
35	Wuhan Wanda Realm Hotel	Wuhan Wanda Donghu Property Co., Ltd.	Wuhan	Wuchang District	Commercial & Office	18 Oct 2052	Hotel	40,666.41	Sep 2013	409	680	100%	680
36	Wuhan Wanda Reign Hotel	Wuhan Wanda Donghu Property Co., Ltd.	Wuhan	Wuchang District	Commercial & Office, Entertainment	30 Jul 2052	Hotel	49,625.68	Mar 2014	413	1,490	100%	1,490
37	Wuhan Wanda Hotel	Wuhan Wuchang Wanda Plaza Investment Co., Ltd.	Wuhan	Wuchang District	Commercial	16 Dec 2049	Hotel	42,563.00	Jul 2011	305	839	100%	839
38	Xiangyang Wanda Hotel	Xiangyang Wanda Plaza Investment Co., Ltd.	Xiangyang	Gaoxin District	Commercial	20 Jul 2049	Hotel	42,691.00	Nov 2010	305	440	100%	440
39	Yichang Wanda Hotel	Yichang Wanda Plaza Investment Co., Ltd.	Yichang	Wujiagang District	Accommodation & Catering	30 May 2049	Hotel	39,120.70	Nov 2010	276	480	100%	480
40	Yixing Wanda Hotel	Yixing Wanda Plaza Co., Ltd.	Yixing	Yixing	Commercial	16 Mar 2051	Hotel	35,568.24	May 2013	280	494	100%	494

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Opening Date	No. of Rooms	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
41	Yinchuan Wanda Realm Hotel	Yinchuan Wanda Investment Property Co., Ltd.	Yinchuan	Jinfeng District	Composite Residential	5 Jul 2052	Hotel	46,346.15	Dec 2013	303	420	100%	420
42	Zhangzhou Wanda Realm Hotel	Zhangzhou Wanda Plaza Co., Ltd.	Zhangzhou	Longwen District	Commercial, Residential	24 Dec 2050	Hotel	43,000.00	Oct 2012	289	610	100%	610
43	Changsha Wanda Vista Hotel	Changsha Kaifu Wanda Plaza Investment Co., Ltd.	Changsha	Kaifu District	Commercial, Residential	29 Jul 2050	Hotel	65,772.28	Oct 2012	424	1,020	100%	1,020
44	Zhenjiang Wanda Hotel	Zhenjiang Wanda Plaza Investment Co., Ltd.	Zhenjiang	Runzhou District	Accommodation & Catering	20 Dec 2049	Hotel	43,289.65	Aug 2011	280	520	100%	520
45	Chongqing Wanda B Hotel	Chongqing Wanda Hotel Management Co., Ltd.	Chongqing	Nan'an District	Accommodation & Catering, Commercial	9 Jun 2046	Hotel	43,692.68	Dec 2009	319	630	100%	630
46	Chongqing Wanda A Hotel	Chongqing Wanzhou Wanda Hotel Management Co., Ltd.	Chongqing	Wanzhou District	Accommodation & Catering	13 Jul 2050	Hotel	36,136.21	Jul 2013	253	390	100%	390

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA Date (sq m)	Opening Date	No. of Rooms	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
47	Weifang Wanda Hotel	Weifang Wanda Plaza Co., Ltd.	Weifang	Kuiwen District	Commercial & Office, Residential	4 Apr 2052	Hotel	30,742.61	May 2014	271	450	100%	450
48	Chifeng Wanda Realm Hotel	Chifeng Wanda Plaza Co., Ltd.	Chifeng	Hongshan District	Residential, Commercial	30 Dec 2051	Hotel	47,419.56	Jun 2014	350	430	100%	430
49	Jining Wanda Realm Hotel	Jining Taibailu Wanda Plaza Co., Ltd.	Jining	Shizhong District	Commercial	31 Oct 2052	Hotel	30,500.38	Jul 2014	285	420	100%	420
50	Jinhua Wanda Realm Hotel	Jinhua Wanda Plaza Investment Co., Ltd.	Jinhua	Jindong District	Commercial	31 Aug 2052	Hotel	35,676.68	Jul 2014	330	420	100%	420
51	Changzhou Wanda Realm Hotel	Changzhou Wujin Wanda Plaza Investment Co., Ltd.	Changzhou	Wujin District	Residential, Commercial	8 Oct 2052	Hotel	29,396.89	Aug 2014	261	420	100%	420
52	Dongguan Dongcheng Wanda Vista Hotel	Dongguan Dongcheng Wanda Plaza Investment Co., Ltd.	Dongguan	Dongcheng District	Commercial	1 Jun 2052	Hotel	37,354.81	Sep 2014	302	570	100%	570

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA Date (sq m)	Opening Date	No. of Rooms	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
53	Ma'anshan Wanda Realm Hotel	Ma'anshan Wanda Plaza Investment Co., Ltd.	Ma'anshan	Yushan District	Commercial, Residential	21 Sep 2052	Hotel	30,107.80	Sep 2014	286	360	100%	360
54	Jingzhou Wanda Realm Hotel	Jingzhou Wanda Plaza Investment Co., Ltd.	Jingzhou	Jingzhou District	Commercial, Residential	29 Jan 2053	Hotel	30,697.03	Sep 2014	284	450	100%	450
55	Anyang Wanda Realm Hotel	Anyang Wanda Plaza Investment Co., Ltd.	Anyang	Wenfeng District	Commercial, Residential	3 Mar 2053	Hotel	27,801.59	Jul 2015	287	320	100%	320
56	Bengbu Wanda Realm Hotel	Bengbu Wanda Plaza Co., Ltd.	Bengbu	Bengshan District	Commercial	6 Mar 2053	Hotel	32,095.53	Dec 2014	285	290	100%	290
57	Chengdu Wanda Reign Hotel	Chengdu Wanda Hotel Investment Co., Ltd.	Chengdu	Jinjiang District	Commercial, Basement Car Park	2 Feb 2054	Hotel	46,369.85	Dec 2015	240	1,120	100%	1,120
58	Dongying Wanda Realm Hotel	Dongying Dalian Wanda Plaza Investment Co., Ltd.	Dongying	Dongying District	Residential	23 Jun 2053	Hotel	37,861.77	Aug 2015	285	440	100%	440

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA Date (sq m)	Opening Date	No. of Rooms	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
59	Fuyang Wanda Realm Hotel	Fuyang Wanda Plaza Investment Co., Ltd.	Fuyang	Yingzhou District	Commercial (Accommodation & Catering)	2 Oct 2053	Hotel	29,968.70	Aug 2015	286	470	100%	470
60	Guangyuan Wanda Realm Hotel	Guangyuan Wanda Plaza Investment Co., Ltd.	Guangyuan	Wanyuan New District	Commercial, Office, Residential	7 May 2053	Hotel	34,262.50	Jun 2015	279	360	100%	360
61	Hohhot Wanda Vista Hotel	Hohhot Wanda Plaza Investment Co., Ltd.	Hohhot	Saihan District	Residential, Commercial	26 Apr 2049	Hotel	42,800.00	Nov 2015	313	476	100%	476
62	Huangshi Wanda Realm Hotel	Huangshi Wanda Plaza Investment Co., Ltd.	Huangshi	Huangshigang District	Residential, Commercial & Office	9 Aug 2053	Hotel	26,535.57	Jul 2015	259	410	100%	410
63	Jiangmen Wanda Realm Hotel	Jiangmen Wanda Plaza Investment Co., Ltd.	Jiangmen	Pengjiang District	Commercial	7 Feb 2053	Hotel	41,533.80	Nov 2014	327	420	100%	420
64	Lanzhou Wanda Vista Hotel	Lanzhou Wanda Plaza Investment Co., Ltd.	Lanzhou	Chengguan District	Commercial, Residential, Office, Hotel	26 Apr 2052	Hotel	41,018.41	Oct 2014	304	500	100%	500

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Opening Date	No. of Rooms	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
65	Liuzhou Wanda Realm Hotel	Liuzhou Wanda Plaza Investment Co., Ltd.	Liuzhou	Liuzhou	Residential, Commercial	6 Dec 2053	Hotel	36,217.00	Aug 2007	285	400	100%	400
66	Longyan Wanda Realm Hotel	Longyan Wanda Plaza Investment Co., Ltd.	Longyan	Xinluo District	Commercial	13 Dec 2052	Hotel	34,857.19	Nov 2014	305	380	100%	380
67	Nanning Wanda Vista Hotel	Nanning Qingxiu Wanda Plaza Investment Co., Ltd.	Nanning	Qingxiu District	Commercial & Office, Commercial, Accommodation & Catering, Residential	25 Sep 2052	Hotel	49,821.05	Dec 2014	331	620	100%	620
68	Neijiang Wanda Realm Hotel	Neijiang Wanda Plaza Investment Co., Ltd.	Neijiang	Dongxing District	Commercial, Residential	11 Jul 2053	Hotel	26,498.37	Aug 2007	263	320	100%	320
69	Tai'an Wanda Realm Hotel	Tai'an Wanda Plaza Investment Co., Ltd.	Tai'an	Taishan District	Commercial	28 Jun 2053	Hotel	43,169.56	Aug 2015	283	410	100%	410
70	Wuhu Wanda Realm Hotel	Wuhu Wanda Plaza Co., Ltd.	Wuhu	Jinghu District	Commercial, Office, Hotel	29 Jun 2052	Hotel	30,719.07	Dec 2014	280	420	100%	420

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA Date (sq m)	Opening Date	No. of Rooms	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)	
71	Yantai Wanda Vista Hotel	Yantai Zhifu Wanda Plaza Co., Ltd.	Yantai	Zhifu District	Commercial	17 Oct 2052	Hotel	38,375.74	Nov 2014	304	620	70%	434	
72	Kunming Wanda Vista Hotel	Kunming Wanda Plaza Investment Co., Ltd.	Kunming	Xishan District	Commercial & Office	4 Jun 2052	Hotel	38,097.22	Oct 2014	297	750	100%	750	
73	Zhengzhou Wanda Vista Hotel	Zhengzhou Jinshui Wanda Investment Co., Ltd.	Zhengzhou	Jinshui District	Commercial, Residential	27 Aug 2053	Hotel	49,860.00	Mar 2016	292	560	100%	560	
Total											3,034,507.07	22,105	43,324	43,138

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Group III – Properties held by the Group for investment in the PRC

Valuation Summary as at 31 March 2016

Property No. Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA Date (sq m)	Opening Date	Occupancy Rate	Annual Passing Rent (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
1	Changchun Chongqinglu Wanda Plaza Development Co., Ltd.	Jilin Province	Changchun	Commercial	19 Feb 2053	Retail	47,134.82	Jan 2003	100%	21.00	743	100%	743
2	Nanchang Bayi Wanda Shopping Plaza	Nanchang	Donghu District	Commercial	30 Jun 2042	Retail	36,279.50	Aug 2003	85%	12.00	340	100%	340
3	Tianjin Hepingjijie Wanda Plaza Co., Ltd.	Tianjin	Heping District	Commercial	11 Jul 2042	Retail	28,483.14	Dec 2003	0%	-	193	100%	193
4	Beijing CBD Wanda Plaza	Beijing	Chaoyang District	Commercial, Office, Basement Car Park, Hotel	Commercial: 28 Jul 2044; Office: 28 Jul 2054; Car Park: 28 Jul 2054	Retail, Car Park, Office	159,170.48	Dec 2006	96%	100.00	6,035	100%	6,035
5	Ningbo Yinzhou Wanda Plaza Co., Ltd.	Ningbo	Yinzhou District	Commercial	29 Nov 2044	Retail	260,573.19	Dec 2006	100%	196.00	3,524	100%	3,524
6	Shanghai Wujiaochang Wanda Plaza	Shanghai	Yangpu District	Commercial, Office	12 Jan 2053	Retail, Car Park	242,120.00	Dec 2006	99%	412.00	10,802	100%	10,802

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Property No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Opening Date	Occupancy Rate	Annual Passing Rent (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
7	Harbin Xiangfang Wanda Plaza	Harbin Wanda Commercial Investment Co., Ltd.	Harbin	Xiangfang District	Commercial	28 Jun 2045	Retail, Car Park	132,868.22	Oct 2007	100%	74.00	1,487	100%	1,487
8	Chengdu Jinhua Wanda Plaza	Chengdu Wanda Commercial Plaza Investment Co., Ltd.	Chengdu	Jinjiang District	Residential, Commercial	6 Jul 2046	Retail, Car Park	228,487.24	Dec 2007	100%	163.00	3,342	100%	3,342
9	Xi'an Lijiacun Wanda Plaza	Xi'an Wanda Commercial Plaza Co., Ltd.	Xi'an	Beilin District	Commercial	17 Jul 2047	Retail, Car Park	131,425.38	May 2008	100%	87.00	1,963	100%	1,963
10	Beijing Shijingshan Wanda Plaza	Beijing Yinhe Wanda Property Co., Ltd.	Beijing	Shijingshan District	Basement Car Park, Office, Basement Commercial, Commercial	Commercial: 20 Jun 2047; Car Park: 20 Jun 2057	Retail, Car Park	128,120.34	Dec 2008	100%	111.00	2,881	100%	2,881
11	Suzhou Pingjiang Wanda Plaza	Suzhou Wanda Plaza Investment Co., Ltd.	Suzhou	Gusu District	Commercial	16 Jan 2046	Retail	150,460.15	Sep 2009	76%	60.00	1,273	100%	1,273
12	Shanghai Zhoupu Wanda Plaza	Shanghai Wanda Plaza Property Co., Ltd.	Shanghai	Pudong New District	Commercial, Office, Finance	30 Dec 2047	Retail, Car Park	157,750.49	Sep 2009	100%	152.00	3,405	100%	3,405
13	Shenyang Taiyuanjie Wanda Plaza	Shenyang Wanda Property Co., Ltd.	Shenyang	Heping District	Commercial	7 Jun 2042	Retail, Car Park	89,812.54	Nov 2009	100%	109.00	1,676	100%	1,676

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

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14	Qingdao CBD Wanda Plaza	Qingdao Wanda Plaza Property Co., Ltd.	Qingdao	Shibei District	Residential, Commercial	24 Nov 2047	Retail	120,755.68	Nov 2009	90%	88.00	1,998	100%	1,998
15	Chongqing Nanping Wanda Plaza	Chongqing Wanda Commercial Plaza Co., Ltd.	Chongqing	Nan'an District	Commercial	9 Jun 2046	Retail, Car Park	122,095.92	Dec 2009	84%	109.00	2,270	100%	2,270
16	Nanjing Wanda Plaza	Nanjing Wanda Plaza Investment Co., Ltd.	Nanjing	Jianye District	Commercial	22 Jun 2048	Retail	149,053.03	Dec 2009	97%	127.00	2,598	100%	2,598
17	Xi'an Minleyuan Wanda Plaza	Shaanxi Yinfa Minle Property Co., Ltd.	Xi'an	Xincheng District	Commercial	29 Jul 2048	Retail, Car Park	146,387.63	Dec 2009	100%	112.00	1,992	100%	1,992
18	Luoyang Wanda Plaza	Luoyang Wanda Jianye Property Co., Ltd.	Luoyang	Jianxi District	Composite	6 Jul 2063	Retail	96,240.40	Dec 2009	100%	55.00	1,095	100%	1,095
19	Shenyang Tiexi Wanda Plaza	Shenyang Wanda Property Co., Ltd.	Shenyang	Tiexi District	Composite Residential	1 Nov 2046	Retail	157,238.00	Aug 2010	64%	69.00	1,653	100%	1,653
20	Wuxi Binhu Wanda Plaza	Wuxi Wanda Commercial Plaza Investment Co., Ltd.	Wuxi	Binhu District	Commercial	25 Oct 2046	Retail, Car Park	162,940.02	Sep 2010	100%	117.00	1,975	100%	1,975
21	Changchun Hongqijie Wanda Plaza	Jilin Province Diwang Property Development Co., Ltd.	Changchun	Chaoyang District	Commercial	29 May 2059	Retail, Car Park	132,992.71	Oct 2010	100%	110.00	2,226	100%	2,226

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22	Baotou Qingshan Wanda Plaza	Baotou Wanda Plaza Investment Co., Ltd.	Baotou	Qingshan District	Commercial, Residential	25 May 2049	Retail, Car Park	171,044.25	Nov 2010	96%	105.00	2,106	100%	2,106
23	Hohhot Wanda Plaza	Hohhot Wanda Plaza Investment Co., Ltd.	Hohhot	Saihan District	Commercial	26 Apr 2049	Retail, Car Park	161,631.83	Nov 2010	100%	112.00	2,047	100%	2,047
24	Jinan Weijiazhuang Wanda Plaza	Jinan Wanda Commercial Plaza Property Co., Ltd.	Jinan	Shizhong District	Commercial	9 Aug 2049	Retail	112,283.97	Nov 2010	99%	124.00	2,164	100%	2,164
25	Tianjin Hedong Wanda Plaza	Tianjin Hedong Wanda Plaza Investment Co., Ltd.	Tianjin	Hedong District	Commercial, Residential	25 Jun 2049	Retail, Car Park	165,853.24	Nov 2010	98%	109.00	2,052	100%	2,052
26	Xiangyang Wanda Plaza	Xiangyang Wanda Plaza Investment Co., Ltd.	Xiangyang	High-tech Zone	Commercial, Composite	20 Jul 2049	Retail, office, car park	165,162.88	Nov 2010	100%	99.00	1,588	100%	1,588
27	Yichang Wanda Plaza	Yichang Wanda Plaza Investment Co., Ltd.	Yichang	Wujiagang District	Commercial	30 May 2049	Retail, Car Park	145,784.80	Nov 2010	100%	78.00	1,531	100%	1,531
28	Ningbo Jiangbei Wanda Plaza	Ningbo Jiangbei Wanda Plaza Investment Co., Ltd.	Ningbo	Jiangbei District	Commercial & Office	14 Sep 2049	Retail, Car Park	127,292.41	Dec 2010	74%	83.00	1,949	100%	1,949

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29	Guangzhou Baiyun Wanda Plaza	Guangzhou Wanda Plaza Investment Co., Ltd.	Guangzhou	Baiyun District	Commercial & Office	29 Nov 2049	Retail, office, car park	173,838.98	Dec 2010	100%	132.00	2,587	100%	2,587
30	Shaoxing Keqiao Wanda Plaza	Shaoxing Keqiao Wanda Plaza Investment Co., Ltd.	Shaoxing	Keqiao District	Commercial, Basement Commercial, Basement Car Park	29 Sep 2049	Retail	172,152.01	Dec 2010	83%	96.00	1,763	100%	1,763
31	Wuhan Lingjiaohu Wanda Plaza	Wuhan Wanda Plaza Investment Co., Ltd.	Wuhan	Jiangnan District	Commercial	22 Jun 2049	Retail, Car Park	162,896.31	Dec 2010	98%	129.00	2,227	100%	2,227
32	Fuzhou Jinrongjie Wanda Plaza	Fuzhou Wanda Plaza Investment Co., Ltd.	Fuzhou	Taijiang District	Commercial	22 Jul 2049	Retail, Car Park	144,301.40	Dec 2010	100%	107.00	2,236	100%	2,236
33	Hefei Baohe Wanda Plaza	Hefei Wanda Plaza Investment Co., Ltd.	Hefei	Baohu District	Commercial	23 Jun 2049	Retail, Car Park	179,034.59	Dec 2010	100%	114.00	2,138	100%	2,138
34	Huai'an Wanda Plaza	Huai'an Wanda Plaza Investment Co., Ltd.	Huai'an	Qinghe District	Commercial, Finance, Hotel, Office	16 Oct 2048	Retail	127,521.88	Jan 2011	88%	68.00	1,551	100%	1,551
35	Shanghai Jiangqiao Wanda Plaza	Shanghai Jiading Wanda Investment Co., Ltd.	Shanghai	Jiading District	Commercial, Residential, Office	7 May 2049	Retail, Car Park	212,346.29	Jun 2011	76%	122.00	3,950	100%	3,950

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36	Zhenjiang Wanda Plaza	Zhenjiang Wanda Plaza Investment Co., Ltd.	Zhenjiang	Runzhou District	Commercial & Office	20 Dec 2049	Retail, Car Park	168,753.36	Aug 2011	100%	92.00	1,690	100%	1,690
37	Wuhan Jingkai Wanda Plaza	Wuhan Jingkai Wanda Plaza Investment Co., Ltd.	Wuhan	Economic and Technological Development Zone	Commercial	3 Jun 2050	Retail, Car Park	160,142.74	Aug 2011	100%	92.00	1,849	100%	1,849
38	Xiamen Huli Wanda Plaza	Xiamen Huli Wanda Plaza Investment Co., Ltd.	Xiamen	Huli District	Commercial, Car Park	29 Apr 2050	Retail, Canteen, Supermarket, Car Park	171,173.18	Sep 2011	100%	111.00	2,042	100%	2,042
39	Yinchuan Jinfeng Wanda Plaza	Yinchuan Jinfeng Wanda Plaza Investment Co., Ltd.	Yinchuan	Jinfeng District	Commercial	30 Jan 2050	Retail, Car Park	166,318.61	Sep 2011	97%	101.00	1,834	100%	1,834
40	Shijiazhuang Yuhua Wanda Plaza	Shijiazhuang Wanda Plaza Investment Co., Ltd.	Shijiazhuang	Yuhua District	Commercial & Office, Residential, Entertainment	30 Dec 2048	Retail, Car Park	191,946.62	Sep 2011	99%	135.00	2,695	100%	2,695
41	Wuhan Central Culture City Chuthehan Street	Wuhan Wanda Donghu Property Co., Ltd.	Wuhan	Wuchang District	Commercial	25 Apr 2051	Retail, Car Park	185,484.84	Sep 2011	100%	183.00	4,144	100%	4,144
42	Zhengzhou Zhongyuan Wanda Plaza	Zhengzhou Wanda Plaza Investment Co., Ltd.	Zhengzhou	Zhongyuan District	Commercial, Residential	8 Sep 2050	Retail, Car Park	164,585.02	Oct 2011	100%	106.00	2,143	100%	2,143

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43	Langfang Wanda Plaza	Langfang Wanda Plaza Investment Co., Ltd.	Langfang	Guangyang District	Commercial, Residential	19 Jun 2050	Retail, Car Park	161,396.75	Nov 2011	100%	94.00	1,766	100%	1,766
44	Daqing Saertu Wanda Plaza	Daqing Saertu Wanda Plaza Investment Co., Ltd.	Daqing	Saertu District	Commercial	21 Dec 2049	Retail	141,600.47	Nov 2011	100%	79.00	1,574	100%	1,574
45	Fuzhou Cangshan Wanda Plaza	Fuzhou Wanda Plaza Investment Co., Ltd.	Fuzhou	Cangshan District	Commercial	27 Jul 2050	Retail, Car Park	183,794.82	Dec 2011	100%	123.00	2,517	100%	2,517
46	Taizhou Wanda Plaza	Taizhou Hailing Wanda Plaza Investment Co., Ltd.	Taizhou	Hailing District	Commercial	1 Mar 2050	Retail	111,440.29	Dec 2011	82%	78.00	1,566	100%	1,566
47	Changzhou Xinbei Wanda Plaza	Changzhou Xinbei Wanda Plaza Investment Co., Ltd.	Changzhou	Xinbei District	Commercial, Residential, Office	29 Jun 2050	Retail, Car Park	166,982.39	Dec 2011	100%	103.00	1,814	100%	1,814
48	Tangshan Lunan Wanda Plaza	Tangshan Wanda Plaza Investment Co., Ltd.	Tangshan	Lunan District	Commercial	29 Jan 2049	Retail, Car Park	191,824.28	Dec 2011	97%	123.00	2,411	100%	2,411
49	Dalian Wanda Centre	Dalian Wanda Commercial Properties Co., Ltd.	Dalian	Zhongshan District	Accommodation & Catering	22 Sep 2048	Retail, Office, Car park	93,849.56	Feb 2012	81%	70.00	1,428	100%	1,428

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50	Shanghai Baoshan Wanda Plaza	Shanghai Baoshan Wanda Investment Co., Ltd.	Shanghai	Baoshan District	Commercial	15 Sep 2050	Retail, Car Park	169,026.23	Jun 2012	100%	133.00	3,150	65%	2,048
51	Hefei Tian'ehu Wanda Plaza	Hefei Tian'ehu Wanda Plaza Investment Co., Ltd.	Hefei	Zhengwu District	Commercial	24 Sep 2050	Retail, Car Park	173,564.22	Jul 2012	100%	103.00	1,918	100%	1,918
52	Jinjiang Wanda Plaza	Jinjiang Wanda Plaza Co., Ltd.	Jinjiang	Jinjiang	Commercial	11 Nov 2050	Retail, Car Park	202,747.19	Aug 2012	82%	86.00	1,914	100%	1,914
53	Ningde Wanda Plaza	Ningde Wanda Plaza Co., Ltd.	Ningde	Jiaocheng District	Commercial (Commercial, Office, Accommodation & Catering), Residential	3 Jan 2051	Retail, Car Park	164,928.39	Aug 2012	96%	83.00	1,556	100%	1,556
54	Nanchang Honggutan Wanda Plaza	Nanchang Honggutan Wanda Plaza Investment Co., Ltd.	Nanchang	Honggutan New District	Commercial	29 Oct 2050	Retail	156,412.71	Aug 2012	98%	112.00	1,975	100%	1,975
55	Shenyang Betyulu Wanda Plaza	Shenyang Wanda Property Co., Ltd.	Shenyang	Tiexi District	Commercial	13 Jun 2050	Retail, Car Park	169,810.18	Aug 2012	98%	86.00	2,044	100%	2,044
56	Wuhu Jinghu Wanda Plaza	Wuhu Wanda Plaza Co., Ltd.	Wuhu	Jinghu District	Commercial, Office, Hotel, Residential	24 Mar 2051	Retail, Car Park	157,905.47	Sep 2012	66%	66.00	1,520	100%	1,520

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57	Qingdao Licang Wanda Plaza	Qingdao Licang Wanda Plaza Investment Co., Ltd.	Qingdao	Licang District	Commercial & Office	27 Dec 2050	Retail	125,861.79	Sep 2012	95%	98.00	2,013	100%	2,013
58	Jiangyin Wanda Plaza	Jiangyin Wanda Plaza Investment Co., Ltd.	Jiangyin	Chengjiang Town	Commercial, Residential	19 Dec 2050	Retail, Car Park	194,180.60	Sep 2012	84%	105.00	2,095	100%	2,095
59	Quanzhou Puxi Wanda Plaza	Quanzhou Puxi Wanda Plaza Investment Co., Ltd.	Quanzhou	Fengze District	Commercial (Accommodation & Catering, Commercial & Office), Residential	2 Aug 2050	Retail, Car Park	262,556.53	Sep 2012	88%	133.00	2,716	100%	2,716
60	Zhengzhou Erqi Wanda Plaza	Zhengzhou Erqi Wanda Plaza Co., Ltd.	Zhengzhou	Erqi District	Residential, Commercial	7 Mar 2051	Retail, Car Park	172,030.09	Oct 2012	100%	115.00	2,220	100%	2,220
61	Zhangzhou Bihu Wanda Plaza	Zhangzhou Wanda Plaza Co., Ltd.	Zhangzhou	Longwen District	Commercial, Residential	24 Dec 2050	Retail, Car Park	173,227.14	Oct 2012	73%	74.00	1,726	100%	1,726
62	Wenzhou Longwan Wanda Plaza	Wenzhou Longwan Wanda Plaza Investment Co., Ltd.	Wenzhou	Longwan District	Commercial, Commercial & Office, Accommodation & Catering	24 Jan 2051	Retail, Car Park	243,149.20	Nov 2012	66%	95.00	2,689	100%	2,689

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63	Taicang Wanda Plaza	Taicang Wanda Plaza Investment Co., Ltd.	Taicang	Chengxiang Town	Commercial, Residential	19 Apr 2051	Retail, Car Park	169,998.30	Dec 2012	65%	67.00	1,612	100%	1,612
64	Putian Wanda Plaza	Putian Wanda Plaza Co., Ltd.	Putian	Chengxiang District	Commercial, Residential, Logistics, Office, Hotel, Ancillary Facilities	19 Jun 2051	Retail, Car Park	186,776.82	Dec 2012	82%	97.00	2,124	100%	2,124
65	Mianyang Fucheng Wanda Plaza	Mianyang Fucheng Wanda Plaza Co., Ltd.	Mianyang	Fucheng District	Commercial, Residential	25 Jan 2051	Retail	167,548.70	Dec 2012	100%	101.00	1,820	100%	1,820
66	Chengdu Jinniu Wanda Plaza	Chengdu Jinniu Wanda Plaza Investment Co., Ltd.	Chengdu	Jinniu District	Composite Residential	2 Dec 2050	Retail, Car Park	215,799.83	Dec 2012	100%	156.00	2,915	100%	2,915
67	Wuhan Wanda Centre	Wuhan Wuchang Wanda Plaza Investment Co., Ltd.	Wuhan	Wuchang District	Commercial	16 Dec 2049	Office	85,200.00	Sep 2011	93%	74.00	1,169	100%	1,169
68	Dalian Gaoxin Wanda Plaza	Dalian Gaoxin Wanda Plaza Investment Co., Ltd.	Dalian	Gaoxin District	Commercial & Office	29 Nov 2052	Retail	140,135.52	May 2013	100%	105.00	2,345	100%	2,345
69	Yixing Wanda Plaza	Yixing Wanda Plaza Co., Ltd.	Yixing	Yixing	Commercial	16 Mar 2051	Retail	190,847.03	May 2013	80%	78.00	1,883	100%	1,883

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70	Xiamen Jimei Wanda Plaza	Xiamen Jimei Wanda Plaza Co., Ltd.	Xiamen	Jimei District	Commercial	28 Jul 2051	Retail, Car Park	132,305.65	Jun 2013	90%	66.00	1,291	100%	1,291
71	Wuxi Huishan Wanda Plaza	Wuxi Huishan Wanda Plaza Co., Ltd.	Wuxi	Huishan District	Commercial	12 Jun 2051	Retail, Car Park	158,097.59	Jun 2013	76%	75.00	1,632	100%	1,632
72	Chongqing Wanzhou Wanda Plaza	Chongqing Wanzhou Wanda Commercial Plaza Co., Ltd.	Chongqing	Wanzhou District	Commercial	13 Jul 2050	Retail, Car Park	139,523.11	Jul 2013	98%	79.00	1,462	100%	1,462
73	Dongguan Chang'an Wanda Plaza	Dongguan Chang'an Wanda Plaza Co., Ltd.	Dongguan	Chang'an Town	Residential, Commercial	23 Aug 2051	Retail, Car Park	150,956.78	Jul 2013	97%	87.00	2,040	100%	2,040
74	Shenyang Aoti Wanda Plaza	Shenyang Aoti Wanda Plaza Co., Ltd.	Shenyang	Hunnan District	Commercial	19 Sep 2051	Retail, Car Park	143,370.42	Jul 2013	73%	54.00	1,219	100%	1,219
75	Changchun Kuancheng Wanda Plaza	Changchun Kuancheng Wanda Plaza Co., Ltd.	Changchun	Kuancheng District	Commercial & Office	30 Mar 2051	Retail, Car Park	143,703.03	Aug 2013	90%	77.00	1,579	100%	1,579
76	Harbin Haxi Wanda Plaza	Harbin Haxi Wanda Plaza Co., Ltd.	Harbin	Nangang District	Commercial	20 Mar 2051	Retail, Car Park	218,571.36	Sep 2013	100%	114.00	2,654	100%	2,654
77	Changsha Kaifu Wanda Plaza	Changsha Kaifu Wanda Plaza Investment Co., Ltd.	Changsha	Kaifu District	Commercial, Residential	29 Jul 2050	Retail	128,383.71	Sep 2013	70%	95.00	2,084	100%	2,084

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78	Wuhan Central Culture City Hanjie Wanda Plaza	Wuhan Wanda Donghu Property Co., Ltd.	Wuhan	Wuchang District	Commercial	25 Apr 2051	Retail, Car Park	130,851.56	Sep 2013	100%	92.00	1,903	100%	1,903
79	Yuyao Wanda Plaza	Yuyao Wanda Plaza Investment Co., Ltd.	Yuyao	Yuyao	Commercial	27 Nov 2051	Retail, Car Park	163,399.81	Oct 2013	74%	69.00	1,592	100%	1,592
80	Fushun Wanda Plaza	Fushun Wanda Plaza Co., Ltd.	Fushun	Xinfu District	Commercial	30 May 2051	Retail, Car park	185,243.26	Nov 2013	80%	70.00	1,437	100%	1,437
81	Xi'an Daminggong Wanda Plaza	Xi'an Daminggong Wanda Plaza Co., Ltd.	Xi'an	Weiyang District	Commercial	4 Feb 2052	Retail, Car Park	187,588.40	Nov 2013	100%	95.00	2,076	100%	2,076
82	Bengbu Wanda Plaza and Underground Car Park Phase Two	Bengbu Wanda Plaza Co., Ltd.	Bengbu	Bengshan District	Commercial	14 Nov 2051	Retail	198,285.04	Nov 2013	99%	74.00	1,382	100%	1,382
83	Xuzhou Wanda Plaza	Xuzhou Wanda Plaza Co., Ltd.	Xuzhou	Yunlong District	Commercial	28 Nov 2051	Retail, Car Park	141,238.50	Dec 2013	82%	77.00	1,527	100%	1,527
84	Dandong Wanda Plaza	Dandong Wanda Plaza Co., Ltd.	Dandong	Zhenxing District	Residential, Commercial & Office	15 Jun 2052	Retail	161,304.19	Dec 2013	82%	93.00	1,868	100%	1,868
85	Nanjing Jiangning Wanda Plaza	Nanjing Jiangning Wanda Plaza Co., Ltd.	Nanjing	Jiangning District	Commercial	15 Feb 2052	Retail	168,012.71	Dec 2013	100%	113.00	2,706	100%	2,706

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86	Sanya Wanda Haitang Bay Cultural Centre	Sanya Wanda Hotel Co., Ltd.	Sanya	Haitang Bay Town	Commercial	17 Jul 2047	Retail	13,100.64	Dec 2010	32%	1.00	235	100%	235
87	Nanchang Wanda Xingcheng Kindergarten	Nanchang Wanda Property Development Co., Ltd.	Nanchang	Hongguan New District	Residential	Phase 1 Kindergarten: Dec 2071; Phase 3 Kindergarten: Jul 2072	Retail	6,092.77	Dec 2006	100%	-	27	100%	27
88	Shenyang Wanda Tiexi Wanda Plaza Kindergarten	Shenyang Wanda Property Co., Ltd.	Shenyang	Tiexi District	Composite Residential	Residential: 1 Nov 2056; Commercial: 1 Nov 2046	Retail	4,338.00	Dec 2011	100%	1.00	24	100%	24
89	Harbin Daoli Wanda Plaza Shops	Harbin Wanda Plaza Business Management Co., Ltd.	Harbin	Daoli District	Commercial	6 Jul 2043	Retail	833.56	Apr 2005	100%	1.00	25	100%	25
90	Chongqing Wanda B Hotel Shops	Chongqing Wanda Hotel Management Co., Ltd.	Chongqing	Nan'an District	Accommodation & Catering	9 Jun 2046	Retail	2,788.26	Dec 2009	100%	5.00	87	100%	87
91	Dalian Wanda Tower	Dalian Wanda Tower Property Management Co., Ltd.	Dalian	Zhongshan District	-	17 Sep 2043	Non-Residential	327.69	Dec 1994	100%	-	3	100%	3

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92	Underground Car Park of Xi'an Dongdajie Project	Shaanxi Huayuan Property Development Co., Ltd.	Xi'an	Beilin District	Commercial	4 Aug 2051	Car Park	9,164.72	Jun 2012	0%	-	62	100%	62
93	Qingdao Taidong Wanda Plaza	Dalian Yifang Commercial Investment Co., Ltd.	Qingdao	Shibei District	Commercial	9 Sep 2042	Retail	27,764.39	Sep 2003	100%	14.00	223	100%	223
94	Guangzhou Zengcheng Wanda Plaza	Guangzhou Zengcheng Wanda Plaza Co., Ltd.	Guangzhou	Zengcheng District	Commercial & Office	10 Apr 2052	Retail	190,150.31	May 2014	100%	75.00	1,718	100%	1,718
95	Shanghai Songjiang Wanda Plaza	Shanghai Songjiang Wanda Plaza Investment Co., Ltd.	Shanghai	Songjiang District	Commercial, Office	28 Feb 2052	Retail, Car park	181,531.28	May 2014	70%	93.00	2,178	100%	2,178
96	Weifang Wanda Plaza	Weifang Wanda Plaza Co., Ltd.	Weifang	Kuiwen District	Commercial & Office, Residential	Commercial: 4 Apr 2052; Residential: 4 Apr 2082	Retail	159,971.80	May 2014	89%	62.00	1,267	100%	1,267

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Property No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA Date (sq m)	Opening Date	Occupancy Rate	Annual Passing Rent (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
97	Fuzhou Hengli City	Wanda Commercial Properties (Hong Kong) Co., Ltd.	Fuzhou	Gulou District	Commercial, Office, Residential	Commercial: 29 Aug 2044; Office: 29 Aug 2054; Residential: 29 Aug 2074;	Retail, Office, Car park	79,977.74	Nov 2012	100%	62.00	2,094	32.75%	686
98	Manzhouli Wanda Plaza	Manzhouli Wanda Plaza Co., Ltd.	Manzhouli	Humao District	Commercial	10 Jul 2052	Retail	67,943.37	Jun 2014	96%	16.00	505	100%	505
99	Chifeng Wanda Plaza	Chifeng Wanda Plaza Co., Ltd.	Chifeng	Xincheng District	Residential, Commercial	Commercial: 30 Dec 2051; Residential: 30 Dec 2081	Retail, Car park	191,771.48	Jun 2014	89%	52.00	1,297	100%	1,297
100	Yinchuan Xixia Wanda Plaza	Yinchuan Xixia Wanda Plaza Co., Ltd.	Yinchuan	Xixia District	Commercial	30 Jul 2052	Retail	140,073.40	Jun 2014	100%	58.00	1,147	100%	1,147
101	Jining Taibailu Wanda Plaza	Jining Taibailu Wanda Plaza Co., Ltd.	Jining	Shizhong District	Commercial	31 Oct 2052	Retail	135,677.36	Jul 2014	66%	58.00	1,211	100%	1,211
102	Jinhua Wanda Plaza	Jinhua Wanda Plaza Investment Co., Ltd.	Jinhua	Jindong District	Commercial	31 Aug 2052	Retail, Car Park	168,671.49	Jul 2014	100%	66.00	1,360	100%	1,360

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Property No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA Date (sq m)	Opening Date	Occupancy Rate	Annual Passing Rent (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
103	Changzhou Wujin Wanda Plaza	Changzhou Wujin Wanda Plaza Investment Co., Ltd.	Changzhou	Wujin District	Commercial, Car Park	8 Oct 2052	Retail, Car Park	116,354.57	Aug 2014	99%	65.00	1,229	100%	1,229
104	Foshan Nanhai Wanda Plaza	Foshan Nanhai Wanda Plaza Co., Ltd.	Foshan	Nanhai District	Residential, Commercial & Office, Accommodation & Catering, Commercial	6 Jun 2052	Retail, Car Park	159,758.55	Aug 2014	100%	81.00	1,435	100%	1,435
105	Dongguan Dongcheng Wanda Plaza	Dongguan Dongcheng Wanda Plaza Investment Co., Ltd.	Dongguan	Dongcheng District	Commercial	1 Jun 2052	Retail	111,197.48	Sep 2014	100%	87.00	1,550	100%	1,550
106	Ma'anshan Wanda Plaza	Ma'anshan Wanda Plaza Investment Co., Ltd.	Ma'anshan	Yushan District	Commercial	21 Sep 2052	Retail, Car Park	161,141.40	Sep 2014	95%	68.00	1,282	100%	1,282
107	Jingzhou Wanda Plaza	Jingzhou Wanda Plaza Investment Co., Ltd.	Jingzhou	Jingzhou District	Commercial, Residential	29 Jan 2053	Retail, Car Park	158,988.73	Sep 2014	100%	65.00	1,345	100%	1,345
108	Yantai Zhifu Wanda Plaza	Yantai Zhifu Wanda Plaza Co., Ltd.	Yantai	Zhifu District	Commercial	17 Oct 2052	Retail, Car Park	194,334.08	Nov 2014	88%	76.00	1,833	70%	1,283
109	Lanzhou Chengguan Wanda Plaza	Lanzhou Wanda Plaza Investment Co., Ltd.	Lanzhou	Chengguan District	Commercial, Residential, Office, Hotel	26 Apr 2052	Retail, Car Park	147,607.06	Oct 2014	100%	80.00	1,696	100%	1,696

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Property No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Opening Date	Occupancy Rate	Annual Passing Rent (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
110	Guangzhou Panyu Wanda Plaza	Guangzhou Wannuo Investment Management Co., Ltd.	Guangzhou	Panyu District	Commercial, Commercial & Office	7 Nov 2038	Retail, Car Park	159,719.34	Aug 2014	70%	79.00	1,954	100%	1,954
111	Kunming Xishan Wanda Plaza	Kunming Wanda Plaza Investment Co., Ltd.	Kunming	Xishan District	Commercial & Office	4 Jun 2052	Retail, Car Park	181,427.67	Oct 2014	99%	89.00	1,873	100%	1,873
112	Longyan Wanda Plaza	Longyan Wanda Plaza Investment Co., Ltd.	Longyan	Xinluo District	Commercial	13 Dec 2052	Retail, Car Park	135,799.30	Nov 2014	76%	50.00	1,146	100%	1,146
113	Fuqing Wanda Plaza	Fuqing Wanda Plaza Co., Ltd.	Fuqing	Yinxi	Commercial (Commercial & Office, Accommodation & Catering), Residential (excl. Villa)	16 Jan 2053	Retail, Car Park	108,272.94	Dec 2014	82%	58.00	1,216	100%	1,216
114	Wenzhou Pingyang Wanda Plaza	Wenzhou Pingyang Wanda Plaza Investment Co., Ltd.	Wenzhou	Pingyang County	Commercial, Accommodation & Catering, Residential	9 Apr 2053	Retail, Car Park	148,780.55	Dec 2014	86%	61.00	1,598	100%	1,598
115	Jiangmen Wanda Plaza	Jiangmen Wanda Plaza Investment Co., Ltd.	Jiangmen	Pengjiang District	Commercial	7 Feb 2053	Retail, Car Park	150,786.33	Nov 2014	91%	77.00	1,456	100%	1,456

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Property No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA Date (sq m)	Opening Date	Occupancy Rate	Annual Passing Rent (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
116	Nanning Qingxiu Wanda Plaza	Nanning Qingxiu Wanda Plaza Investment Co., Ltd.	Nanning	Qingxiu District	Commercial & Office, Commercial, Accommodation & Catering	25 Sep 2052	Retail, Car Park	151,028.47	Nov 2014	100%	99.00	1,845	100%	1,845
117	Hangzhou Gongshu Wanda Plaza	Hangzhou Gongshu Wanda Investment Co., Ltd.	Hangzhou	Gongshu District	Commercial	27 Mar 2053	Retail, Car Park	146,448.12	Dec 2014	94%	101.00	1,932	100%	1,932
118	Wuhan Central Culture City (Hanxiu)	Wuhan Wanda Donghu Property Co., Ltd.	Wuhan	Wuchang District	Commercial & Office, Entertainment	30 Jul 2052	Performance Hall, Car Park	96,867.69	Dec 2014	100%	-	2,236	100%	2,236
119	Wuhan Central Culture City (Movies Theme Park)	Wuhan Wanda Donghu Property Co., Ltd.	Wuhan	Wuchang District	Entertainment	19 May 2053	Movie Theme Park, Car Park	101,150.09	Dec 2014	100%	-	2,335	100%	2,335
120	Wuhan Central Culture City (K3 Basement)	Wuhan Wanda Donghu Property Co., Ltd.	Wuhan	Wuchang District	Commercial	18 Oct 2052	Basement Car Park	19,911.00	Dec 2013	-	-	35	100%	35
121	Yinchuan Wanda Center Underground Car Park	Yinchuan Wanda Investment Property Co., Ltd.	Yinchuan	Jinfeng District	Composite Residential	5 Jul 2052	Car Park	13,836.40	Jun 2014	-	-	26	100%	26

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Property No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Opening Date	Occupancy Rate	Annual Passing Rent (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
122	Guangyuan Wanda Plaza	Guangyuan Wanda Plaza Investment Co., Ltd.	Guangyuan	Wanyuan New District	Commercial, Office, Residential	7 May 2053	Retail, Car Park	153,990.34	Jun 2015	100%	62.00	1,104	100%	1,104
123	Jiaxing Wanda Plaza	Jiaxing Wanda Plaza Investment Co., Ltd.	Jiaxing	Nanhu District	Commercial, Residential	5 Jul 2053	Retail, Car Park	143,117.77	Jun 2015	95%	74.00	1,307	100%	1,307
124	Neijiang Wanda Plaza	Neijiang Wanda Plaza Investment Co., Ltd.	Neijiang	Dongxing District	Commercial, Residential	11 Jul 2053	Retail, Car Park	133,168.03	Jun 2015	100%	66.00	1,171	100%	1,171
125	Yingkou Wanda Plaza	Yingkou Wanda Plaza Investment Co., Ltd.	Yingkou	Zhanqian District	Commercial, Residential	18 Jan 2053	Retail, Car Park	139,191.07	Jun 2015	96%	71.00	1,299	100%	1,299
126	Huangshi Wanda Plaza	Huangshi Wanda Plaza Investment Co., Ltd.	Huangshi	Huangshigang District	Residential, Commercial & Office	Residential: 9 Aug 2083; Commercial & Office: 9 Aug 2053	Retail, Car Park	143,419.70	Jul 2015	100%	64.00	1,235	100%	1,235
127	Beijing Tongzhou Wanda Plaza	Beijing Wanda Plaza Property Co., Ltd.	Beijing	Tongzhou District	Commercial & Office	3 Jan 2053	Retail	120,907.25	Nov 2014	100%	168.00	2,444	100%	2,444
128	Guangzhou Luogang Wanda Plaza	Guangzhou Luogang Wanda Plaza Co., Ltd.	Guangzhou	Huangpu District	Basement Car Park, Office, Basement Commercial, Commercial	4 Dec 2053	Retail, Car Park	146,175.91	Jun 2015	99%	84.00	2,058	100%	2,058

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SUMMARY OF PROPERTY VALUATION OF THE GROUP

Property No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Opening Date	Occupancy Rate	Annual Passing Rent (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
129	Anyang Wanda Plaza	Anyang Wanda Plaza Investment Co., Ltd.	Anyang	Wenfeng District	Commercial, Residential	3 Mar 2053	Retail, Car Park	150,149.76	Jul 2015	97%	70.00	1,297	100%	1,297
130	Shanghai Jinshan Wanda Plaza	Shanghai Jinshan Wanda Plaza Investment Co., Ltd.	Shanghai	Jinshan District	Commercial, Residential, Office	24 Sep 2053	Retail, Car Park	131,072.70	Jul 2015	100%	77.00	1,720	100%	1,720
131	Qiqihar Wanda Plaza	Qiqihar Wanda Plaza Investment Co., Ltd.	Qiqihar	Jianhua District	Commercial	17 Dec 2052	Retail, Car Park	134,982.98	Aug 2015	98%	63.00	1,169	100%	1,169
132	Weinan Wanda Plaza	Weinan Wanda Plaza Investment Co., Ltd.	Weinan	High-tech Zone	Commercial	9 Jul 2053	Retail, Car Park	125,808.54	Aug 2015	100%	57.00	992	100%	992
133	Dongying Wanda Plaza	Dongying Dalian Wanda Plaza Investment Co., Ltd.	Dongying	Dongying District	Residential	23 Jun 2083	Retail, Car Park	127,038.83	Aug 2015	72%	63.00	1,347	100%	1,347
134	Tai'an Wanda Plaza	Tai'an Wanda Plaza Investment Co., Ltd.	Tai'an	Taishan District	Commercial	28 Jun 2053	Retail, Car Park	117,842.93	Aug 2015	100%	73.00	1,446	100%	1,446
135	Dalian Jingkai Wanda Plaza	Dalian Jingkai Wanda Plaza Investment Co., Ltd.	Dalian	Economic and Technological Development District	Accommodation & Catering	7 Jan 2054	Retail, Car Park	143,149.05	Aug 2015	100%	88.00	1,913	100%	1,913

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Property No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Opening Date	Occupancy Rate	Annual Passing Rent (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
136	Fuyang Yingzhou Wanda Plaza	Fuyang Wanda Plaza Investment Co., Ltd.	Fuyang	Yingzhou District	Residential, Commercial	2 Oct 2053	Retail, Car Park	121,748.00	Aug 2015	98%	76.00	1,293	100%	1,293
137	Guilin Gaoxin Wanda Plaza	Guilin Gaoxin Wanda Plaza Co., Ltd.	Guilin	Qixing District	Commercial, Residential	24 Mar 2054	Retail, Car Park	104,974.01	Sep 2015	100%	89.00	1,237	82%	1,014
138	Jiamusi Wanda Plaza	Jiamusi Wanda Plaza Investment Co., Ltd.	Jiamusi	Xiangyangdong District	Commercial	6 May 2053	Retail, Car Park	115,676.66	Sep 2015	100%	55.00	1,016	100%	1,016
139	Taiyuan Longhu Wanda Plaza	Taiyuan Wanda Plaza Co., Ltd.	Taiyuan	Xinghualing District	Commercial	14 Sep 2047	Retail, Car Park	202,996.50	Dec 2015	100%	112.00	2,023	100%	2,023
140	Dezhou Wanda Plaza	Dezhou Wanda Plaza Investment Co., Ltd.	Dezhou	Decheng District	Commercial & Office, Residential	Commercial & Office: 1 Aug 2053; Residential: 1 Aug 2083	Retail, Residential	164,533.09	Nov 2015	97%	71.00	1,562	100%	1,562
141	Dongguan Houjie Wanda Plaza	Dongguan Houjie Wanda Plaza Investment Co., Ltd.	Dongguan	Houjie Town	Commercial & Office	5 Jan 2054	Retail	91,563.70	Nov 2015	98%	86.00	1,589	100%	1,589
142	Guangzhou Nansha Wanda Plaza	Guangzhou Nansha Wanda Plaza Co., Ltd.	Guangzhou	Nansha District	Commercial, Greenland	25 Jan 2054	Retail, Car Park	154,997.16	Dec 2015	100%	70.00	2,286	100%	2,286

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Property No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Opening Date	Occupancy Rate	Annual Passing Rent (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
143	Liuzhou City Wanda Plaza	Liuzhou Wanda Plaza Investment Co., Ltd.	Liuzhou	Chengzhong	Residential, Commercial	Commercial: 6 Dec 2053 Residential: 6 Dec 2083	Retail, Car Park	145,418.43	Nov 2015	100%	99.00	1,682	100%	1,682
144	Nanning Anji Wanda Plaza	Nanning Anji Wanda Plaza Investment Co., Ltd.	Nanning	Xixiangtang District	Commercial & Office, Commercial, Residential	Commercial: 18 Dec 2053 Residential: 18 Dec 2083	Retail, Car Park	134,684.45	Dec 2015	100%	86.00	1,596	100%	1,596
145	Nantong Wanda Plaza	Nantong Wanda Plaza Investment Co., Ltd.	Nantong	Gangzha District	Commercial, Commercial & Office, Residential	Commercial: 9 Jan 2054 Residential: 9 Jan 2084	Retail, Car Park	140,750.72	Dec 2015	100%	81.00	1,427	100%	1,427
146	Suzhou Wuzhong Wanda Plaza	Suzhou Wuzhong Wanda Plaza Investment Co., Ltd.	Suzhou	Wuzhong District	Commercial & Office, Commercial, Accommodation & Catering, Residential	Commercial & Office, Commercial, Accommodation & Catering: 12 Jan 2054; Residential: 12 Jan 2084	Retail, Car Park	167,460.30	Dec 2015	99%	89.00	1,773	100%	1,773
147	Chongqing Banan Wanda Plaza	Chongqing Wanda Plaza Property Co., Ltd.	Chongqing	Banan District	Commercial	29 Nov 2053	Retail, Car Park	175,670.32	Oct 2015	100%	87.00	1,795	100%	1,795
148	Jinan Weijiazhuang Wanda Plaza Kindergarten	Jinan Wanda Commercial Plaza Property Co., Ltd.	Jinan	Shizhong District	Residential	15 Feb 2079	Kindergarten	3,706.82	Jul 2015	100%	-	27	100%	27

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Property No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Opening Date	Occupancy Rate	Annual Passing Rent (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)		
149	Qingdao CBD Wanda Plaza Car Park	Qingdao Wanda Commercial Management Co., Ltd.	Qingdao	Shibei District	Residential, Commercial	24 Nov 2047	Car Park	11,022.53	Nov 2009	-	-	37	100%	37		
150	Qingdao Licang Wanda Plaza Car Park	Qingdao Wanda Commercial Management Co., Ltd. Licang Branch	Qingdao	Licang District	Commercial & Office	27 Dec 2050	Car Park	56,407.46	Sep 2012	-	-	114	100%	114		
151	Changsha Kaiifu Wanda Plaza Car Park	Changsha Kaiifu Wanda Plaza Investment Co., Ltd.	Changsha	Kaifu District	Commercial, Residential	29 Jul 2050	Car Park	113,878.00	Sep 2013	-	-	294	100%	294		
152	Zhengzhou Wanda Centre Car Park	Zhengzhou Jinshui Wanda Investment Co., Ltd.	Zhengzhou	Jinshui District	Residential, Commercial	Commercial: 27 Aug 2053 Residential: 27 Aug 2083	Car Park	40,470.34	May 2016	-	-	229	100%	229		
Total												21,132,929.09	93%	12,330	264,656	261,373

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Group IV – Properties held by the Group for sale in the PRC

Valuation Summary as at 31 March 2016

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Year & Month Built	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest to the Group (%)	Market Value Attributable to the Group as at Valuation Date (RMB Million)
1	Shenyang Beiyulu Wanda Plaza	Shenyang Wanda Property Co., Ltd.	Shenyang	Tiexi District	Commercial	13 Jun 2050	Retail, Apartment	2,492.82	Aug 2012	-	-	-	56	100%	56
2	Chongqing Wanda Plaza	Chongqing Wanda Commercial Plaza Co., Ltd.	Chongqing	Nan'an District	Residential	9 Jun 2056	Residential	137.77	Apr 2010	-	-	-	1	100%	1
3	Xiangyang Wanda Plaza	Xiangyang Wanda Plaza Investment Co., Ltd.	Xiangyang	High-tech Zone	Residential, Commercial	Residential: 20 Jul 2079; Commercial: 20 Jul 2049	Car Park	150.00	Jun 2011	12	-	-	1	100%	1
4	Yichang Wanda Plaza	Yichang Wanda Plaza Investment Co., Ltd.	Yichang	Wujiang District	Residential, Commercial	Commercial: 30 May 2049; Residential: 30 May 2079	Retail, Car Park	13,955.24	Nov 2010	368	138.42	3	37	100%	37
5	Minleyuan Wanda Plaza	Shaaxi Huayuan Property Development Co., Ltd.	Xi'an	Xincheng District	Composite	30 Mar 2049	Retail	62.04	Jul 2011	-	-	-	2	100%	2

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SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Year & Month Built	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State as at Valuation Date (RMB Million)	Market Value Attributable to the Group as at Valuation Date (RMB Million)
6	Ningbo Jiangbei Wanda Plaza	Ningbo Jiangbei Wanda Plaza Investment Co., Ltd.	Ningbo	Jiangbei District	Commercial	14 Sep 2049	Apartment	170.37	Jun 2011	-	170.37	2	2	100%	2	2
7	Nanchang Wanda Xingcheng Shops	Nanchang Wanda Property Development Co., Ltd.	Nanchang	Hongguan New District	Residential	7 Jul 2072	Retail	601.29	May 2009	-	-	-	17	100%	17	17
8	Changzhou Xinbei Wanda Plaza	Changzhou Xinbei Wanda Plaza Investment Co., Ltd.	Changzhou	Xinbei District	Commercial, Office, Residential	Residential: 29 Jun 2080; Commercial, Office: 29 Jun 2050	Apartment, Retail	351.21	Mar 2012	-	351.21	8	8	100%	8	8
9	Zijin Mingzhu	Nanjing Wanda Property Development Co., Ltd.	Nanjing	Qinhuai District	Commercial, Office, Residential, Ancillary Facilities	14 Mar 2074	Car Park	1,068.05	Dec 2008	78	-	-	2	100%	2	2
10	Beijing Shijingshan Wanda Plaza	Beijing Yinhe Wanda Property Co., Ltd.	Beijing	Shijingshan District	Basement Car Park, Office, Basement Commercial, Commercial	Office: 20 Jun 2057; Commercial: 20 Jun 2047	Office	493.47	Aug 2009	-	493.47	6	6	100%	6	6

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SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Year & Month Built	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
11	Ningde Wanda Plaza	Ningde Wanda Plaza Co., Ltd.	Ningde	Jiaocheng District	Commercial, Commercial & Office, Accommodation & Catering, Residential	Commercial: 3 Jan 2051; Residential: 2 Jan 2081	Retail	508.19	Aug 2013	-	508.19	13	13	100%	13
12	Daqing Saertu Wanda Plaza	Daqing Saertu Wanda Plaza Investment Co., Ltd.	Daqing	Saertu District	Commercial, Residential	Commercial: 21 Dec 2049 Residential: 21 Dec 2089	Retail	267.91	Jul 2011	-	267.91	4	4	100%	4
13	Wuhan Wanda Centre	Wuhan Wuchang Wanda Plaza Investment Co., Ltd.	Wuhan	Wuchang District	Commercial & Office, Residential	Commercial: 28 Jul 2050; Residential: 28 Jul 2070	Residential	291.41	Sep 2013	-	291.41	5	5	100%	5
14	Shaoxing Keqiao Wanda Plaza	Shaoxing Keqiao Wanda Plaza Investment Co., Ltd.	Shaoxing	Keqiao District	Residential, Commercial	29 Sep 2049	Car Park	3,337.50	Nov 2011	267	-	-	19	100%	19
15	Shanghai Baoshan Wanda Plaza	Shanghai Baoshan Wanda Investment Co., Ltd.	Shanghai	Baoshan District	Commercial	Commercial: 15 Sep 2050; Office: 15 Sep 2060	Office	1,276.04	Apr 2012	-	1,276.04	25	25	65%	16
16	Ningbo Yinzhou Wanda Plaza	Ningbo Wanda Property Co., Ltd.	Ningbo	Yinzhou District	Commercial	11 Jan 2045	Apartment, Car Park	3,494.94	Sep 2014	241	225.53	3	39	100%	39

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Year & Month Built	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value Attributable to the Group as at Valuation Date (RMB Million)
17	Dalian Mingzhu Car Park	Dalian Mingzhu Property Development Co., Ltd.	Dalian	Shahekou District	Composite Residential	29 Aug 2074	Car Park	4,138.66	May 2003	120	-	-	29	100%	29
18	Changsha KaiFu Wanda Plaza	Changsha KaiFu Wanda Plaza Investment Co., Ltd.	Changsha	KaiFu District	Commercial, Residential	Commercial: 29 Jul 2050; Residential: 29 Jul 2080	Residential, Office, Car Park	3,195.43	Jun 2013	10	2,312.31	34	44	100%	44
19	Xiamen Jimei Wanda Plaza	Xiamen Jimei Wanda Plaza Co., Ltd.	Xiamen	Jimei District	Commercial	28 Jul 2051	Retail	2,087.24	May 2013	-	-	-	27	100%	27
20	Beijing Dahu Apartments	Beijing Jingzhangjankang Property Co., Ltd.	Beijing	Chaoyang District	Residential, Commercial, Basement Commercial, Basement Car Park	Residential: 30 Aug 2074; Commercial: 30 Aug 2044	Residential, Car Park	5,317.91	May 2009	-	-	-	106	100%	106
21	Shanghai Jiangqiao Wanda Plaza	Shanghai Jiading Wanda Investment Co., Ltd.	Shanghai	Jiading District	Residential, Commercial, Office	Residential: 7 May 2079; Commercial: 7 May 2049; Office: 7 May 2059	Car Park	7,628.40	Feb 2011	234	-	-	13	100%	13

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No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Year & Month Built	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value Attributable to the Group as at Valuation Date (RMB Million)
22	Siping Wanda Plaza	Siping Wanda Plaza Investment Co., Ltd.	Siping	Tiefong District	Commercial	Residential: 16 Aug 2083; Commercial: 16 Aug 2053	Retail, Residential, Car Park	68,878.14	Dec 2015	152	39,399.44	305	434	100%	434
23	Shijiazhuang Yuhua Wanda Plaza	Shijiazhuang Wanda Plaza Investment Co., Ltd.	Shijiazhuang	Yuhua District	Residential, Commercial	Commercial: 30 Dec 2048; Office: 30 Dec 2058	Office, Retail, Others	8,629.87	Dec 2013	-	-	-	82	100%	82
24	Huai'an Wanda Plaza	Huai'an Wanda Plaza Investment Co., Ltd.	Huai'an	Qinghe District	Commercial, Residential	10 Jun 2079	Car Park, Storage	13,453.94	Jul 2013	234	-	-	34	100%	34
25	Neijiang Wanda Plaza	Neijiang Wanda Plaza Investment Co., Ltd.	Neijiang	Dongxing District	Commercial, Residential	Residential: 11 Jul 2083; Commercial: 11 Jul 2053	Retail, Residential, Apartment	10,940.22	Jun 2015	687	7,112.17	72	147	100%	147
26	Chengdu Jintu Wanda Plaza	Chengdu Jintu Wanda Plaza Investment Co., Ltd.	Chengdu	Jintu District	Composite Residential	Residential: 2 Dec 2080; Commercial: 2 Dec 2050	Retail, Office, Car Park	4,488.53	Dec 2013	86	3,639.68	8	19	100%	19
27	Bozhou Wanda Plaza	Bozhou Wanda Plaza Investment Co., Ltd.	Bozhou	Qiaocheng District	Commercial, Residential	Residential: 12 Jan 2084; Commercial: 12 Jan 2054	Residential, Retail	5,757.32	Oct 2015	-	2,995.76	48	104	100%	104

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No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Year & Month Built	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
28	Jinan Weijiazhuang Wanda Plaza	Jinan Wanda Commercial Property Co., Ltd.	Jinan	Shizhong District	Residential	15 Feb 2079	Basement Storage, Car Park	5,709.11	Jun 2012	27	309.18	2	26	100%	26
29	Fuzhou Hengji City	Wanda Commercial Properties (Hong Kong) Co., Ltd.	Fuzhou	Gulou District	Commercial, Office, Residential	Commercial: 29 Aug 2044; Office: 29 Aug 2054; Residential: 29 Aug 2074	Residential, Office, Car Park	6,047.69	Jun 2012	81	174.42	5	128	32.75%	42
30	Changchun Kuancheng Wanda Plaza	Changchun Kuancheng Wanda Plaza Co., Ltd.	Changchun	Kuancheng District	Commercial, Residential, Commercial & Office	Residential: 31 Mar 2081; Commercial: 31 Mar 2051	Apartment, Car Park	10,738.26	Jun 2014	170	10,738.26	68	68	100%	68
31	Zhangzhou Bihu Wanda Plaza	Zhangzhou Wanda Plaza Co., Ltd.	Zhangzhou	Longwen District	Commercial, Residential	Residential: 24 Dec 2080; Commercial: 24 Dec 2050	Retail, Residential, Apartment, Office, Car Park	12,039.16	Dec 2013	115	9,939.44	97	116	100%	116
32	Xuzhou Wanda Plaza	Xuzhou Wanda Plaza Co., Ltd.	Xuzhou	Yunlong District	Commercial, Residential, Commercial & Office	Residential: 28 Nov 2081; Commercial, Commercial & Office: 28 Nov 2051	Residential, Retail, Office, Apartment, Car Park, Storage	11,810.23	Jun 2014	89	8,087.74	109	127	100%	127

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No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Year & Month Built	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State as at Valuation Date (RMB Million)	Market Value Attributable to the Group as at Valuation Date (RMB Million)
33	Jiming Taibaolu Wanda Plaza	Jiming Taibaolu Wanda Plaza Co., Ltd.	Jiming	Shizhong District	Residential, Commercial	31 Oct 2052	Retail	3,420.00	Jun 2014	27	2,484.00	18	25	100%	25	25
34	Wuxi Huishan Wanda Plaza	Wuxi Huishan Wanda Plaza Co., Ltd.	Wuxi	Huishan District	Commercial, Office, Residential	Commercial, Office: 12 Jun 2051; Residential: 12 Jun 2081	Retail, Residential, Apartment	19,785.29	Nov 2013	-	7,426.59	69	276	100%	276	276
35	Yiwu Wanda Plaza	Yiwu Wanda Plaza Investment Co., Ltd.	Yiwu	Yiwu Economic Development Zone	Commercial, Residential	Commercial: 18 Feb 2054; Residential: 18 Feb 2084; Commercial: 20 Jul 2049	Retail, Residential, Apartment	9,263.45	Oct 2015	332	3,787.64	121	208	100%	208	208
36	Yinchuan Wanda Center	Yinchuan Wanda Investment Property Co., Ltd.	Yinchuan	Jinfeng District	Composite Residential	5 Jul 2082	Apartment	1,654.81	Sep 2014	-	710.85	5	11	100%	11	11
37	Fucheng Wanda Plaza	Mianyang Fucheng Wanda Plaza Co., Ltd.	Mianyang	Fucheng District	Commercial, Residential	Residential: 25 Jan 2081; Commercial: 25 Jan 2051	Retail, Residential, Apartment, Car Park	18,904.43	May 2013	192	14,612.10	53	153	100%	153	153
38	Nanjing Jianye Wanda Plaza	Nanjing Wanda Plaza Investment Co., Ltd.	Nanjing	Jianye District	Composite Residential	Commercial: 23 Jul 2048; Residential: 23 Jul 2073	Office, Car Park	11,317.63	Nov 2012	29	51.10	1	198	100%	198	198

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39	Tongliao Wanda Plaza	Tongliao Wanda Plaza Investment Co., Ltd.	Tongliao	Ke'erqin District	Residential	Residential: 19 Jul 2083; Commercial: 19 Jul 2053	Residential	12,526.08	Dec 2015	-	4,642.16	26	113	100%	113
40	Jiangyin Wanda Plaza	Jiangyin Wanda Plaza Investment Co., Ltd.	Jiangyin	Chengxi District	Commercial, Residential	19 Dec 2050	Retail, Apartment, Car Park	59,546.60	May 2013	215	5,933.88	78	789	100%	789
41	Taizhou Wanda Plaza	Taizhou Hailing Wanda Plaza Investment Co., Ltd.	Taizhou	Hailing District	Commercial & Office, Commercial, Residential	31 Mar 2050	Retail, Car Park	11,144.31	Dec 2012	187	-	-	154	100%	154
42	Guangzhou Luogang Wanda Plaza	Guangzhou Luogang Wanda Plaza Co., Ltd.	Guangzhou	Huangpu District	Commercial & Office	4 Dec 2053	Retail, Residential, Apartment	10,246.94	Jun 2015	-	6,197.12	119	274	100%	274
43	Jinhua Wanda Plaza	Jinhua Wanda Plaza Investment Co., Ltd.	Jinhua	Jindong District	Commercial	31 Aug 2052	Retail, Office, Apartment	11,472.43	Nov 2014	-	5,971.14	100	251	100%	251
44	Dandong Wanda Plaza	Dandong Wanda Plaza Co., Ltd.	Dandong	Zhenxing District	Residential, Commercial & Office	Commercial: 15 Jun 2052; Residential: 15 Jun 2082	Residential, Office, Retail, Car Park	19,387.47	Sep 2014	211	-	-	250	100%	250

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45	Yuyao Wanda Plaza	Yuyao Wanda Plaza Investment Co., Ltd.	Yuyao	Yuyao	Residential	27 Nov 2081	Retail, Office, Car Park	19,751.61	Jun 2014	95	2,923.64	95	394	100%	394
46	Manzhoubi Wanda Plaza	Manzhoubi Wanda Plaza Co., Ltd.	Manzhoubi	Humao District	Commercial	10 Jul 2052	Retail	33,684.00	Jun 2014	-	-	-	244	100%	244
47	Fuyang Wanda Plaza	Fuyang Wanda Plaza Investment Co., Ltd.	Fuyang	Yingzhou District	Commercial, Residential	Commercial: 2 Oct 2053; Residential: 2 Oct 2083	Retail, Residential, Apartment, Car Park	27,179.62	Nov 2015	384	15,428.99	71	269	100%	269
48	Wuhan Jingkai Wanda Plaza	Wuhan Jingkai Wanda Plaza Investment Co., Ltd.	Wuhan	Wuhan Economic & Technologic Development Zone	Commercial	14 Nov 2051	Hotel	36,500.00	Aug 2013	-	36,500.00	180	180	100%	180
49	Quanzhou Puxi Wanda Plaza	Quanzhou Puxi Wanda Plaza Investment Co., Ltd.	Quanzhou	Fengze District	Commercial, Residential, Accommodation & Catering	Residential: 2 Aug 2080; Commercial: 2 Aug 2050	Residential, Office, Retail, Car Park	21,468.77	Dec 2015	26	21,468.77	428	428	100%	428
50	Jingmen Wanda Plaza	Jingmen Wanda Plaza Investment Co., Ltd.	Jingmen	Duodao District	Commercial, Residential	Commercial: 25 Feb 2054; Residential: 25 Feb 2084; Commercial: 20 Jul 2049	Residential, Retail, Car Park	49,792.78	Dec 2015	399	32,020.17	274	392	100%	392

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51	Qingdao Licang Wanda Plaza	Qingdao Licang Wanda Plaza Investment Co., Ltd.	Qingdao	Licang District	Commercial & Office, Residential, Commercial, Public Facilities	Residential: 27 Dec 2080; Commercial: 27 Dec 2050	Retail, Car Park	8,575.99	Aug 2014	1	-	-	299	100%	299
52	Guilin Gaoxin Wanda Plaza	Guilin Gaoxin Wanda Plaza Co., Ltd.	Guilin	Qixing District	Residential, Commercial	Residential: 24 Mar 2084; Commercial: 24 Mar 2054	Residential, Apartment, Retail, Car Park, Shopping Mall	28,612.76	Sep 2015	286	2,016.64	24	631	82%	517
53	Nanjing Jiangning Wanda Plaza	Nanjing Jiangning Wanda Plaza Co., Ltd.	Nanjing	Jiangning District	Composite residential, Commercial, Accommodation & Catering, Commercial & Office	Residential: 15 Feb 2082; Commercial: 15 Feb 2052;	Residential, Retail, Office, Car Park	11,970.12	Jun 2014	106	3,781.39	85	241	100%	241
54	Wuhai Wanda Plaza	Wuhai Wanda Plaza Investment Co., Ltd.	Wuhai	Haibo Bay District	Commercial & Office, Residential	Residential: 30 Jul 2082; Commercial: 30 Jul 2052	Retail, Residential, Car Park	41,569.29	Nov 2015	457	14,540.93	228	378	100%	378

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55	Taicang Wanda Plaza	Taicang Wanda Plaza Investment Co., Ltd.	Taicang	Taicang	Commercial, Residential	Commercial: 19 Apr 2051; Residential: 19 Apr 2081	Retail, Residential, Car Park	35,533.40	Apr 2013	417	3,317.17	37	289	100%	289
56	Zhanjiang Wanda Plaza	Zhanjiang Development Zone Wanda Plaza Investment Co., Ltd.	Zhanjiang	Economic & Technological Development Zone	Commercial, Residential	Commercial & Office: 5 Dec 2053; Residential: 5 Dec 2083	Retail, Residential, Car Park	37,300.75	Nov 2015	317	19,455.89	154	354	100%	354
57	Dezhou Wanda Plaza	Dezhou Wanda Plaza Investment Co., Ltd.	Dezhou	Decheng District	Commercial & Office, Residential	1 Aug 2053	Retail, Residential, Apartment, Basement, Car Park	50,811.67	Oct 2015	808	11,440.85	105	517	100%	517
58	Guangzhou Panyu Wanda Plaza	Guangzhou Wannao Investment Management Co., Ltd.	Guangzhou	Panyu District	Commercial, Commercial & Office	7 Nov 2038	Retail, Office	33,623.83	Oct 2014	-	33,242.21	463	481	100%	481
59	Nanchang Wanda City	Nanchang Wanda City Investment Co., Ltd.	Nanchang	Honggutan New District	Residential	Residential: 25 Jun 2083; Commercial: 25 Jun 2053	Retail, Residential, Car Park	81,115.09	Sep 2015	3,012	35,332.05	244	843	100%	843

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60	Yingkou Wanda Plaza	Yingkou Wanda Plaza Investment Co., Ltd.	Yingkou	Zhanqian District	Commercial, Residential	Residential: 18 Jan 2083; Commercial: 18 Jan 2053	Residential, Office, Apartment, Retail, Car Park	39,246.38	Sep 2015	1,250	17,116.70	89	359	100%	359
61	Huangshi Wanda Plaza	Huangshi Wanda Plaza Investment Co., Ltd.	Huangshi	Huangshigang District	Residential, Commercial & Office	Commercial & Office: 9 Aug 2053; Residential: 9 Aug 2083	Retail, Apartment	29,642.97	Nov 2015	-	17,469.09	400	610	100%	610
62	Shudu Wanda Plaza	Chengdu Pixian Wanda Plaza Investment Co., Ltd.	Chengdu	Pi County	Commercial, Residential	Residential: 17 Apr 2084; Commercial: 17 Apr 2054	Retail, Residential, Apartment	37,490.54	Nov 2015	-	32,380.08	489	606	100%	606
63	Jiangmen Wanda Plaza	Jiangmen Wanda Plaza Investment Co., Ltd.	Jiangmen	Pengjiang District	Commercial	7 Feb 2053	Retail, Apartment, Car Park, Office	43,116.32	Sep 2014	17	3,203.46	33	623	100%	623
64	Ma'anshan Wanda Plaza	Ma'anshan Wanda Plaza Investment Co., Ltd.	Ma'anshan	Yushan District	Residential, Commercial	Residential: 21 Sep 2082; Commercial: 21 Sep 2052	Retail, Residential, Apartment, Car Park	123,455.97	Oct 2015	2,000	6,748.14	35	688	100%	688

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65	Dongguan Chang'an Wanda Plaza Co., Ltd.	Dongguan Chang'an Wanda Plaza Co., Ltd.	Dongguan	Chang'an Town	Residential, Commercial	Residential: 23 Aug 2081; Commercial: 23 Aug 2051	Retail, Apartment, Car Park	25,542.48	Nov 2013	18	1,083.41	22	412	100%	412
66	Haihu New District Wanda Plaza	Xining Investment Co., Ltd.	Xining	Haihu New District	Commercial, Residential	Residential: 30 Jul 2083; Commercial: 30 Jul 2053	Retail, Residential, Apartment	58,656.56	Oct 2015	-	44,133.68	575	675	100%	675
67	Xiangnan Wanda Plaza	Xiangnan Wanda Plaza Investment Co., Ltd.	Xiangnan	Yuetang District	Residential, Commercial	Residential: 13 Dec 2083; Commercial: 13 Dec 2053	Residential, Retail, Car Park	69,556.56	Nov 2015	663	13,118.94	252	714	100%	714
68	Nantong Wanda Plaza	Nantong Wanda Plaza Investment Co., Ltd.	Nantong	Gangzha District	Commercial, Office, Residential	Commercial: 9 Jan 2054; Residential: 9 Jan 2084	Retail, Apartment, Residential	33,511.57	Nov 2015	-	10,551.84	95	336	100%	336
69	Weinan Wanda Plaza	Weinan Wanda Plaza Investment Co., Ltd.	Weinan	Gaoxin District	Commercial	9 Jul 2053	Retail, Apartment	50,125.53	Aug 2015	-	10,999.52	83	542	100%	542
70	Jinjiang Wanda Plaza	Jinjiang Wanda Plaza Co., Ltd.	Jinjiang	Melingzutuanshigu District	Commercial, Office, Residential	Commercial: 11 Nov 2050; Office: 11 Nov 2060; Residential: 11 Nov 2080	Retail, Residential, Car Park	142,758.05	Jan 2016	1,384	18,990.49	147	1,101	100%	1,101

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71	Zhangzhou Taiwanese Investment Zone Wanda Plaza	Zhangzhou Taiwanese Investment District Wanda Plaza Investment Co., Ltd.	Zhangzhou	Taiwanese Investment Zone	Commercial, Accommodation & Catering, Commercial & Office, Residential	Residential: 8 Nov 2083; Commercial: 8 Nov 2053	Retail, Residential, Car Park	85,694.63	Sep 2015	2,591	72,127.45	702	973	100%	973
72	Yixing Wanda Plaza	Yixing Wanda Plaza Co., Ltd.	Yixing	Yixing	Residential	Residential: 16 Mar 2081	Retail, Office, Residential, Car Park	51,736.72	May 2014	154	24,379.77	202	519	100%	519
73	Tai'an Wanda Plaza	Tai'an Wanda Plaza Investment Co., Ltd.	Tai'an	Taishan District	Commercial	28 Jun 2053	Office, SOHO Apartment, Retail	64,884.71	Jul 2015	-	8,181.20	89	1,429	100%	1,429
74	Jiamusi Wanda Plaza	Jiamusi Wanda Plaza Investment Co., Ltd.	Jiamusi	Xiangyangdong District	Composite (Residential, Commercial)	Residential: 6 May 2083; Commercial: 6 May 2053	Retail, Residential, Apartment, Car Park	77,961.15	Sep 2015	194	6,102.14	83	702	100%	702
75	Longyan Wanda Plaza	Longyan Wanda Plaza Investment Co., Ltd.	Longyan	Xinluo District	Commercial, Residential	Residential: 13 Dec 2082; Commercial: 13 Dec 2052	Retail, Residential, Apartment, Car Park	123,239.25	Oct 2015	602	30,844.82	267	1,756	100%	1,756

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76	Wenzhou Longwan Wanda Plaza	Wenzhou Longwan Wanda Plaza Investment Co., Ltd.	Wenzhou	Longwan District	Commercial, Office, Accommodation & Catering	24 Jan 2051	Retail, Office	52,003.59	Apr 2013	-	10,301.52	255	673	100%	673
77	Qiqihar Wanda Plaza	Qiqihar Wanda Plaza Investment Co., Ltd.	Qiqihar	Jianhua District	Commercial, Residential	Residential: 17 Dec 2082; Commercial: 17 Dec 2052	Retail, Residential, Apartment, Car Park	88,990.86	Sep 2015	356	35,406.14	376	1,228	100%	1,228
78	Yinchuan Wanda Plaza	Yinchuan Xixia Wanda Plaza Co., Ltd.	Yinchuan	Xixia District	Composite Residential	Residential: 30 Jul 2082; Commercial: 30 Jul 2052	Retail, Residential, Apartment, Car Park	49,474.20	Sep 2014	519	32,698.86	435	554	100%	554
79	Banan Wanda Plaza	Chongqing Wanda Plaza Property Co., Ltd.	Chongqing	Banan District	Residential, Commercial & Office, Entertainment	Residential: 29 Nov 2063; Commercial: 29 Nov 2053	Retail, Residential, Apartment, Office, Car Park	108,456.02	Aug 2015	956	24,383.89	299	750	100%	750
80	Wuhu Jinghu Wanda Plaza	Wuhu Wanda Plaza Co., Ltd.	Wuhu	Jinghu District	Commercial, Residential, Office, Hotel	Commercial, Office, Hotel: 24 Mar 2051; Residential: 24 Mar 2081	Retail, Residential, Office, Hotel	67,583.00	Mar 2015	-	-	-	919	100%	919

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81	Liuzhou Wanda Plaza	Liuzhou Wanda Plaza Investment Co., Ltd.	Liuzhou	Chengzhong District	Residential, Commercial, Office, Hotel	Residential: 6 Dec 2083; Commercial: 6 Dec 2053	Residential, Street Shops, Retail Podium, Office, Apartment, Car Park	175,158.87	Nov 2015	743	131,902.32	1,103	1,849	100%	1,849
82	Nanning Anji Wanda Plaza	Nanning Anji Wanda Plaza Investment Co., Ltd.	Nanning	Xixiangiang District	Commercial & Office, Commercial, Residential	Commercial & Office: 17 Dec 2063; Commercial: 17 Dec 2053; Residential: 17 Dec 2083	Retail, Residential, Office, Apartment, Car Park	98,114.86	Dec 2015	661	29,403.26	366	1,195	100%	1,195
83	Weifang Wanda Plaza	Weifang Wanda Plaza Co., Ltd.	Weifang	Kuiwen District	Commercial & Office, Residential	Residential: 4 April 2082; Commercial: 4 April 2052	Residential, Office, Apartment, Retail, Storage room, Car Park	90,072.41	Jun 2015	-	13,721.07	97	976	100%	976

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84	Bengbu Wanda Plaza	Bengbu Wanda Plaza Co., Ltd.	Bengbu	Bengshan District	Residential, Commercial, Office	Residential: 14 Nov 2081; Residential: 6 Mar 2083; Commercial: 14 Nov 2051 Commercial: 6 Mar 2053 Composite: 6 Mar 2063	Residential, Retail, Office, SOHO, Basement Car Park	122,792.88	Jan 2015	1,443	14,767.13	168	888	100%	888
85	Mianyang CBD Wanda Plaza	Mianyang Jingkai Wanda Plaza Investment Co., Ltd.	Mianyang	Fucheng District	Commercial, Residential	Residential: 26 Nov 2082; Commercial: 26 Nov 2052	Retail, Residential, SOHO Apartment, Car Park	151,457.51	Sep 2015	986	49,091.65	302	968	100%	968
86	Guangyuan Wanda Plaza	Guangyuan Wanda Plaza Investment Co., Ltd.	Guangyuan	Wanyuan New District	Commercial, Office, Residential	Residential: 7 May 2083; Commercial: 7 May 2053	Retail, Residential, Car Park	76,103.13	Dec 2015	991	20,094.77	358	970	100%	970
87	Jingzhou Wanda Plaza	Jingzhou Wanda Plaza Investment Co., Ltd.	Jingzhou	Jingzhou District	Commercial, Residential	Commercial: 29 Jan 2053; Residential: 29 Jan 2083	Residential, SOHO Apartment, Retail, Car Park	129,463.88	Nov 2015	624	-	-	919	100%	919

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SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Year & Month Built	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
88	Wuzhong Wanda Plaza	Suzhou Wuzhong Wanda Plaza Investment Co., Ltd.	Suzhou	Wuzhong	Commercial & Office, Commercial, Accommodation & Catering	Commercial: 12 Jan 2054; Residential: 12 Jan 2084	Retail, Residential, Car Park	62,977.67	Nov 2015	448	33,842.41	420	797	100%	797
89	Wuxi Wanda City	Wuxi Wanda City Investment Co., Ltd.	Wuxi	Binhu District	Residential	Residential: 20 Mar 2083; Residential: 25 Jan 2083;	Retail, Residential, Car Park	175,439.56	Jan 2016	2,308	77,515.39	599	1,503	100%	1,503
90	Jinshan Wanda Plaza	Shanghai Jinshan Wanda Plaza Investment Co., Ltd.	Shanghai	Jinshan District	Commercial, Residential, Office	Residential: 24 Sep 2083; Commercial: 24 Sep 2053; Office: 24 Sep 2063	Retail, Apartment, Residential	94,731.06	Nov 2015	217	36,689.17	485	1,533	100%	1,533
91	Harbin Wanda City	Harbin Wanda City Investment Co., Ltd.	Harbin	Gaoxin District	Residential, Commercial	Commercial: 1 Jul 2053; Residential: 1 Jul 2083	Residential, Apartment, Retail	113,027.23	Sep 2015	-	27,643.27	188	1,009	100%	1,009

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SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Year & Month Built	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
92	Foshan Nanhai Wanda Plaza	Foshan Nanhai Wanda Plaza Co., Ltd.	Foshan	Nanhai District	Residential, Commercial & Office, Accommodation & Catering, Commercial	Residential: 6 Jun 2082; Commercial: 6 Jun 2052 年	Office, Residential, Retail, Apartment, Basement Car Park	119,271.82	May 2015	517	5,457.19	70	1,303	100%	1,303
93	Qingdao Wanda Oriental Movie Metropolis	Qingdao Wanda Oriental Movie Metropolis Investment Co., Ltd.	Qingdao	Huangdao District	Commercial, Commercial & Office	Commercial: 11 Sep 2053; Commercial: 16 Jun 2054	SOHO Apartment, Retail, Car Park	119,611.87	Sep 2015	298	5,887.39	81	1,445	100%	1,445
94	Wanda Ruihua Center	Chengdu Wanda Hotel Investment Co., Ltd.	Chengdu	Jinjiang District	Commercial	2 Feb 2054	Retail, Office	39,139.45	Dec 2015	-	3,617.55	76	887	100%	887
95	Changzhou Wujin Plaza	Changzhou Wujin Wanda Plaza Investment Co., Ltd.	Changzhou	Wujin District	Commercial, Residential	Residential: 8 Oct 2082; Commercial: 8 Oct 2052	Retail, Residential, Apartment, Car Park	141,651.74	Sep 2015	1,051	32,890.26	310	1,473	100%	1,473

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SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Year & Month Built	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
96	Dongguan Dongcheng Wanda Plaza	Dongguan Dongcheng Wanda Plaza Investment Co., Ltd.	Dongguan	Dongcheng District	Commercial, Residential, underground space	Commercial, Residential: 1 Jun 2082; Commercial: 1 Jun 2052 underground space: 1 Jun 2052	Retail, Residential, Apartment, Office, Business hotel, Car Park	80,644.05	Jun 2015	534	1,306.58	17	1,174	100%	1,174
97	Fushun Wanda Plaza	Fushun Wanda Plaza Co., Ltd.	Fushun	Xinfa District	Commercial, Residential	Commercial: 30 May 2051; Residential: 30 May 2081	Retail, Residential, Office, Apartment, Car Park	149,895.27	Oct 2014	929	37,942.07	269	1,318	100%	1,318
98	Chifeng Wanda Plaza	Chifeng Wanda Plaza Co., Ltd.	Chifeng	Xincheng District	Commercial, Residential	Residential: 30 Dec 2081; Commercial: 30 Dec 2051	Office, Residential, Retail, SOHO Apartment, Hotel	109,696.95	Sep 2014	-	84,875.34	656	952	100%	952
99	Dongying Wanda Plaza	Dongying Dalian Wanda Plaza Investment Co., Ltd.	Dongying	Dongying District	Residential	23 Jun 2083	Office, Residential, Retail, SOHO Apartment, Car Park	123,043.40	Mar 2016	251	6,272.76	48	2,031	100%	2,031

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SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Year & Month Built	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
100	Tangshan Lunan Wanda Plaza	Tangshan Wanda Plaza Investment Co., Ltd.	Tangshan	Lunan District	Residential	Residential: 29 Jan 2079; Commercial: 29 Jan 2049	Residential, Retail, Apartment, Office, Car Park, Basement	104,271.07	Apr 2013	247	14,652.06	101	773	100%	773
101	Wenzhou Pingyang Wanda Plaza	Wenzhou Pingyang Wanda Plaza Investment Co., Ltd.	Wenzhou	Pingyang County	Residential, Commercial	Commercial, Accommodation & Catering: 9 Apr 2053; Residential: 9 Apr 2083	Retail, Residential, Car Park	153,685.85	Jun 2015	976	73,825.14	818	1,796	100%	1,796
102	Dongguan Houjie Wanda Plaza	Dongguan Houjie Wanda Plaza Investment Co., Ltd.	Dongguan	Houjie Town	Residential, Commercial, Office	Residential: 5 Jan 2084; Commercial, Commercial & Office: 5 Jan 2054	Retail, Residential, Apartment, Car Park	188,895.55	Oct 2015	1,033	120,467.03	1,078	2,898	100%	2,898
103	Hangzhou Gongshu Wanda Plaza	Hangzhou Gongshu Wanda Investment Co., Ltd.	Hangzhou	Gongshu District	Commercial	Commercial: 27 March 2053	Retail, Office	74,456.12	Mar 2015	-	7,962.50	137	2,158	100%	2,158

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SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Year & Month Built	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
104	Jiaxing Wanda Plaza	Jiaxing Wanda Plaza Investment Co., Ltd.	Jiaxing	Nanhu New District	Commercial, Residential	Commercial: 5 Jul 2053; Residential: 5 Jul 2083	High-rise Residential, Retail, SOHO Apartment, Office	116,237.25	Nov 2015	-	87,053.46	1,034	1,450	100%	1,450
105	Qingxiu Wanda Plaza	Nanning Qingxiu Wanda Plaza Investment Co., Ltd.	Nanning	Qingxiu District	Commercial & Office, Commercial Accommodation & Catering	Commercial & Office: 24 Sep 2062; Commercial Accommodation & Catering: 24 Sep 2052	Residential, Office, Retail, Car Park	190,523.64	Nov 2015	1,799	47,915.25	578	2,241	100%	2,241
106	Taiyuan Longhu Wanda Plaza	Taiyuan Wanda Plaza Co., Ltd.	Taiyuan	Xinghualing District	Commercial, Residential	Commercial: 1 Sep 2047; Residential: 1 Sep 2057	Residential, Apartment, Office, Retail, Car Park	126,192.01	Dec 2015	39	34,606.41	593	1,694	100%	1,694
107	Wuhan Central Culture City Hanjie Wanda Plaza	Wuhan Wanda Donghu Property Hanjie Wanda Co., Ltd.	Wuhan	Wuchang District	Commercial, Residential	Residential: 12 Mar 2083; Commercial: 12 Mar 2053	Residential, Office, Retail, Car Park	221,382.48	Sep 2015	2,960	90,797.30	1,496	3,488	100%	3,488

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SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Year & Month Built	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
108	Xi'an Daminggong Wanda	Xi'an Daminggong Wanda Plaza Co., Ltd.	Xi'an	Weiyang District	Commercial, Residential	Residential: 4 Feb 2082; Commercial: 4 Feb 2052	Residential, Apartment, Office, Retail, Car Park	151,731.96	Aug 2015	1,368	46,887.89	583	1,597	100%	1,597
109	Shenyang Aoti Wanda Plaza	Shenyang Aoti Wanda Plaza Co., Ltd.	Shenyang	Hunan District	Residential	Residential: 19 Sep 2081; Retail: 19 Sep 2051	Residential, Apartment, Retail, Car Park	132,823.94	Jul 2015	290	36,843.48	313	1,407	100%	1,407
110	Tianjin Wanda Centre	Tianjin Wanda Center Investment Co., Ltd.	Tianjin	Hedong District	Residential	Residential: 23 Jun 2081	Retail, Residential, Office	59,108.91	Jul 2014	-	15,433.91	281	1,249	100%	1,249
111	Yantai Zhifu Wanda Plaza	Yantai Zhifu Wanda Plaza Co., Ltd.	Yantai	Zhifu District	Residential, Commercial, Public Facilities	Residential: 4 Jul 2083; Commercial: 4 Jul 2053; Commercial: 17 Oct 2052; Public Facilities: 4 Jul 2063	Retail, Residential, Apartment, Office, Car Park	180,327.31	Dec 2015	3,341	9,974.01	160	2,584	70%	1,809
112	Dalian Gaoxin Wanda Plaza	Dalian Gaoxin Wanda Plaza Investment Co., Ltd.	Dalian	Gaoxin District	Commercial & Office, Residential	Residential: 22 Mar 2082; Commercial: 29 Nov 2052	Apartment, Residential, Townhouse, Car Park	137,592.54	May 2015	501	13,429.88	233	2,774	100%	2,774

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SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Year & Month Built	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value Attributable to the Group as at Valuation Date (RMB Million)
113	Kunming Xishan Wanda Plaza	Kunming Wanda Plaza Investment Co., Ltd.	Kunming	Xishan District	Commercial & Office	4 Jun 2052	Retail, Office	183,102.27	Dec 2015	-	509.02	24	3,925	100%	3,925
114	Dalian Wanda Centre	Dalian Wanda Commercial Properties Co., Ltd.	Dalian	Zhongshan District	Commercial	22 Sep 2048	Apartment, Car Park	7,514.84	Jun 2011	15	391.97	6	190	100%	190
115	Hohhot Plaza	Hohhot Wanda Plaza Investment Co., Ltd.	Hohhot	Saihan District	Residential, Commercial	Residential: 26 Apr 2079; Commercial: 26 Apr 2049	Residential, Retail, Car Park	93,955.00	Nov 2015	1,465	68,555.00	341	392	100%	392
116	Guangzhou Nansha Wanda Plaza	Guangzhou Nansha Wanda Plaza Co., Ltd.	Guangzhou	Nansha District	Commercial, Greenland	Residential: 25 Jan 2084; Commercial: 25 Jan 2054; Other: 25 Jan 2064	Retail, Apartment	204,129.28	Nov 2015	-	204,129.28	2,685	2,685	100%	2,685
117	Zhengzhou Jinshui Wanda Center	Zhengzhou Jinshui Wanda Investment Co., Ltd.	Zhengzhou	Jinshui District	Commercial, Residential	Commercial: 27 Aug 2053; Residential: 27 Aug 2083	Retail, SOHO Apartment, Office, Residential	76,147.48	Sep 2015	-	66,327.41	1,584	1,754	100%	1,754

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Year & Month Built	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)		
118	Hefei Wanda City	Hefei Wanda Investment Co., Ltd.	Hefei	Binhu District	Commercial, Office, Residential	Commercial: 18 Oct 2053; Residential: 18 Oct 2089	Reital, Residential, Apartment, Car Park	81,028.82	Dec 2015	1,460	63,348.59	480	647	100%	647		
119	Anyang Wanda Plaza	Anyang Wanda Plaza Investment Co., Ltd.	Anyang	Wenteng District	Commercial, Residential	Residential: 3 Mar 2083; Commercial: 3 Mar 2053	Reital, Residential, Office, Apartment, Car Park	35,029.62	Sep 2015	504	34,502.50	192	200	100%	200		
120	Wanda Dongdajie Project	Shaanxi Huayuan Property Development Co., Ltd.	Xi'an	Beilin District	Commercial	4 Aug 2051	Apartment	47.26	May 2012	-	-	-	1	100%	1		
								7,029,261.35									84,661
Total								7,029,261.35									84,661

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Group V – Properties held by the Group under development in the PRC

Valuation Summary as at 31 March 2016

Property No. Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (sq m)	Planned GFA of Construction	Year of Commencement of Construction	Scheduled Year of Completion of Construction	No. of Car Parking Spaces	GFA Committed for Sale	Committed Consideration (RMB Million)	Construction Cost Incurred (RMB Million)	Construction Cost to be Incurred (RMB Million)	Development Value As If Completed as at Valuation Date (RMB Million)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	
																		(sq m)
1	Bozhou Wanda Plaza	Bozhou	Qiaocheng District	Commercial, Residential	Commercial: 12 Jan 2054; Residential: 12 Jan 2084	196,566.10	700,484.08	Apr 2014	May 2019	1,800	140,302.07	1,081	1,428	1,925	5,273	2,018	100%	2,018
2	Harbin Hanan Wanda Plaza	Harbin	Pingfang District	Residential, Commercial	Residential: 14 Jan 2084; Commercial: 14 Jan 2054;	335,208.53	832,668.75	Mar 2014	August 2018	3,675	128,783.97	717	667	3,182	5,537	1,435	100%	1,435
3	Harbin Wanda City	Harbin	Gaoxin District	Residential, Commercial	Residential: 1 Jul 2083; Commercial: 1 Jul 2053	1,148,317.70	1,714,587.39	May 2013	Sep 2021	4,819	303,669.05	1,786	4,932	9,566	11,773	7,777	100%	7,777
4	Jixi Wanda Plaza	Jixi	Jinguan District	Composite (Residential, Commercial)	Residential: 4 May 2083; Commercial: 4 May 2053	56,256.00	368,156.81	Jul 2013	Oct 2016	500	129,187.38	914	1,164	728	2,816	1,600	100%	1,600
5	Jingmen Wanda Plaza	Jingmen	Duodao District	Residential, Commercial	Commercial: 5 Feb 2054; Residential: 5 Feb 2084	110,869.06	515,556.36	Apr 2014	Dec 2017	602	99,138.20	785	871	1,318	3,594	1,300	100%	1,300
6	Mianyang CBD Wanda Plaza	Mianyang	Fucheng District	Commercial, Residential	Commercial: 26 Nov 2052; Residential: 26 Nov 2082	184,393.28	511,970.51	Apr 2014	Dec 2017	1,172	7,082.15	29	497	2,001	3,405	974	100%	974
7	Nanchang Wanda City	Nanchang	Honggaitan District	Commercial, Office, Residential, Hotel	Residential: 25 Jun 2083; Commercial: 25 Jun 2053	2,436,746.78	3,672,744.06	Jun 2013	Dec 2018	614	925,343.36	7,330	6,009	17,050	24,137	10,316	100%	10,316

Property No. Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (sq m)	Planned GEA of Construction	Year of Commencement of Construction	Scheduled Year of Completion of Construction	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Construction Cost Incurred (RMB Million)	Construction Cost to be Incurred (RMB Million)	Value As If Completed as at Valuation Date (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
8	Qingdao Wanda Oriental Movie Metropolis Investment Co., Ltd.	Qingdao	Huangdao District	Residential, Commercial & Office, Accommodation & Catering, Education	Residential: 9 Sep 2084; Commercial: 11 Sep 2053; Commercial: 16 Jun 2054; Commercial: 12 Jan 2055; Entertainment, Education, Medical & Charity: 9 Sep 2064	2,161,921.00	4,588,031.58	Sep 2013	Jul 2027	13,059	184,408.14	1,697	7,438	21,476	40,756	14,869	100%	14,869
9	Siping Wanda Plaza	Siping	Tiedong District	Residential, commercial (basement car park), commercial, accommodation & catering	Commercial: 16 Aug 2053; Residential: 16 Aug 2083	220,598.40	379,919.50	Apr 2014	Apr 2018	512	76,874.93	386	1,337	593	2,736	1,780	100%	1,780
10	Taizhou Jingkai Wanda Plaza	Taizhou	Economic and Technological Development Zone	Commercial	Commercial, Commercial & Office: 14 Jan 2054; Residential: 14 Jan 2084	98,766.00	506,731.52	Feb 2014	Apr 2016	1,430	290,245.18	2,775	1,655	672	5,076	3,593	100%	3,593
11	Tongliao Wanda Plaza	Tongliao	Ke'erqin District	Commercial, Residential	Commercial: 19 Jul 2053; Residential: 19 Jul 2083	234,570.43	456,265.98	Jul 2013	Oct 2016	2,981	141,154.95	1,049	2,197	1,514	3,940	2,609	100%	2,609
12	Wuhai Wanda Plaza	Wuhai	Haibowan District	Commercial & Office, Residential	Commercial: 27 Jul 2053; Residential: 27 Jul 2083	144,342.00	500,694.87	Sep 2013	Sep 2016	679	91,860.38	511	600	2,194	3,183	1,161	100%	1,161

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SUMMARY OF PROPERTY VALUATION OF THE GROUP

Property No. Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (sq m)	Planned GEA of Construction	Year of Commencement of Construction	Scheduled Year of Completion of Construction	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Construction Cost Incurred (RMB Million)	Construction Cost to be Incurred (RMB Million)	Development Value As If Completed at Valuation Date (RMB Million)		Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
															Value As If Completed at Valuation Date (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)		
13	Urumpi Wanda Plaza	Urumpi	Economic and Technological Development Zone	Commercial, Residential	27 Dec 2053	155,947.59	934,052.45	Apr 2014	Jul 2017	2,100	456,137.70	4,185	2,032	2,795	8,175	3,153	100%	3,153
14	Wuxi Wanda City	Wuxi	Binhu District	Commercial, Residential	Commercial: 25 Jan 2054; Residential: 20 Mar 2084	450,090.10	770,337.28	Feb 2014	Apr 2020	2,243	128,486.61	873	2,419	2,797	6,177	3,761	100%	3,761
15	Xining Wanda Plaza	Xining	Haihu New District	Commercial, Residential	Commercial: 30 Jul 2053; Residential: 30 Jul 2083	140,049.44	845,813.75	Sep 2013	Jul 2017	1,571	260,459.39	2,487	2,641	1,940	6,929	3,871	100%	3,871
16	Xiangtan Wanda Plaza	Xiangtan	Yuetang District	Commercial, Residential	Commercial: 13 Dec 2053; Residential: 13 Dec 2063	89,939.09	419,842.01	Apr 2014	Dec 2016	438	79,268.36	398	1,083	733	3,216	1,895	100%	1,895
17	Yiwu Wanda Plaza	Yiwu	Yiwu City	Commercial, Residential	Residential: 18 Feb 2084; Commercial: 18 Feb 2054	106,251.12	406,366.42	Apr 2014	Mar 2017	-	59,874.07	1,027	960	1,934	5,786	2,587	100%	2,587
18	Zhanjiang Wanda Plaza	Zhanjiang	Economic and Technological Development Zone	Commercial & Office, Residential	Commercial & Office: 5 Dec 2053; Residential: 5 Dec 2083	75,124.80	554,804.24	Dec 2013	Jun 2019	-	81,829.58	1,004	1,165	1,931	6,057	2,226	100%	2,226
19	Zhangzhou Taiwanese Investment Zone Wanda Plaza	Zhangzhou	Taiwanese Investment Zone	Commercial, Accommodation & Caetering, Commercial & Office, Residential	Commercial: 8 Nov 2053; Residential: 8 Nov 2083	166,560.00	277,264.60	Nov 2013	Sep 2016	-	142,552.22	923	553	888	2,475	757	100%	757

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Property No. Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (sq m)	Planned GEA of Construction	Year of Commencement of Construction	Scheduled Year of Completion of Construction	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Construction Cost Incurred (RMB Million)	Construction Cost to be Incurred (RMB Million)	Value As If Completed at Valuation Date (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
20	Panjin Wanda Plaza	Panjin	Xinglongtai District	Commercial, Residential	Commercial: 7 Apr 2054; Residential: 7 Apr 2084	238,054.90	945,529.00	Jun 2014	Mar 2019	2,501	127,436.06	753	1,001	3,062	5,803	1,497	100%	1,497
21	Jiujiang Wanda Plaza	Jiujiang	Lushan District	Commercial, Residential, Commercial & Office, Accommodation & Catering	Commercial: 5 Jun 2054; Residential: 5 Jun 2084	198,486.69	850,900.00	Jun 2014	Jun 2017	3,229	275,730.67	1,439	683	1,883	4,719	1,793	100%	1,793
22	Chengdu Shudu Wanda Plaza	Chengdu	Pi County	Commercial, Residential	Commercial: 17 Apr 2054; Residential: 17 Apr 2084	174,402.34	751,352.60	Jul 2014	Sep 2018	3,508	131,958.13	680	782	2,916	4,770	1,625	100%	1,625
23	Shangrao Wanda Plaza	Shangrao	Xinzhou District	Residential, Commercial, Entertainment	Commercial, Entertainment: 9 Apr 2054; Residential: 9 Apr 2084	133,312.00	697,900.00	Jun 2014	Jun 2017	1,225	347,472.22	3,496	1,608	1,724	6,868	2,951	100%	2,951
24	Suzhou Wanda Plaza	Suzhou	Yongjiao District	Residential, Office, Commercial	Commercial: Apr 2054; Residential: Apr 2084	163,759.17	707,900.00	Apr 2014	May 2018	2,914	296,301.21	1,450	969	1,887	4,316	1,555	100%	1,555
25	Mudanjiang Wanda Plaza	Mudanjiang	Xi'an District	Commercial, Residential	Residential: 9 Apr 2054; Commercial: 9 Apr 2084	232,383.90	551,695.00	May 2014	May 2018	1,145	196,693.93	965	972	1,464	3,671	1,283	100%	1,283
26	Meizhou Wanda Plaza	Meizhou	Meizhou District	Commercial, Residential	Commercial: 15 Jun 2054; Residential: 15 Jun 2084	110,223.00	520,700.00	Aug 2014	Sep 2017	2,638	149,698.62	1,077	834	1,609	4,033	1,331	100%	1,331
27	Jinan Gaoxin Wanda Plaza	Jinan	Gaoxin District	Residential, Commercial & Office	Commercial: 3 May 2054; Residential: 3 May 2084	142,750.00	837,730.94	May 2014	Dec 2016	2,655	380,386.99	3,406	2,160	1,396	7,260	4,834	100%	4,834

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Property No. Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (sq m)	Planned GEA of Construction	Year of Commencement of Construction	Scheduled Year of Completion of Construction	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Construction Cost Incurred (RMB Million)	Construction Cost to be Incurred (RMB Million)	Development Value As If Completed as at Valuation Date		Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
															Value as at Valuation Date (RMB Million)	Value in Existing State as at Valuation Date (RMB Million)		
28 Dongguan Humen Wanda Plaza	Dongguan Humen Wanda Plaza Investment Co., Ltd.	Dongguan	Humen Town	Residential, Commercial	Commercial: 13 Jun 2054; Residential: 13 Jun 2084	110,781.80	402,076.34	Aug 2014	Nov 2016	1,080	206,954.27	2,238	1,013	1,295	5,480	2,377	100%	2,377
29 Yanji Wanda Plaza	Yanji Wanda Plaza Investment Co., Ltd.	Yanji	Yanji	Residential, Commercial	Commercial & Office: 17 Dec 2063; Residential: 17 Dec 2083	144,708.56	541,940.67	Jun 2014	May 2017	1,045	203,218.41	224	730	1,714	2,987	1,028	100%	1,028
30 Ziyang Wanda Plaza	Ziyang Wanda Plaza Investment Co., Ltd.	Ziyang	Yanjiang District	Residential, Commercial & Office	Commercial: 4 Jun 2054; Residential: 4 Jun 2084	203,214.16	1,020,600.00	Jul 2014	Dec 2018	4,212	219,550.16	1,252	1,051	2,541	5,573	1,812	100%	1,812
31 Anxi Wanda Plaza	Quanzhou Anxi Wanda Plaza Investment Co., Ltd.	Anxi	Anxi County	Commercial, Residential	Residential: 5 Jun 2084; Commercial: 5 Jun 2054	133,442.43	343,891.48	Sep 2014	Aug 2017	483	125,726.40	862	533	1,685	2,634	775	100%	775
32 Shiyuan Wanda Plaza	Shiyuan Wanda Plaza Property Co., Ltd.	Shiyuan	Zhangwan District	Commercial, Residential	Commercial: 28 Jun 2084; Residential: 28 Jun 2084	170,688.00	829,798.76	Aug 2014	Sep 2018	1,906	186,109.99	1,356	952	2,300	5,926	1,955	100%	1,955
33 Suining Wanda Plaza	Suining Wanda Plaza Investment Co., Ltd.	Suining	Hedong New District	Commercial	Commercial: 25 Jul 2054	76,987.25	291,661.29	Aug 2014	Oct 2016	456	106,803.40	1,419	542	880	3,048	928	100%	928
34 Shaoxing Shangyu Wanda Plaza	Shaoxing Shangyu Wanda Plaza Investment Co., Ltd.	Shaoxing	Shangyu District	Commercial, Commercial & Office, Residential	Residential: 23 Jun 2084; Commercial: 23 Jun 2054	139,648.00	550,139.16	Aug 2014	Mar 2018	970	163,644.55	1,253	607	1,669	4,171	1,094	100%	1,094

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35 Jilin Changyi Wanda Plaza	Jilin City Wanda Property Development Co., Ltd.	Jilin	Changyi District	Commercial	17 Jul 2054	43,255.49	130,000.00	Sep 2014	Jul 2017	814.00	-	-	165	540	1,253	351	100%	351
36 Nanning Wanda Mall	Nanning Wanda Mao Investment Co., Ltd.	Nanning	Wuxiang New District	Residential, Commercial, Hotel, Entertainment	Residential (Primary School & Kindergarten): 9 Jul 2084; Commercial: 9 Jul 2054; Accommodation & Catering: 9 Jul 2054; Culture, Entertainment: 9 Jul 2064; Public Road: 9 Jul 2064	340,460.05	1,449,900.00	Jul 2014	Dec 2018	6,000	494,773.40	3,697	1,320	7,282	10,751	3,640	100%	3,640
37 Xuzhou Tongshan Wanda Plaza	Xuzhou Wanda Plaza Property Co., Ltd.	Xuzhou	Tongshan District	Residential, Commercial	Commercial: 7 Oct 2054; Residential: 3 Oct 2084	144,925.00	599,251.40	Sep 2014	Feb 2017	1,747	334,531.42	2,628	1,356	1,287	4,910	2,797	100%	2,797
38 Changshu Wanda Plaza	Changshu Wanda Plaza Investment Co., Ltd.	Changshu	Yushan High-tech Development Zone	Residential, Commercial	Residential: 6 Aug 2084; Commercial: 6 Aug 2054	138,912.00	664,500.00	Sep 2014	Aug 2017	2,382	278,271.01	2,372	881	2,172	6,004	2,182	100%	2,182
39 Hefei Yaohai Wanda Plaza	Hefei Yaohai Wanda Plaza Investment Co., Ltd.	Hefei	Yaohai District	Commercial, Residential	Commercial: 16 Jul 2054; Residential: 16 Jul 2084	149,903.84	661,896.45	Sep 2014	Aug 2016	1,986	275,091.50	2,714	1,615	1,500	6,348	3,850	100%	3,850
40 Kunshan Wanda Plaza	Kunshan Wanda Plaza Investment Co., Ltd.	Kunshan	Zhoushi Town	Commercial, Office, Residential	Commercial, Office: 5 Aug 2054; Residential: 5 Aug 2084	93,788.60	425,101.64	Oct 2014	Jun 2017	736	126,464.92	1,176	554	1,406	3,832	1,151	100%	1,151

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														Completed as at Valuation Date	Market Value in Existing State as at Valuation Date		
41 Qingpu Wanda Mall	Shanghai Qingpu Wanda Mao Investment Co., Ltd.	Shanghai	Qingpu District	Commercial, Office, Residential	Commercial: 31 Oct 2054; Residential: 31 Oct 2064; Residential: 31 Oct 2084	88,801.90	457,891.00	Dec 2014	Aug 2018	1,030	62,809.04	414	3,061	6,822	2,637	100%	2,637
42 Changchun Automobile City Wanda Plaza	Changchun Automobile City Wanda Plaza Investment Co., Ltd.	Changchun	Automobile Economic and Technological Development Zone	Commercial & Office, Residential	Commercial: 13 Sep 2054; Residential: 13 Sep 2084	175,974.00	647,058.00	Mar 2015	Aug 2017	-	122,648.75	377	3,884	4,491	1,075	100%	1,075
43 Hohhot Huimin District Wanda Plaza	Hohhot Wanda Plaza Property Co., Ltd.	Hohhot	Huimin District	Residential, Commercial	Commercial: 15 Jul 2054; Residential: 15 Jul 2084	115,392.53	519,507.85	Jun 2014	Oct 2018	1,544	161,483.68	522	2,344	3,344	1,097	100%	1,097
44 Zhuji Wanda Plaza	Zhuji Wanda Plaza Investment Co., Ltd.	Shaoxing	Zhuji City	Commercial, Residential	Commercial: 28 Sep 2054; Residential: 28 Sep 2084	166,021.00	625,442.00	Oct 2014	Jun 2018	2,525	187,705.73	876	2,071	6,028	1,886	100%	1,886
45 Leshan Wanda Plaza	Leshan Wanda Plaza Industrial Co., Ltd.	Leshan	Zhongxin District	Commercial, Residential	Commercial: 4 Nov 2054; Residential: 4 Nov 2084	35,559.40	130,243.12	May 2015	Sep 2016	-	-	225	457	1,112	329	0%	-
46 Sanshui Wanda Plaza	Foshan Sanshui Wanda Property Co., Ltd.	Foshan	Sanshui District	Commercial	9 Dec 2054	30,576.60	130,000.00	Jul 2015	Nov 2016	-	-	120	571	1,109	300	100%	300

Property No. Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (sq m)	Planned GEA of Construction	Year of Commencement of Construction	Scheduled Year of Completion of Construction	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Construction Cost Incurred (RMB Million)	Construction Cost to be Incurred (RMB Million)	Value As If Completed as at Valuation Date (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
47	Guangzhou Huadu Wanda Mall	Guangzhou	Huadu District	Residential, Commercial, Accommodation & Catering, Commercial & Office,	Commercial: 28 Oct 2054; Commercial: 2 Mar 2056; Commercial: 14 Apr 2056; Residential: 19 Aug 2085; Residential: 2 Mar 2086; Education: 19 Aug 2065	1,082,287.03	1,971,305.16	Oct 2014	Apr 2019	11,449	599,701.81	7,121	2,707	10,963	18,170	9,103	100%	9,103
48	Yongchuan Wanda Plaza	Chongqing	Yongchuan District	Residential	Commercial: 24 Dec 2054; Residential: 24 Dec 2064	119,396.00	296,916.74	Apr 2014	Nov 2016	1,261	85,922.18	686	278	1,541	2,294	529	100%	529
49	Wuhu Jinghu Wanda Plaza	Wuhu	Jinghu District	Commercial, Office, Hotel	29 Jun 2052	42,488.32	64,770.46	May 2012	Sep 2016	563	-	-	190	16	319	261	100%	261
50	Tianjin Wanda Centre	Tianjin	Hedong District	Residential	Commercial: 23 Jun 2051; Residential: 23 Jun 2081	73,481.20	53,811.81	Dec 2011	Dec 2016	746	-	-	123	14	174	124	100%	124
51	Deyang Wanda Plaza	Deyang	Jingyang District	Commercial (Commercial, Accommodation & Catering, Commercial & Office)	9 Dec 2054	38,485.00	129,869.78	Apr 2015	Oct 2016	-	-	-	140	528	1,183	209	0%	-

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Property No. Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (sq m)	Planned GEA of Construction	Year of Commencement of Construction	Scheduled Year of Completion of Construction	No. of Car Parking Spaces	GFA Committed for Sale	Committed Consideration (RMB Million)	Construction Cost Incurred (RMB Million)	Construction Cost to be Incurred (RMB Million)	Development Value As of Completed at Valuation Date (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
52 Nanjing Wanda Mall	Nanjing Wanda Mall Investment Co., Ltd.	Nanjing	Qixia District	Composite Residential, Commercial, Accommodation & Catering, Commercial & Office, Commercial	Residential: 5 Feb 2055; Commercial: 5 Feb 2055	244,501.01	1,093,100.00	May 2015	May 2018	2,600	339,871.59	5,780	770	6,263	15,545	4,875	100%	4,875
53 Changde Wanda Plaza	Changde Wanda Property Co., Ltd.	Changde	Wuling District	Commercial, Residential	Commercial: 28 Feb 2055; Residential: 28 Feb 2085	31,871.30	129,861.67	Mar 2015	Sep 2016	-	-	-	241	410	1,144	354	0%	-
54 Leshan Wanda Plaza	Leshan Wanda Plaza Investment Co., Ltd.	Leshan	Zhongxin District	Commercial, Residential	Commercial: 4 Nov 2054; Residential: 4 Nov 2084	81,318.92	328,544.05	Dec 2014	Jul 2018	1,128	91,159.48	453	332	1,018	2,084	544	100%	544
55 Chengde Wanda Plaza	Chengde Wanda Plaza Investment Co., Ltd.	Chengde	Qingyang District	Commercial	19 Mar 2055	73,777.02	373,829.79	Mar 2015	Mar 2018	-	112,069.62	1,805	626	1,229	4,844	1,543	100%	1,543
56 Sammenxia Wanda Plaza	Sammenxia Wanda Plaza Investment Co., Ltd.	Sammenxia	Hubin District	Commercial	31 Mar 2055	67,546.00	110,721.84	Jun 2015	Oct 2016	-	-	-	316	520	1,035	316	0%	-
57 Fengtai Wanda Plaza	Beijing Fengtai Wanda Plaza Co., Ltd.	Beijing	Fengtai District	Commercial & Office (Commercial, Composite)	Commercial: 12 Mar 2055; Composite: 12 Mar 2065	35,418.84	224,341.43	May 2015	Mar 2017	-	41,367.18	2,252	325	1,024	5,255	3,334	100%	3,334
58 Yichun Wanda Plaza	Yichun Wanda Plaza Investment Co., Ltd.	Yichun	Yuanzhou New District	Commercial	30 Mar 2055	46,670.00	130,000.00	Jun 2015	Sep 2016	-	-	-	261	412	997	359	0%	-

Property No. Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (sq m)	Planned GEA of Construction	Year of Commencement of Construction	Scheduled Year of Completion of Construction	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Construction Cost Incurred (RMB Million)	Construction Cost to be Incurred (RMB Million)	Development Value As If Completed as at Valuation Date (RMB Million)		Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
															Value As If Completed as at Valuation Date (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)		
59 Zhengzhou Byuan Wanda Plaza	Zhengzhou Byuan Wanda Investment Co., Ltd.	Zhengzhou	Huiji District	Commercial, Accommodation & Catering, Commercial & Office	14 Jul 2055	56,199.28	189,840.09	Apr 2015	Jun 2017	1,067	-	-	74	825	1,922	571	0%	-
60 Nanning Jiangnan Wanda Plaza	Nanning Jiangnan Wanda Investment Co., Ltd.	Nanning	Jiangnan District	Residential, Commercial & Office	Commercial: 1 Jun 2055; Commercial & Office: 1 Jun 2065; Residential: 1 Jun 2085	137,933.76	741,010.00	May 2015	Feb 2018	2,006	191,710.85	1,795	518	3,325	7,586	2,169	100%	2,169
61 Lianyungang Wanda Plaza	Lianyungang Wanda Investment Co., Ltd.	Lianyungang	Xinhai New District	Commercial	24 May 2055	81,756.12	116,983.12	Aug 2015	Nov 2016	-	-	-	117	565	1,215	334	100%	334
62 Hefei Wanda City	Hefei Wanda City Investment Co., Ltd.	Hefei	Binhu New District	Commercial, Office, Residential	Residential: 18 Oct 2083; Commercial & Office: 18 Oct 2083	1,283,395.31	1,967,192.55	Oct 2013	Dec 2017	9,313	1,134,081.92	14,779	6,512	13,866	27,794	12,691	100%	12,691
63 Shuangliu Wanda Plaza	Shuangliu Wanda Investment Co., Ltd.	Chengdu	Shuangliu District	Commercial	7 Jul 2055	76,023.25	126,049.53	Sep 2015	Dec 2016	-	-	-	107	647	1,407	379	0%	-
64 Yantai Wanda Plaza	Yantai Wanda Plaza Investment Co., Ltd.	Yantai	Development Zone	Commercial	8 Jun 2055	48,770.30	130,000.00	Apr 2014	Dec 2016	-	-	-	133	462	1,225	286	100%	286
65 Bayuquan Wanda Plaza	Yingkou Bayuquan Wanda Investment Co., Ltd.	Yingkou	Bayuquan District	Commercial	1 Jul 2055	55,376.72	96,990.83	Jun 2015	Nov 2016	-	-	-	143	415	906	233	100%	233

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														(RMB Million)	(RMB Million)		
66	Samming Wanda Plaza	Samming	Meilie District	Commercial, Accommodation & Catering, Commercial & Office, Commercial	27 Aug 2045	43,108.32	130,000.00	Sep 2015	Dec 2016	-	-	164	478	1,061	247	100%	247
67	Binzhou Wanda Plaza	Binzhou	Bincheng District	Commercial	31 Aug 2055	64,949.00	95,540.00	Aug 2015	Dec 2016	-	-	163	368	1,099	348	100%	348
68	Haikou Wanda Plaza	Haikou	Xuying District	Commercial	16 Jul 2055	49,394.89	126,937.37	Jan 2016	Dec 2016	951	-	200	563	1,318	377	100%	377
69	Huzhou Wanda Plaza	Huzhou	Wuxing District	Commercial	28 Jul 2055	49,992.00	139,539.27	Nov 2015	Nov 2016	-	-	144	681	1,180	292	100%	292
70	Fuzhou Wanda Plaza	Fuzhou	Linchuan District	Commercial	19 Aug 2055	50,536.06	140,185.90	Jun 2015	Dec 2016	-	-	96	589	1,038	201	100%	201
71	Chaoyang Wanda Plaza	Chaoyang	Shuangta District	Commercial	15 Aug 2055	51,102.00	96,100.00	Jul 2015	Oct 2016	-	-	104	501	870	214	100%	214
72	Qingyuan Wanda Plaza	Qingyuan	Qingcheng District	Accommodation & Catering (052)	31 Aug 2055	46,623.80	126,670.69	Oct 2015	Apr 2017	-	-	115	640	942	253	100%	253
73	Yiyang Wanda Plaza	Yiyang	Heshan District	Commercial	5 Sep 2055	47,655.10	130,000.00	Nov 2015	Dec 2016	750.00	-	147	545	991	233	100%	233

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														(RMB Million)	(RMB Million)			
74	Liaoyang Wanda Plaza	Liaoyang	Hedong New District	Commercial	30 Jul 2055	48,167.00	129,706.86	Aug 2015	Nov 2016	-	-	116	593	1,050	244	100%	244	244
75	Yangzhou Wanda Plaza	Yangzhou	Hanjiang District	Commercial, Residential	Commercial: 1 Dec 2055; Residential: 1 Dec 2085	86,844.00	387,400.00	Oct 2015	Nov 2017	997	68,443.95	938	1,758	3,876	957	100%	957	957
76	Tongling Wanda Plaza	Tongling Wanda Plaza Investment Co., Ltd.	Tongguanshan District	Commercial	24 Sep 2055	47,930.79	118,000.00	Apr 2014	Apr 2017	-	-	75	607	1,088	209	100%	209	209
77	Liyuoyang Wanda Plaza	Liyuoyang Wanda Plaza Investment Co., Ltd.	Liunan District	Commercial	6 Sep 2055	32,661.65	130,000.00	Apr 2015	Sep 2018	-	-	148	520	1,114	282	100%	282	282
78	Fuyang Wanda Plaza	Fuyang Wanda Plaza Investment Co., Ltd.	Yingquan District	Commercial	21 Jul 2055	46,780.00	130,000.00	Aug 2015	Aug 2016	-	-	93	576	2,077	174	100%	174	174
79	Lu'an Wanda Plaza	Lu'an Wanda Plaza Investment Co., Ltd.	Jin'an District	Commercial, Residential	Commercial: 9 Jul 2055; Residential: 9 Jul 2085	37,138.00	145,000.00	Sep 2015	Dec 2017	-	-	84	694	1,139	201	100%	201	201
80	Nanchang Xihu Wanda Plaza	Nanchang Xihu Wanda Plaza Investment Co., Ltd.	Xihu District	Commercial	13 Oct 2055	55,922.00	143,600.00	Jun 2015	Sep 2016	-	-	57	674	1,617	398	100%	398	398

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															Value	Interest		
81 Deyang Wanda Plaza	Deyang Wanda Plaza Investment Co., Ltd.	Deyang	Jingyang District	Commercial (Commercial, Accommodation & Catering, Commercial & Office) Residential	Commercial: 9 Dec 2054; Residential: 9 Dec 2084	90,897.00	366,500.00	Jan 2015	Nov 2017	1,388	98,910.71	581	166	1,213	2,208	359	359	100%
82 Beihai Wanda Plaza	Beihai Wanda Property Co., Ltd.	Beihai	Haicheng District	Commercial	30 Oct 2055	62,670.79	108,081.00	Dec 2015	Apr 2017	-	-	-	55	438	1,079	172	172	100%
83 Dalian Pulandian Wanda Plaza	Dalian Pulandian Wanda Investment Co., Ltd.	Dalian	Pulandian District	Commercial	29 Oct 2055	52,900.00	86,000.00	Oct 2015	Jun 2017	-	-	-	9	492	743	104	104	100%
84 Yancheng Wanda Plaza	Yancheng Wanda Plaza Investment Co., Ltd.	Yancheng	Yandu District	Commercial	22 Nov 2055	53,622.00	144,300.00	Dec 2015	May 2017	750	-	-	16	763	1,096	208	208	100%
85 Jinzhou Wanda Plaza	Jinzhou Wanda Plaza Investment Co., Ltd.	Jinzhou	Songsshan New District	Commercial	13 Dec 2055	42,000.00	132,000.00	Mar 2016	Aug 2016	-	-	-	13	647	-	220	220	100%
86 Haikou Wanda Plaza	Haikou Wanda Property Co., Ltd.	Haikou	Xiuying District	Residential	16 Jul 2085	95,493.67	377,183.92	Nov 2015	Jul 2019	1,998	129,711.96	1,069	143	1,607	3,030	627	627	100%
87 Ya'an Wanda Plaza	Ya'an Wanda Property Co., Ltd.	Ya'an	Yueheng District	Commercial	16 Feb 2056	47,924.04	95,903.35	Jan 2016	Jul 2017	-	-	-	11	538	921	146	146	100%

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88	Wuhan Central Culture City Haijie Wanda Plaza	Wuhan Wanda Donghu Property Co., Ltd.	Wuhan	Wuchang District	Commercial, Residential	Commercial: 12 Mar 2053; Residential: 12 Mar 2083	170,183.87	776,060.67	Nov 2012	Dec 2019	1,761	206,220.77	4,611	4,182	1,013	16,999	10,367	100%	10,367
89	Chongqing Ba'nan Wanda Plaza	Chongqing Wanda Plaza Property Co., Ltd.	Chongqing	Ba'nan District	Residential, Commercial, Entertainment	Entertainment, Commercial, Residential: 29 Nov 2053; Residential: 29 Nov 2063	65,421.00	334,880.23	Apr 2014	Jun 2017	1,968	124,513.55	989	470	815	2,510	1,218	100%	1,218
90	Chengdu Wanda City	Chengdu Wanda City Investment Co., Ltd.	Chengdu	Duijiangyan City	Residential	Commercial: 1 Jul 2055; Residential: 1 Jul 2085	338,063.85	698,462.81	Jul 2015	Jan 2017	3,396	231,497.22	1,770	849	2,253	4,499	1,298	100%	1,298
91	Zhengzhou Wanda Centre	Zhengzhou Jinshui Wanda Investment Co., Ltd.	Zhengzhou	Jinshui District	Commercial, Residential	Commercial: 27 Aug 2053; Residential: 27 Aug 2083	55,701.96	119,344.34	Nov 2013	May 2016	862	106,317.92	2,028	753	133	2,087	1,699	100%	1,699
92	Zaozhuang Wanda Plaza	Zaozhuang Wanda Plaza Investment Co., Ltd.	Zaozhuang	Xuecheng District	Commercial	8 Oct 2055	53,334.00	114,970.00	Apr 2014	Apr 2017	-	-	-	12	674	1,191	138	100%	138
93	Dalian Jingkai Wanda Plaza	Dalian Jingkai Wanda Plaza Investment Co., Ltd.	Dalian	Jinzhou New District	Accommodation & Catering	7 Jan 2054	98,664.00	518,071.00	Mar 2014	May 2017	-	147,190.07	1,689	2,497	997	5,027	3,252	100%	3,252
94	Taiyuan Longhu Wanda Plaza	Taiyuan Wanda Plaza Co., Ltd.	Taiyuan	Xinghualing District	Commercial, Residential, Education, Office	Commercial: 14 Sep 2047; Residential: 1 Sep 2057	141,102.79	232,567.06	Apr 2014	Aug 2020	1,200	31,318.42	409	295	1,451	3,283	1,142	100%	1,142

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															18	10			
95 Nanjing Jianye Wanda Plaza	Nanjing Wanda Plaza Investment Co., Ltd.	Nanjing	Jianye District	Entertainment, Commercial (tourism, culture, commercial, serviced apartment, ancillary facilities)	Serviced apartment: 21 May 2013, Commercial: 21 May 2048	29,052.40	715.00	-	2017	-	-	-	-	4	18	10	100%	10	10
96 Qingxiu Wanda Plaza	Nanning Qingxiu Wanda Plaza Investment Co., Ltd.	Nanning	Qingxiu District	Residential, Commercial, accommodation & Catering	Residential: 24 Sep 2082; Commercial: 24 Sep 2052; Commercial & Catering: 24 Sep 2062	114,617.04	120,865.16	May 2014	Nov 2016	-	74,270.69	1,166	821	97	1,885	1,524	100%	1,524	1,524
97 Changde Wanda Plaza	Changde Wanda Plaza Investment Co., Ltd.	Changde	Wuling District	Commercial, Residential	Commercial: 28 Feb 2055; Residential: 28 Feb 2085	152,145.54	707,862.47	Mar 2015	Nov 2019	1,110	186,621.57	1,531	509	2,257	5,058	987	100%	987	987
98 Wanda Wenhua Mansions	Changchun Wanda Centre Investment Co., Ltd.	Changchun	Chaoyang District	Residential, Commercial	Commercial: 15 Jan 2055; Residential: 15 Jan 2085	80,905.00	223,800.00	May 2015	Jul 2018	1,159	54,315.75	840	147	957	3,080	1,296	100%	1,296	1,296
99 Suzhou Wuzhong Wanda Plaza	Suzhou Wuzhong Wanda Plaza Investment Co., Ltd.	Suzhou	Wuzhong District	Commercial & Office, Commercial, Accommodation & Catering, Residential	Commercial: 12 Jan 2054; Residential: 12 Jan 2084	93,654.60	98,873.46	Jan 2014	Dec 2017	-	-	-	278	1,677	642	491	100%	491	491
100 Jiamusi Wanda Plaza	Jiamusi Wanda Plaza Investment Co., Ltd.	Jiamusi	Xiangyangdong District	Composite (Residential, Commercial)	Residential: 6 May 2083; Commercial: 6 May 2053	277,560.00	621,011.40	Jun 2013	Jul 2019	389	90,033.60	346	658	2,380	3,898	1,045	100%	1,045	1,045

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Property No. Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (sq m)	Planned GEA of Construction (sq m)	Year of Commencement of Construction	Scheduled Year of Completion of Construction	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Construction Cost Incurred (RMB Million)	Construction Cost to be Incurred (RMB Million)	Development Value As If Completed as at Valuation Date (RMB Million)		Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
															Value As If Completed as at Valuation Date (RMB Million)	Value in Existing State as at Valuation Date (RMB Million)		
101 Changchun Kuancheng Wanda Plaza	Changchun Kuancheng Wanda Plaza Co., Ltd.	Changchun	Kuancheng District	Residential, Commercial	Residential: 30 Mar 2081; Commercial: 30 Mar 2051	27,511.00	35,873.82	Apr 2014	May 2016	-	33,732.84	272	93	91	323	188	100%	188
102 Dongguan Houjie Wanda Plaza	Dongguan Houjie Wanda Plaza Investment Co., Ltd.	Dongguan	Houjie Town	Residential, Commercial & Office	Commercial: 5 Jan 2054; Residential: 5 Jan 2084	139,778.60	76,753.67	Sep 2013	Jun 2016	-	69,219.30	597	346	-	753	692	100%	692
103 Longyan Wanda Plaza	Longyan Wanda Plaza Investment Co., Ltd.	Longyan	Xinluo District	Commercial, Residential	Residential: 13 Dec 2082; Commercial: 13 Dec 2052	34,720.40	214,795.67	Feb 2013	Oct 2017	562	58,668.92	312	761	234	1,841	1,298	100%	1,298
104 Weinan Wanda Plaza	Weinan Wanda Plaza Investment Co., Ltd.	Weinan	Gaoxin District	Commercial	9 Jul 2053	69,116.77	40,500.00	Apr 2014	Jun 2017	-	-	-	278	29	393	297	100%	297
105 Liuyong Wanda Plaza	Liuzhou Liunan Wanda Plaza Property Co., Ltd.	Liuzhou	Liunan District	Residential, Commercial (Office)	Residential: 6 Sep 2085; Commercial: 6 Sep 2055	84,086.85	436,000.00	Apr 2015	Sep 2018	2,000	178,316.37	1,530	236	1,442	3,550	1,004	100%	1,004
106 Quanzhou Puxi Wanda Plaza	Quanzhou Puxi Wanda Plaza Investment Co., Ltd.	Quanzhou	Fengze District	Accommodation & Catering, Commercial & Office, Residential	Residential: 2 Aug 2080; Commercial: 2 Aug 2050	16,540.80	19,273.79	Jan 2016	Jun 2017	-	-	-	109	153	333	298	100%	298
107 Qiqlhar Wanda Plaza	Qiqlhar Wanda Plaza Investment Co., Ltd.	Qiqlhar	Jianhua District	Commercial	Commercial: 17 Dec 2052; Residential: 17 Dec 2082	124,793.60	97,309.80	Apr 2014	Oct 2016	-	13,805.05	89	451	42	791	583	100%	583
108 Changzhou Wujin Wanda Plaza	Changzhou Wujin Wanda Plaza Investment Co., Ltd.	Changzhou	Wujin District	Commercial, Residential	Commercial: 8 Oct 2052; Residential: 8 Oct 2082	13,199.19	73,841.59	Jan 2013	Nov 2017	-	-	-	327	90	610	413	100%	413

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Property No. Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (sq m)	Planned GEA of Construction	Year of Commencement of Construction	Scheduled Year of Completion of Construction	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Construction Cost Incurred (RMB Million)	Construction Cost to be Incurred (RMB Million)	Value As If Completed as at Valuation Date (RMB Million)	Market Value in Existing State (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
109 Wanda Huafu	Yantai Wanda Real Estate Co., Ltd.	Yantai	Economic and Technological Development Zone	Commercial, Residential, Public Facilities	Residential: 16 Jul 2085; Commercial: 16 Jul 2055; Public facilities: 16 July 2065	51,982.70	191,617.50	Apr 2014	Dec 2016	918	83,464.37	185	635	1,479	433	100%	433
110 Jiangmen Wanda Plaza	Jiangmen Wanda Plaza Investment Co., Ltd.	Jiangmen	Pengjiang District	Commercial	7 Feb 2053	51,136.20	75,605.65	Apr 2014	Sep 2016	-	-	376	81	725	548	100%	548
111 Neijiang Wanda Plaza	Neijiang Wanda Plaza Investment Co., Ltd.	Neijiang	Dongying District	Commercial, Residential	Commercial: 11 Jul 2053; Residential: 11 Jul 2083	153,707.69	351,790.73	May 2015	Dec 2016	1,554	93,980.93	378	1,246	2,025	760	100%	760
112 Yinchuan Wanda Plaza	Yinchuan Xixia Wanda Plaza Co., Ltd.	Yinchuan	Xixia District	Composite Residential	Residential: 30 Jul 2082; Commercial: 30 Jul 2052	85,096.00	173,305.22	Oct 2012	Jun 2018	-	47,920.96	365	72	748	537	100%	537
113 Dongying Wanda Plaza	Dongying Wanda Plaza Investment Co., Ltd.	Dongying	Dongying District	Residential	23 Jun 2083	175,066.60	127,045.40	Jun 2013	Jun 2017	-	2,437.68	179	365	1,397	311	100%	311
114 Shenyang Aoti Wanda Plaza	Shenyang Aoti Wanda Plaza Co., Ltd.	Shenyang	Hunnan District	Residential	Residential: 19 Sep 2081; Commercial: 19 Sep 2051	71,084.38	89,241.91	Sep 2011	Nov 2016	350	-	585	118	995	782	100%	782
115 Yantai Zhifu Wanda Plaza	Yantai Zhifu Wanda Plaza Co., Ltd.	Yantai	Zhifu District	Residential, Commercial, Public Facilities	Commercial, Public Facilities: 4 Jul 2053; Residential: 4 Jul 2083	125,378.80	59,275.11	May 2013	Jun 2016	-	26,477.27	392	83	986	782	70%	547

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116 Huangshi Wanda Plaza	Huangshi Wanda Plaza Investment Co., Ltd.	Huangshi	Huangshigang District	Residential, Commercial & Office	Commercial: 9 Aug 2053; Residential: 9 Aug 2083	171,428.00	564,784.96	Jul 2013	Jun 2017	1,956	303,112.36	1,622	727	997	3,563	1,183	100%	1,183
117 Dezhou Wanda Plaza	Dezhou Wanda Plaza Investment Co., Ltd.	Dezhou	Decheng District	Commercial & Office, Residential	Commercial & Office: 1 Aug 2053; Residential: 1 Aug 2083	166,745.00	293,466.25	Feb 2014	Apr 2019	992	50,294.92	265	1,032	354	2,090	1,211	100%	1,211
118 Sanning Wanda Plaza	Sanning Wanda Plaza Investment Co., Ltd.	Sanning	Meilie District	Commercial, Accommodation & Catering, Commercial & Office, Residential	Commercial: 27 May 2055; Residential: 27 May 2085	56,891.68	249,249.49	Sep 2015	Oct 2017	1,507	142,594.99	837	180	757	2,062	412	100%	412
119 Fuyang Yingzhou Wanda Plaza	Fuyang Wanda Plaza Investment Co., Ltd.	Fuyang	Yingzhou District	Commercial, Residential	Commercial: 2 Oct 2053; Residential: 2 Oct 2083	42,522.00	93,467.52	Sep 2013	Sep 2016	274	90,660.29	627	311	203	635	420	100%	420
120 Yingkou Wanda Plaza	Yingkou Wanda Plaza Investment Co., Ltd.	Yingkou	Zhanqian District	Commercial, Residential	Residential: 18 Jan 2083; Commercial: 18 Jan 2053	70,887.00	255,997.00	Mar 2013	Jun 2017	-	101,746.99	668	1,023	159	2,011	1,463	100%	1,463
121 Lu'an Wanda Plaza	Lu'an Wanda Real Estate Co., Ltd.	Lu'an	Jin'an District	Commercial, Residential	Commercial: 9 Jul 2055; Residential: 9 Jul 2085	87,545.00	286,274.00	Sep 2015	Jul 2017	1,733	77,490.98	570	168	866	2,279	477	100%	477
122 Guangyuan Wanda Plaza	Guangyuan Wanda Plaza Investment Co., Ltd.	Guangyuan	Wanyuan New District	Commercial, Office, Residential	Commercial: 7 May 2053; Residential: 7 May 2083	116,943.23	250,830.11	Apr 2013	Jul 2017	675	101,019.90	428	579	220	1,348	803	100%	803

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Property No. Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (sq m)	Planned GEA of Construction	Year of Commencement of Construction	Scheduled Year of Completion of Construction	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Construction Cost Incurred (RMB Million)	Construction Cost to be Incurred (RMB Million)	Development Value As If Completed as at Valuation Date (RMB Million)		Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
															Value As If Completed as at Valuation Date (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)		
123 Dandong Wanda Plaza	Dandong Wanda Plaza Co., Ltd.	Dandong	Zhenxing District	Residential, Commercial & Office	Residential: 15 Jun 2062; Commercial & Office: 15 Jun 2052	94,198.92	304,380.67	Mar 2015	Sep 2017	1,178	69,453.52	331	218	933	1,993	730	100%	730
124 Jiaxing Wanda Plaza	Jiaxing Wanda Investment Co., Ltd.	Jiaxing	Nanhu New District	Commercial, Residential	Commercial: 5 Jul 2053; Residential: 5 Jul 2083	178,370.70	242,868.26	Jun 2013	Nov 2016	733	94,869.01	719	621	123	2,035	1,634	100%	1,634
125 Nanning Aji Wanda Plaza	Nanning Aji Wanda Investment Co., Ltd.	Nanning	Xixiangtang District	Commercial & Office, Commercial, Residential	Commercial & Office: 17 Dec 2063; Commercial: 17 Dec 2053; Residential: 17 Dec 2083	17,778.89	130,141.98	Apr 2014	Apr 2016	704	33,551.35	193	605	47	890	778	100%	778
126 Nanning Wanda Plaza	Nanning Wanda Properties Co., Ltd.	Nanning	Wuyi New District	Residential, Commercial (Shopping Mall, Retail, Commercial)	Commercial: 9 Mar 2055; Residential: 9 Mar 2085	139,067.98	332,143.99	Apr 2015	Oct 2018	1,224	84,775.39	603	294	518	2,478	520	100%	520
127 Ma'anshan Wanda Plaza	Ma'anshan Wanda Investment Co., Ltd.	Ma'anshan	Yushan District	Residential, Commercial	Residential: 21 Sep 2082; Commercial: 21 Sep 2052	143,433.09	246,970.14	Sep 2012	Jun 2017	222	14,900.60	69	296	513	1,679	796	100%	796
128 Nantong Wanda Plaza	Nantong Wanda Investment Co., Ltd.	Nantong	Gangzhu District	Commercial, Office, Residential	Residential: 9 Jan 2084; Commercial: 9 Jan 2054	127,187.22	210,307.43	Mar 2014	Jun 2016	1,207	69,918.10	488	633	374	1,648	1,066	100%	1,066
129 Taian Wanda Plaza	Taian Wanda Investment Co., Ltd.	Taian	Taishan District	Commercial	28 Jun 2053	162,043.00	217,978.75	Jun 2013	May 2016	-	20,271.81	134	677	178	1,640	1,221	100%	1,221

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Property No. Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (sq m)	Planned GEA of Construction (sq m)	Year of Commencement of Construction	Scheduled Year of Completion of Construction	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Construction Cost Incurred (RMB Million)	Construction Cost to be Incurred (RMB Million)	Development Value As If Completed as at Valuation Date (RMB Million)		Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
															Value as at Valuation Date (RMB Million)	Value in Existing State as at Valuation Date (RMB Million)		
130 Foshan Sanshui Wanda Plaza	Foshan Sanshui Wanda Investment Co., Ltd.	Foshan	Sanshui District	Residential, Commercial	Commercial: 9 Dec 2054; Residential: 9 Dec 2084	90,677.00	411,740.60	Jul 2015	Jul 2017	1,500	88,563.18	754	263	1,452	3,352	719	100%	719
131 Jilin Changyi Wanda Plaza	Jilin Wanda Plaza Investment Co., Ltd.	Jilin	Changyi District	Residential, Commercial	Residential: 17 Jul 2084; Commercial: 17 Jul 2054	181,398.84	505,451.40	Sep 2014	Jun 2018	2,671	272,668.60	1,707	593	2,579	3,616	1,130	100%	1,130
132 Jiujiang Wanda Plaza	Jiujiang Wanda Property Co., Ltd.	Jiujiang	Lushan District	Commercial	Commercial: 5 Jun 2054; Residential: 5 Jun 2084	33,387.57	95,600.00	Jun 2014	Jun 2017	180.00	-	-	130	528	1,024	277	100%	277
133 Meizhou Wanda Plaza	Meizhou Wanda Property Co., Ltd.	Meizhou	Meijiang District	Commercial, Residential	Commercial: 15 Jun 2054; Residential: 15 Jun 2084	29,746.00	120,381.48	Aug 2014	Sep 2016	631.00	-	-	338	350	897	441	0%	-
134 Changchun Automobile City Wanda Plaza	Changchun Automobile City Wanda Property Development Co., Ltd.	Changchun	Automobile Economic and Technological Development Zone	Commercial & Office	Commercial: 13 Sep 2054	175,974.00	130,000.00	Mar 2016	Jun 2017	-	-	-	89	617	1,348	365	100%	365
135 Chongqing Yongchuan Wanda Plaza	Chongqing Yongchuan Wanda Plaza Real Estate Co., Ltd.	Chongqing	Yongchuan District	Commercial, Residential	Commercial: 24 Dec 2054; Residential: 24 Dec 2064	41,531.00	130,000.00	Apr 2015	Aug 2016	876	-	-	151	508	1,146	251	0%	0

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Property No. Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (sq m)	Planned GEA of Construction	Year of Commencement of Construction	Scheduled Year of Completion of Construction	No. of Car Parking Spaces	GFA Committed for Sale (sq m)	Committed Consideration (RMB Million)	Construction Cost Incurred (RMB Million)	Construction Cost to be Incurred (RMB Million)	Development Value As If Completed as at Valuation Date (RMB Million)		Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
															Value As If Completed as at Valuation Date (RMB Million)	Market Value in Existing State as at Valuation Date (RMB Million)			
136 Shaoxing Shanyu Wanda Plaza	Shaoxing Shanyu Wanda Plaza Real Estate Co., Ltd.	Shaoxing	Shangyu District	Commercial, Commercial & Office, Residential	Residential: 23 Jun 2084; Commercial: 23 Jun 2054	38,881.20	123,072.25	May 2015	Sep 2016	-	-	-	188	443	1,106	327	-	0%	-
137 Jing Zhong Wanda Plaza	Jing Zhong Wanda Plaza Property Co., Ltd.	Jingzhong	North New District	Commercial,	15 Apr 2056	53,331.54	107,191.64	Mar 2016	Aug 2017	0	-	-	1	631	950	128	100%	128	
Total						22,401,512.01	58,936,480.45			159,385	15,257,289	135,826	105,129	222,104	509,856	210,240		206,469	

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Group VI – Properties held by the Group for future development in the PRC

Valuation Summary as at 31 March 2016

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (According to Grant Contract of Land Use Rights) (sq m)	Site Area (According to State-owned Land Use Rights Certificate) (sq m)	Year of Commencement of Construction	Scheduled Year of Completion of Construction	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
1	Qijiang Wanda Plaza	Chongqing Qijiang Wanda Plaza Property Co., Ltd.	Chongqing	Qijiang District	Commercial	1 Dec 2055	48,327.00	48,327.00	2016	2018	73	100%	73
2	Changchun Wanda Centre	Changchun Wanda Centre Property Co., Ltd.	Changchun	Chaoyang District	Commercial & Office	Commercial & Office: 15 Jan 2055	105,671.00	11,848.00	2016	2018	185	100%	185
3	Tanggu Wanda Plaza	Tianjin Free Trade Zone Wanda Property Co., Ltd.	Tianjin	Binhai New District	Commercial & Office	Commercial & Office: 17 Jan 2053	110,000.70	110,000.70	2016	2019	1,117	85%	949
4	Jintang Wanda Plaza	Chengdu Jintang Wanda Plaza Property Co., Ltd.	Chengdu	Jintang County	Commercial	Commercial: 27 Dec 2055	48,772.08	48,772.08	2016	2017	123	100%	123
5	Baotou Jiyuan Wanda Plaza	Baotou Jiyuan Wanda Plaza Investment Co., Ltd.	Baotou	Jiyuan District	Commercial	22 Dec 2055	53,737.94	53,737.94	2016	2017	197	100%	197

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (According to Grant Contract of Land Use Rights) (sq m)	Site Area (According to State-owned Land Use Rights Certificate) (sq m)	Planned GFA (sq m)	Year of Commencement of Construction	Scheduled Year of Completion of Construction	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
6	Nanping Wanda Plaza	Nanping Wanda Plaza Investment Co., Ltd.	Nanping	Wuyi New District	Commercial – Commercial (Shopping Mall, Store, Wholesale)	Commercial: 13 Mar 2055	48,963.80	48,963.80	110,000.00	2017	2018	94	100%	94
7	Wuxi Wanda City	Wuxi Wanda City Investment Co., Ltd.	Wuxi	Binhu District	Commercial, Entertainment, Residential	Commercial: 10 Sep 2054; Residential: 10 Sep 2084	1,383,662.50	382,621.50	1,380,465.34	2016	2020	4,230	100%	4,230
8	Xi'an Gaoxin Wanda Plaza	Shaaxi Jin Shida Property Co., Ltd.	Xi'an	Xi'an District	Residential, Commercial	Residential: 29 May 2083; Commercial: 30 May 2053	274,168.20	253,308.00	468,400.00	2016	2022	3,334	60%	2,000
9	Xiangnan Wanda Plaza	Xiangnan Wanda Plaza Investment Co., Ltd.	Xiangnan	Yuetang District	Residential	Residential: 13 Dec 2083; Commercial: 13 Dec 2053	102,233.63	49,055.06	233,819.00	2016	2018	226	100%	226
10	Jiuquan Wanda Plaza	Jiuquan Wanda Plaza Investment Co., Ltd.	Jiuquan	Xincheng District	Commercial	3 Feb 2056	53,043.64	53,043.64	95,998.00	2016	2017	86	100%	86

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (According to Grant Contract of Land Use Rights) (sq m)	Site Area (According to State-owned Land Use Rights Certificate) (sq m)	Planned GFA (sq m)	Year of Commencement of Construction	Scheduled Year of Completion of Construction	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
11	Tianfu Wanda	Chengdu Tianfu Wanda Property Co., Ltd.	Chengdu	Tianfu New District	Residential, Commercial	Commercial: 31 Jan 2056; Residential: 31 Jan 2086	333,339.78	333,339.78	795,300.00	2016	2019	1,087	100%	1,087
12	Jiaozuo Wanda Plaza	Jiaozuo Wanda Plaza Investment Co., Ltd.	Jiaozuo	Jiefang District	Commercial	28 Dec 2055	61,735.00	61,735.00	115,700.00	2016	2017	236	100%	236
13	Siping Wanda Plaza	Siping Wanda Plaza Investment Co., Ltd.	Siping	Tiedong District	Residential	Commercial: 16 Aug 2053; Residential: 16 Aug 2083	38,010.70	38,010.70	122,105.50	2016	2017	67	100%	67
14	Pingdingshan Wanda Plaza	Pingdingshan Wanda Plaza Investment Co., Ltd.	Pingdingshan	Weidong District	Commercial	1 Feb 2056	46,157.64	46,157.64	130,000.00	2016	2017	155	100%	155
15	Xinxiang Wanda Plaza	Xinxiang Wanda Plaza Property Co., Ltd.	Xinxiang	Muye District	Commercial	13 Mar 2056	49,588.13	-	121,500.00	2016	2017	90	100%	90
16	Shouguang Wanda Plaza	Shouguang Wanda Plaza Investment Co., Ltd.	Shouguang	Shengcheng Street	Commercial	13 Mar 2056	66,667.00	66,667.00	133,334.00	2016	2017	122	100%	122

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (According to Grant Contract of Land Use Rights) (sq m)	Site Area (According to State-owned Land Use Rights Certificate) (sq m)	Planned GFA (sq m)	Year of Commencement of Construction	Scheduled Year of Completion of Construction	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
17	Shanghai Zhuanqiao Wanda Plaza	Shanghai Zhuanqiao Wanda Plaza Investment Co., Ltd.	Shanghai	Minhang District	Commercial	18 Jan 2056	46,246.10	-	101,741.62	2017	2019	816	100%	816
18	Beibei Wanda Plaza	Chongqing Beibei Wanda Plaza Property Co., Ltd.	Chongqing	Beibei District	Commercial, Commercial & Office, Entertainment	10 Jan 2056	52,626.00	-	100,516.00	2016	2017	178	100%	178
19	Chongqing Banan Wanda Plaza	Chongqing Wanda Plaza Property Co., Ltd.	Chongqing	Banan District	Residential, Commercial, Entertainment	Residential: 29 Nov 2063; Commercial: 29 Nov 2053	200,004.00	23,294.00	128,694.20	2016	2017	228	100%	228
20	Harbin Wanda City	Harbin Wanda City Investment Co., Ltd.	Harbin	Gaoxin District	Residential, Commercial	Commercial: 1 Jul 2053; Residential: 1 Jul 2083	341,404.90	341,404.90	1,333,495.69	2017	2021	903	100%	903
21	Huizhou Dayawan Wanda Plaza	Huizhou Dayawan Wanda Plaza Investment Co., Ltd.	Huizhou	Dayawan District	Commercial	27 Jan 2056	54,574.00	-	109,148.00	2016	2017	119	100%	119
22	Qujing Wanda Plaza	Qujing Wanda Plaza Investment Co., Ltd.	Qujing	Qujing Economic Development Zone	Commercial	28 Feb 2056	56,396.00	56,396.00	115,000.00	2016	2019	57	100%	57

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No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (According to Grant Contract of Land Use Rights) (sq m)	Site Area (According to State-owned Land Use Rights Certificate) (sq m)	Planned GFA (sq m)	Year of Commencement of Construction	Scheduled Year of Completion of Construction	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)
23	Quanzhou Anxi Wanda Plaza	Quanzhou Anxi Wanda Plaza Co., Ltd.	Quanzhou	Anxi County	Commercial, Residential	Commercial: 5 Jun 2054; Residential: 5 Jun 2084	55,640.53	34,454.10	275,490.88	2016	2019	76	100%	76
24	Mianyang Jingkai Wanda Plaza	Mianyang Jingkai Wanda Plaza Investment Co., Ltd.	Mianyang	Fucheng District	Composite Residential	Commercial: 26 Nov 2052; Residential: 26 Nov 2082	40,366.28	40,366.28	181,665.45	2017	2019	179	100%	179
25	Chengdu Wanda City	Chengdu Wanda City Investment Co., Ltd.	Dujiangyan	Yutang Town	Residential	Residential: 17 Sep 2085; Commercial: 17 Sep 2055	892,838.69	892,838.69	2,155,287.01	2016	2017	1,680	100%	1,680
26	Leshan Wanda Plaza	Leshan Wanda Plaza Investment Co., Ltd.	Leshan	Zhongxin District	Commercial, Residential	Residential: 4 Nov 2084; Commercial: 4 Nov 2054	177,082.86	60,204.49	338,287.26	2018	2019	209	100%	209
27	Changchun Wanda Centre	Changchun Wanda Centre Investment Co., Ltd.	Changchun	Chaoyang District	Accommodation & Catering	15 Jan 2055	105,671.00	12,918.00	30,700.00	2016	2018	174	100%	174
28	Dalian Zhuanghe Wanda Plaza	Dalian Zhuanghe Wanda Plaza Investment Co., Ltd.	Dalian	Zhuanghe District	Commercial	3 Dec 2055	49,482.89	49,482.89	86,000.00	2016	2017	59	100%	59

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (According to Grant Contract of Land Use Rights) (sq m)	Site Area (According to State-owned Land Use Rights Certificate) (sq m)	Planned GFA (sq m)	Year of Commencement of Construction	Scheduled Year of Completion of Construction	Market Value in Existing State as at Valuation Date (RMB Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (RMB Million)		
29	Hefei Wanda City	Hefei Wanda City Investment Co., Ltd.	Hefei	Binhu New District	Residential	24 Apr 2084	39,611.97	37,487.10	44,984.52	2017	2018	111	100%	111		
30	Shenyang Tiexi Wanda Plaza	Shenyang Wanda Property Co., Ltd.	Shenyang	Tiexi District	Composite Residential	Residential: 1 Nov 2056; Commercial: 1 Nov 2046	201,749.40	201,749.40	46,000.00	2017	2020	156	100%	156		
31	Chongqing Yongchuan Wanda Plaza	Chongqing Yongchuan Wanda Plaza Investment Co., Ltd.	Chongqing	Yongchuan District	Residential	Residential: 24 Dec 2064; Commercial: 24 Dec 2054	153,017.00	115,243.00	151,917.00	2016	2019	123	100%	123		
32	Dalian Wanda Centre	Dalian Wanda Commercial Properties Co., Ltd	Dalian	Zhongshan District	Entertainment	22 Sep 2048;	9,996.20	9,996.20	9,996.20	2016	2018	33	100%	33		
							5,300,786.56	3,481,422.89	9,721,908.77			16,523			15,021	
Total																

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Group VIII – Property held by the Group under development in Australia

Valuation Summary as at 31 March 2016

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (sq m)	Planned GFA (sq m)	Year of Commencement of Construction	Scheduled Year of Completion of Construction	Area Committed for Sale (sq m)	Committed Consideration (AUD Million)	Construction Cost Incurred (AUD Million)	Construction Cost to be Incurred (AUD Million)	Development Value As If Completed as at Valuation Date (AUD Million)	Market Value in Existing State as at Valuation Date (AUD Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (AUD Million)	
1	36-44 Old Burleigh Road	Wanda Ridong (Gold Coast) Development Pty Ltd	Queensland	Surfers Paradise	Residential, hotel	Freehold	11,355	144,209	2014	2019	5,839	65	52	650	1,052	160	55%	88	
Total																			
												5,839	65	52	650	1,052	160		88

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Group VIII – Properties held by the Group for future development in Australia

Valuation Summary as at 31 March 2016

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (sq m)	Planned GEA of Construction (sq m)	Year of Commencement of Construction	Scheduled Year of Completion of Construction	Market Value in Existing State as at Valuation Date (AUD Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (AUD Million)
1	1 Alfred Street, Sydney	Wanda One Sydney Pty Ltd	Sydney	NA	Commercial, Residential	Freehold	2,686	47,885	Jan 2017	Jan 2019	480	79.024%	379,31520
2	19-31 Pitt Street, Sydney	Wanda One Sydney Pty Ltd	Sydney	NA	Commercial, Residential	Freehold	917	5,815	Jan 2017	Jan 2019	55	79.024%	43,46320
3	31a Pitt Street, Sydney	Wanda One Sydney Pty Ltd	Sydney	NA	Commercial, Residential	Freehold	318	3,180	Jan 2017	Jan 2019	31	79.024%	24,49744
4	4 Lakeview Drive Nerang and 114-120 Nerang-Broadbeach Road Nerang	Wanda City (Gold Coast) Development Pty Ltd	Queensland	NA	Urban land, house site	Freehold	448,900	n/a	n/a	n/a	21	65.000%	13,65000
							Total	452,821	56,880		587		460,92584

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Group IX – Property held by the Group for future development in Spain

Valuation Summary as at 31 March 2016

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (sq m)	Planned GFA of Construction (sq m)	Year of Commencement of Construction	Scheduled Year of Completion of Construction	Market Value in Existing State as at Valuation Date (EUR Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (EUR Million)
1	Edificio España	Wanda Madrid Development S.L.	Madrid	Centro	Residential, Retail and Hotel	Freehold	4,655	84,379	Apr 2017	Mar 2021	202.4	79.024%	159,944576
	Total						4,655	84,379			202.4		159,944576

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Group X – Properties held by the Group for occupation in the United Kingdom

Valuation Summary as at 31 March 2016

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Type of Property	GFA (sq m)	Year & Month Built	Market Value in Existing State as at Valuation Date (GBP Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (GBP Million)
1	Shipyard 4, New Quay Road, Poole, Dorset BH15 4AB	Sunseeker International Limited	Poole	Dorset	Industrial	18 Jun 2205	Shipyard workshop, offices, open yard, dock.	4,068	2008	3.50	94.12%	3.294200
2	6-10 Queensway, Stem Lane Industrial Estate, New Milton, Hampshire BH25 5NN	Sunseeker International Limited	New Milton	Hampshire	Industrial	Freehold	Industrial factory.	2,181	1970s	0.85	94.12%	0.800020
3	Sunseeker Premises, Coode Way, Osprey Quay, Portland, Dorset DT5 1BL	Sunseeker International Limited	Portland	Dorset	Industrial	Freehold	Industrial warehouse, land, dock.	11,587	1950s to 1980s	4.72	94.12%	4.442464
4	27-31 West Quay Road, Poole, Dorset BH15 1HX	Sunseeker International Limited	Poole	Dorset	Industrial	Freehold	Industrial warehouse, offices.	2,393	1970s to 1980s	1.95	94.12%	1.835340
Total								20,229		11.02		10.372024

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Group XI – Property held by the Group under development in the United Kingdom

Valuation Summary as at 31 March 2016

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (sq m)	Planned GFA (sq m)	Year of Commencement of Construction	Scheduled Year of Completion of Construction	GFA Committed for Sale (sq m)	Construction Cost Incurred (GBP Million)	Construction Cost to be Incurred (GBP Million)	Development Value As If Completed as at Valuation Date (GBP Million)	Market Value in Existing State as at Valuation Date (GBP Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (GBP Million)
1	One Nine Elms,	Wanda (One) UK Limited	London	Vauxhall	Commercial, Residential, Hotel Development Site	Freehold	8,417	111,600	Jan 2015	Nov 2019	25,605	85	540	1,038	162	79.024%	128,088800
Total																	
							8,417	111,600			25,605	85	540	1,038	162		128,088800

APPENDIX III SUMMARY OF PROPERTY VALUATION OF THE GROUP

Group XII – Properties held by the Group for future development in the United States

Valuation Summary as at 31 March 2016

No.	Property Name	Holding Entity	City	District	Land Use	Expiry Date of Land Use Term	Site Area (sq m)	Planned GFA of Construction (sq m)	Year of Commencement of Construction	Scheduled Year of Completion of Construction	Market Value in Existing State as at Valuation Date (USD Million)	Interest Attributable to the Group (%)	Market Value in Existing State Attributable to the Group as at Valuation Date (USD Million)
1	400 East Waterside Drive	Wanda Chicago Real Estate LLC	Chicago	Illinois	Residential, Hospitality, Commercial	Freehold	4,838	184,458	Jun 2016	Jul 2019	110.0	71.1216%	78,23376
2	9900 Wilshire Blvd	Wanda Beverly Hills Properties LLC	Beverly Hills	California	Condominium	Freehold	30,846	78,980	N/A	N/A	437.8	100%	437,80000
	Total						<u>35,684</u>	<u>263,438</u>			<u>547.8</u>		<u>516,03376</u>

**APPENDIX IV REPORT FROM HALCYON ON THE UNAUDITED
FINANCIAL INFORMATION OF THE GROUP**

The following is a text of a report on the unaudited financial information of the Group prepared for the sole purpose of inclusion in the Composite Document, received from the IFA, Halcyon.



HALCYON CAPITAL LIMITED
鎧盛資本有限公司
11/F, 8 Wyndham Street,
Central,
Hong Kong
香港中環雲咸街8號11樓

30 June 2016

The Board of Directors
Dalian Wanda Commercial Properties Co., Ltd
No. 539, Changjiang Road
Xigang District, Dalian
China

Dear Sirs,

We refer to the estimate of the unaudited consolidated profit for the period and unaudited consolidated profit for the period attributable to owners of the parent for the three months ended 31 March 2016 (“the **Profit Estimate**”) set forth in the composite offer and response document of the Company dated 30 June 2016 (the “**Composite Document**”) in relation to the voluntary conditional general offer by China International Capital Corporation Hong Kong Securities Limited on behalf of the joint offerors to acquire all of the issued H shares in the Company. The Profit Estimate is required to be reported on under Rule 10 of the Code on Takeovers and Mergers issued by the Securities and Futures Commission.

The Profit Estimate has been prepared by the directors of the Company (the “**Directors**”) based on the unaudited consolidated results of the Company and its subsidiaries (collectively referred to as the “**Group**”) for the three months ended 31 March 2016, based on the management accounts of the Group for the three months ended 31 March 2016 prepared in accordance with the bases adopted by the Directors as set out in the section headed “Basis of preparation and accounting policies” of the Composite Document.

We have reviewed the Profit Estimate and discussed with you the bases upon which the Profit Estimate was prepared. In addition, we have considered, and relied upon, the report on Profit Estimate dated 30 June 2016 issued by Ernst & Young, the auditors of the Company, to you, the text of which is set out in the Appendix V to the Composite Document, which stated that, so far as the accounting policies and calculations are concerned, the Profit Estimate has been properly compiled in accordance with the bases adopted by the Directors as set out in the section “Basis of preparation and accounting policies” of the Composite Document and is

**APPENDIX IV REPORT FROM HALCYON ON THE UNAUDITED
FINANCIAL INFORMATION OF THE GROUP**

presented on a basis consistent in all material respects with the accounting policies normally adopted by the Group as set out in its consolidated financial statements for the year ended 31 December 2015. The preparation of the Profit Estimate is the sole responsibility of, and has been approved by, the Directors.

Based on the above, we are of the opinion that the Profit Estimate, for which the Directors are solely responsible for, have been prepared with due care and consideration.

Yours faithfully,
For and on behalf of
Halcyon Capital Limited
Derek Chan
Chairman

The following is the text of a report on the unaudited financial information of the Group prepared for sole purpose of inclusion in the Composite Document, received from the auditors of the Company, Ernst & Young.

30 June 2016

The Board of Directors
Dalian Wanda Commercial Properties Co., Ltd
No. 539, Changjiang Road
Xigang District, Dalian
China

Dear Sirs,

DALIAN WANDA COMMERCIAL PROPERTIES CO., LTD (“THE COMPANY”)

Profit estimate for the three months ended 31 March 2016

We refer to the estimate of the unaudited consolidated profit for the period and unaudited consolidated profit for the period attributable to owners of the parent for the three months ended 31 March 2016 (“the Profit Estimate”) set forth in the composite offer and response document of the Company dated 30 June 2016 (the “Composite Document”) in relation to the voluntary conditional general offer by China International Capital Corporation Hong Kong Securities Limited on behalf of the joint offerors to acquire all of the issued H shares in the Company. The Profit Estimate is required to be reported on under Rule 10 of the Code on Takeovers and Mergers issued by the Securities and Futures Commission.

Directors’ responsibilities

The Profit Estimate has been prepared by the directors of the Company based on the unaudited consolidated results of the Company and its subsidiaries (collectively referred to as “the Group”) for the three months ended 31 March 2016, based on the management accounts of the Group for the three months ended 31 March 2016 prepared in accordance with the bases adopted by the directors as set out in the section headed “Basis of preparation and accounting policies” of the Composite Document.

The Company’s directors are solely responsible for the Profit Estimate.

Our independence and quality control

We have complied with the independence and other ethical requirements of the *Code of Ethics for Professional Accountants* issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”), which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behavior.

Our firm applies Hong Kong Standard on Quality Control 1 *Quality Control for Firms that Perform Audits and Reviews of Financial Statements, and Other Assurance and Related Services Engagements*, and accordingly maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Reporting accountants' responsibilities

Our responsibility is to express an opinion on the accounting policies and calculations of the Profit Estimate based on our procedures.

We conducted our engagement in accordance with Hong Kong Standard on Investment Circular Reporting Engagements 500 *Reporting on Profit Forecasts, Statements of Sufficiency of Working Capital and Statements of Indebtedness* and with reference to Hong Kong Standard on Assurance Engagements 3000 (Revised) *Assurance Engagements Other Than Audits or Reviews of Historical Financial Information* issued by the HKICPA. Those standards require that we plan and perform our work to obtain reasonable assurance as to whether, so far as the accounting policies and calculations are concerned, the Company's directors have properly compiled the Profit Estimate in accordance with the bases adopted by the directors and as to whether the Profit Estimate is presented on a basis consistent in all material respects with the accounting policies normally adopted by the Group. Our work is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing issued by the HKICPA. Accordingly, we do not express an audit opinion.

Opinion

In our opinion, so far as the accounting policies and calculations are concerned, the Profit Estimate has been properly compiled in accordance with the bases adopted by the directors as set out in the section headed "Basis of preparation and accounting policies" of the Composite Document and is presented on a basis consistent in all material respects with the accounting policies normally adopted by the Group as set out in its consolidated financial statements for the year ended 31 December 2015.

Yours faithfully,

Certified Public Accountants
Hong Kong

1. RESPONSIBILITY STATEMENT

The Composite Document includes particulars given in compliance with the Takeovers Code for the purpose of providing information with regard to the H Share Offer, the Joint Offerors and the Company.

Dalian Wanda Group, WD Knight I, WD Knight II, WD Knight III and WD Knight IV

As at the Latest Practicable Date, the directors of Dalian Wanda Group are Mr. WANG Jianlin, Mr. DING Benxi, Ms. LIN Ning, Mr. QI Jie, Mr. ZHANG Lin, Mr. WANG Sicong and Mr. YIN Hai.

The directors of Dalian Wanda Group jointly and severally accept full responsibility for the accuracy of the information contained in the Composite Document in connection with it and WD Knight I, WD Knight II, WD Knight III and WD Knight IV, and confirm, having made all reasonable enquires, that to the best of their knowledge, opinions expressed in the Composite Document in respect of WD Knight I, WD Knight II, WD Knight III, WD Knight IV and itself have been arrived at after due and careful consideration and there are no other facts not contained in the Composite Document, the omission of which would make any statement in the Composite Document misleading.

As at the Latest Practicable Date, the sole director of WD Knight I, WD Knight II, WD Knight III and WD Knight IV is Mr. LU Xiaoma.

The sole director of WD Knight I, WD Knight II, WD Knight III and WD Knight IV accepts full responsibility for the accuracy of the information contained in the Composite Document in connection with WD Knight I, WD Knight II, WD Knight III and WD Knight IV, and confirm, having made all reasonable enquires, that to the best of his knowledge, opinions expressed in the Composite Document in respect of WD Knight I, WD Knight II, WD Knight III and WD Knight IV have been arrived at after due and careful consideration and there are no other facts not contained in the Composite Document, the omission of which would make any statement in the Composite Document misleading.

Pohua JT Private Equity Fund L.P. and WD Knight V

As at the Latest Practicable Date, the general partner of Pohua JT Private Equity Fund L.P. is Pohua JT Capital Partners Limited. As at the Latest Practicable Date, the directors of Pohua JT Capital Partners Limited are Mr. LI Haifeng, Ms. PAN Cheng and Mr. JIN Weiguo.

The directors of Pohua JT Capital Partners Limited jointly and severally accept full responsibility for the accuracy of the information contained in the Composite Document in connection with WD Knight V, Pohua JT Private Equity Fund L.P. and Pohua JT Capital Partners Limited, and confirm, having made all reasonable enquires, that to the best of their knowledge, opinions expressed in the Composite Document by WD Knight V, Pohua JT Private Equity Fund L.P. and Pohua JT Capital Partners Limited have been arrived at after due and careful consideration and there are no other facts not contained in the Composite Document, the omission of which would make any statement in the Composite Document misleading.

As at the Latest Practicable Date, the directors of WD Knight V are Mr. LI Haifeng and Mr. TANG Chak Lam.

The directors of WD Knight V accept full responsibility for the accuracy of the information contained in the Composite Document in connection with WD Knight V, and confirm, having made all reasonable enquires, that to the best of their knowledge, opinions expressed in the Composite Document in respect of WD Knight V have been arrived at after due and careful consideration and there are no other facts not contained in the Composite Document, the omission of which would make any statement in the Composite Document misleading.

Ping An of China Securities (Hong Kong) Company Limited and WD Knight VIII

As at the Latest Practicable Date, the directors of Ping An of China Securities (Hong Kong) Company Limited are Mr. CHEN Chih Yung, Mr. WU Peixin and Ms. LIN Le.

The directors of Ping An of China Securities (Hong Kong) Company Limited jointly and severally accept full responsibility for the accuracy of the information contained in the Composite Document in connection with it and WD Knight VIII, and confirm, having made all reasonable enquires, that to the best of their knowledge, opinions expressed in the Composite Document by it and WD Knight VIII have been arrived at after due and careful consideration and there are no other facts not contained in the Composite Document, the omission of which would make any statement in the Composite Document misleading.

As at the Latest Practicable Date, the general partner of WD Knight VIII is WD Knight VII. As at the Latest Practicable Date, the sole director of WD Knight VII is Mr. LU Xiaoma.

The sole director of WD Knight VII accepts full responsibility for the accuracy of the information contained in the Composite Document in connection with WD Knight VIII, and confirm, having made all reasonable enquires, that to the best of his knowledge, opinions expressed in the Composite Document by WD Knight VIII have been arrived at after due and careful consideration and there are no other facts not contained in the Composite Document, the omission of which would make any statement in the Composite Document misleading.

WD Knight IX and WD Knight X

As at the Latest Practicable Date, the general partner of WD Knight IX and WD Knight X is WD Knight VII. As at the Latest Practicable Date, the sole director of WD Knight VII is Mr. LU Xiaoma.

The sole director of WD Knight VII accepts full responsibility for the accuracy of the information contained in the Composite Document in connection with WD Knight IX and WD Knight X, and confirm, having made all reasonable enquires, that to the best of his knowledge, opinions expressed in the Composite Document by WD Knight IX and WD Knight X have been arrived at after due and careful consideration and there are no other facts not contained in the Composite Document, the omission of which would make any statement in the Composite Document misleading.

Red Fortune Global Limited

As at the Latest Practicable Date, the general partner of Shanghai Sailing Boda Kegang Business Consulting LLP is Qiyuan (Shanghai) Investment Management Centre (Limited Partnership)* (旗源(上海)投資管理中心(有限合夥)), whose general partner in turn is Shanghai Qizheng Investment Consulting Co., Ltd.* (上海旗正投資諮詢有限公司).

As at the Latest Practicable Date, the sole director of Shanghai Qizheng Investment Consulting Co., Ltd.* (上海旗正投資諮詢有限公司) is James Xiao Dong Liu and the sole director of Red Fortune Global Limited is FU Tao.

The sole director of Shanghai Qizheng Investment Consulting Co., Ltd.* (上海旗正投資諮詢有限公司) accepts full responsibility for the accuracy of the information contained in the Composite Document in connection with it and Red Fortune Global Limited, and confirm, having made all reasonable enquires, that to the best of his knowledge, opinions expressed in the Composite Document in respect of itself and Red Fortune Global Limited have been arrived at after due and careful consideration and there are no other facts not contained in the Composite Document, the omission of which would make any statement in the Composite Document misleading.

The sole director of Red Fortune Global Limited accepts full responsibility for the accuracy of the information contained in the Composite Document in connection with it, and confirm, having made all reasonable enquires, that to the best of his knowledge, opinions expressed in the Composite Document by it have been arrived at after due and careful consideration and there are no other facts not contained in the Composite Document, the omission of which would make any statement in the Composite Document misleading.

The Company

As at the Latest Practicable Date, the executive directors of the Company are Mr. DING Benxi, Mr. QI Jie, and Mr. WANG Zhibin; the non-executive directors of the Company are Mr. QU Dejun, Mr. YIN Hai and Mr. LIU Zhaohui; and the independent non-executive directors of the Company are Dr. HU, Fred Zulu, Mr. QI Daqing and Mr. LI Guinian.

The Directors jointly and severally accept full responsibility for the accuracy of the information contained in the Composite Document (other than that relating to Dalian Wanda Group, the Joint Offerors and the Consortium Investors) and confirm, having made all reasonable enquires, that to the best of their knowledge, opinions expressed in the Composite Document (other than those expressed by Dalian Wanda Group, the Joint Offerors and the Consortium Investors) have been arrived at after due and careful consideration and there are no other facts not contained in the Composite Document, the omission of which would make any statement in the Composite Document misleading.

2. MARKET PRICE OF H SHARES

- (a) During the Relevant Period, the highest closing price of the H Shares as quoted on the Stock Exchange was HK\$53.05 on 26 October 2015 and the lowest closing price of the H Shares as quoted on the Stock Exchange was HK\$31.55 on 25 February 2016.
- (b) The table below sets out the closing prices of the H Shares as quoted on the Stock Exchange on the last trading day of each of the calendar months during the Relevant Period:

Date	Closing price per H Share (HK\$)
27 June 2016 (being the Latest Practicable Date)	49.50
31 May 2016	49.25
29 April 2016	51.25 [#]
22 April 2016 (being the Last Trading Day)	51.25
31 March 2016	45.95
29 March 2016	36.55
29 February 2016	31.90
29 January 2016	37.15
31 December 2015	45.25
30 November 2015	46.05
30 October 2015	51.90
30 September 2015	44.40

[#] *Note:* The trading of the H Shares was suspended from 25 April 2016 to the morning trading session of 30 May 2016.

3. SHARE CAPITAL OF THE COMPANY

As at the Latest Practicable Date, the authorised and issued share capital of the Company was as follows:

Authorised Share Capital:		Nominal value of shares
3,874,800,000	Domestic Shares	RMB3,874,800,000
652,547,600	H Shares	RMB652,547,600
Issued and Fully Paid-up Share Capital:		
3,874,800,000	Domestic Shares	RMB3,874,800,000
652,547,600	H Shares	RMB652,547,600

All the Shares in issue rank pari passu in all respects with each other, including the rights in respect of capital, dividends and voting.

The Company has not issued any Shares since the end of the financial year ended 31 December 2015. There are no options, warrants and conversion rights affecting the Shares.

Other than the Shares in issue, there are no convertible securities, warrants, options, derivatives or other securities issued by the Company.

4. DISCLOSURE OF INTERESTS

A. Directors and supervisors

As at the Latest Practicable Date, save as disclosed below, no Director, supervisor or chief executives of the Company had any interest or short position in the shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO, which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including those taken or deemed as their interests and short position in accordance with such provisions of the SFO), or which were required, pursuant to Section 352 of the SFO, to be entered in the register referred to therein, or which were required, pursuant to the Model Code as set out in Appendix 10 to the Listing Rules, to be notified to the Company and the Stock Exchange.

Name of the Directors, Supervisors and Senior management	Class of Shares	Capacity	Number of shares held (long position)	Approximate % of relevant class of shares capital	Approximate % of total share capital
<i>Directors</i>					
DING Benxi	Domestic Shares	Beneficial owner	50,000,000	1.29%	1.10%
QI Jie	Domestic Shares	Beneficial owner	10,000,000	0.26%	0.22%
QU Dejun	Domestic Shares	Beneficial owner	6,000,000	0.15%	0.13%
YIN Hai	Domestic Shares	Beneficial owner	12,000,000	0.31%	0.27%
LIU Zhaohui	Domestic Shares	Beneficial owner	6,000,000	0.15%	0.13%
WANG Zhibin	Domestic Shares	Beneficial owner	1,600,000	0.04%	0.04%
QI Daqing	H Shares	Beneficial owner	20,000	0.01%	0.01%
<i>Supervisor</i>					
HOU Hongjun	Domestic Shares	Beneficial owner	800,000	0.02%	0.02%

Note: As at the Latest Practicable Date, the number of total issued Shares of the Company are 4,527,347,600 Shares, including 3,874,800,000 Domestic Shares and 652,547,600 H Shares.

B. Substantial Shareholders

As at the Latest Practicable Date, to the knowledge of the Directors, the persons (other than a Director, supervisor or the chief executives of the Company) who have an interest or short position in the Shares or underlying Shares of the Company which would fall to be disclosed to the Company pursuant to Divisions 2 and 3 of Part XV of the SFO or as recorded in the register required to be kept under section 336 of the SFO were as follows:

Name of shareholders	Class of shares	Capacity	Number of shares/underlying shares held		Approximately % of relevant class of share capital			Approximate % of total share capital			
			Long position	Short Position	Lending Pool	Long position	Short Position	Lending Pool	Long position	Short Position	Lending Pool
WANG Jianlin (Note 2)	Domestic Shares	Beneficial owner	321,600,000	-	-	-	-	-	-	-	-
		Interest of controlled corporation	1,979,000,000	-	-	-	-	-	-	-	-
		Interest of spouse	144,000,000	-	-	-	-	-	-	-	-
		Total	2,444,600,000	-	-	63.09	-	-	54.00	-	-
LIN Ning (Note 3)	Domestic Shares	Beneficial owner	144,000,000	-	-	-	-	-	-	-	-
		Interest of spouse	2,300,600,000	-	-	-	-	-	-	-	-
		Total	2,444,600,000	-	-	63.09	-	-	54.00	-	-
Dalian Hexing (Note 4)	Domestic Shares	Interest of controlled corporation	1,979,000,000	-	-	51.07	-	-	43.71	-	-
Dalian Wanda Group	Domestic Shares	Beneficial owner	1,979,000,000	-	-	51.07	-	-	43.71	-	-
China Life Insurance Company Limited	H Shares	Beneficial owner	48,445,000	-	-	7.42	-	-	1.07	-	-
China Life Insurance (Group) Company	H Shares	Interest of controlled corporation	48,445,000	-	-	7.42	-	1.07	-	-	-
Kuwait Investment Authority	H Shares	Beneficial owner	48,445,000	-	-	7.42	-	1.07	-	-	-
Hongkong Gree Electric Appliances Sales Limited	H Shares	Beneficial owner	32,296,600	-	-	4.95	-	-	0.71	-	-
APG Asset Management N.V. (Note 5)	H Shares	Investment manager	32,291,600	-	-	4.95	-	-	0.71	-	-
APG Groep N.V. (Note 5)	H Shares	Investment manager	32,291,600	-	-	4.95	-	-	0.71	-	-
Stichting Pensioenfonds ABP (Note 5)	H Shares	Investment manager	32,291,600	-	-	4.95	-	-	0.71	-	-
BlackRock, Inc.	H Shares	Interest of controlled corporation	44,479,134	508,400	-	6.82	0.08	-	0.98	0.01	-

Notes:

1. As at the Latest Practicable Date, the number of total issued Shares of the Company are 4,527,347,600 Shares, including 3,874,800,000 Domestic Shares and 652,547,600 H Shares.
2. Mr. WANG Jianlin directly holds 7.10% of the total issued share capital of the Company and 0.24% of the total issued share capital of Dalian Wanda Group, and indirectly holds 97.77 of the issued share capital of Dalian Wanda Group through his 98% direct interest in Dalian Hexing and is deemed to be interested in the shares held by Dalian Wanda Group for the purpose of the SFO.
3. Ms. LIN Ning is the spouse of Mr. WANG Jianlin and therefore she and Mr. WANG Jianlin are deemed to be interested in each other's shares under the SFO. Ms. Ning directly holds 3.18% of the total issued share capital of the Company.
4. Dalian Hexing directly holds 99.76% of the total issued share capital of Dalian Wanda Group and is deemed to be interested in the Dalian Wanda Group.
5. APG Asset Management N.V. wholly-owned APG Groep N.V., and APG Groep N.V. controlled 92.16% interest in Stichting Pensioenfond ABP.

The following table shows the directorship/employment of the Directors with a company which has an interest or short position in the Shares and underlying Shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO:

Name	Relevant Company	Directorship/employment with Relevant Company
DING Benxi	Dalian Wanda Group	Director and President
QI Jie	Dalian Wanda Group	Director
QU Dejun	上海萬達網絡金融服務有限公司 Shanghai Wanda Network Finance Services Company Limited*, a wholly-owned subsidiary of Dalian Wanda Group	Chairman of the board of directors
YIN Hai	Dalian Wanda Group	Director and senior vice president
LIU Zhaohui	Dalian Wanda Group	Vice President

Save as disclosed above, none of the Director or proposed Director is a director or employee of a company which has an interest or short position in the Shares and underlying shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO.

C. Interests and dealings in the Shares

- (i) As at the Latest Practicable Date, save as disclosed in the section headed "Letter from the Board – Shareholding Structure of the Company", none of the Joint Offerors or any of their directors own or control any of the Shares or any convertible securities, warrants, options or derivatives in respect of the Shares.

- (ii) As at the Latest Practicable Date, save as disclosed in the section headed “Letter from the Board – Shareholding Structure of the Company”, none of the persons acting in concert with any of the Joint Offerors own or control any of the Shares or any convertible securities, warrants, options or derivatives in respect of the Shares.
- (iii) Save as set out below, none of the Joint Offerors, their directors and the parties acting in concert with any of the Joint Offerors had dealt for value in any Shares or any convertible securities, warrants, options or derivatives in respect of the Shares during the Relevant Period:

Dealings in Domestic Shares

- (a) During the Relevant Period, there were transfers of Domestic Shares, details of which are set out below:–

Date	Transferor	Transferee	No. of Domestic Shares	Transfer Price per Domestic Share (RMB)
5 May 2016	孫喜雙 SUN Xishuang	戴成書 DAI Chengshu	20,000,000	20
29 March 2016	成爾駿 CHENG Erjun	WANG Jianlin	6,000,000	7.36
29 March 2016	葉寧 YE Ning	WANG Jianlin	6,000,000	5.24
29 December 2015	張進國 Zhang Jinguo	WANG Jianlin	1,600,000	7.36
29 December 2015	許智湧 XU Zhiyong	WANG Jianlin	1,600,000	7.36
29 December 2015	錢清 QIAN Qing	WANG Jianlin	800,000	1.05
29 December 2015	孫靖寰 SUN Jinghuan	WANG Jianlin	1,600,000	7.36
29 December 2015	肖廣瑞 XIAO Guangrui	WANG Jianlin	6,000,000	1.03
29 December 2015	朱作為 ZHU Zhuowei	WANG Jianlin	300,000	1.05
29 December 2015	趙懷國 ZHAO Huaiguo	WANG Jianlin	800,000	1.05
29 December 2015	朱伍松 ZHU Wusong	WANG Jianlin	1,600,000	7.36

Dealings in H Shares

- (b) (i) As at the Latest Practicable Date, certain group members of Ping An Insurance (Group) Company of China, Ltd, held in aggregate 385,561 H Shares. During the Relevant Period, 中國平安證券(香港)有限公司 Ping An of China Securities (Hong Kong) Co. Ltd (hereinafter referred to as “**WD Knight VIII Manager**” and holder of all issued management shares of two of the Consortium Investors, PA Investment Funds SPC II and PA Investment Funds SPC III) have dealt in H Shares on the instruction of individuals who are not part of the Ping An Insurance (Group) Company of China, Ltd group, details of which are set out as follows:–

Trade Date	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
3 June 2016	(500)	50.00
30 May 2016	(20,000)	49.10
30 May 2016	20,000	49.15
22 April 2016	(25,000)	50.80
22 April 2016	35,700	50.72
22 April 2016	(35,700)	51.21
21 April 2016	5,000	49.35
20 April 2016	(4,000)	47.75
20 April 2016	10,000	47.50
13 April 2016	4,000	47.18
8 April 2016	(10,000)	46.00
7 April 2016	10,000	45.85
31 March 2016	(10,000)	46.00
31 March 2016	(10,000)	46.80
30 March 2016	10,000	38.60
17 March 2016	(10,000)	38.40
16 March 2016	(32,100)	37.14
14 March 2016	1,100	37.05
29 January 2016	2,800	35.54
28 January 2016	2,400	35.10
28 January 2016	(14,000)	34.97
27 January 2016	20,000	35.08
27 January 2016	9,000	35.10
26 January 2016	9,000	34.62
26 January 2016	(9,000)	34.52
22 January 2016	15,000	36.76
22 January 2016	(10,000)	36.70
21 January 2016	(500)	35.50
21 January 2016	11,000	35.51

Trade Date	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
21 January 2016	(11,000)	35.53
20 January 2016	(18,000)	36.80
20 January 2016	18,000	37.02
19 January 2016	8,000	38.25
19 January 2016	(8,000)	39.00
18 January 2016	(5,500)	37.70
18 January 2016	5,500	37.21
13 January 2016	1,000	39.85
13 January 2016	(500)	39.00
11 January 2016	5,000	38.85
31 December 2015	(2,000)	45.40
30 December 2015	2,000	45.15
30 December 2015	15,800	45.30
16 November 2015	(1,000)	48.50
11 November 2015	1,000	48.45
4 November 2015	(2,000)	53.00
2 November 2015	(1,200)	52.10
30 October 2015	500	51.60
29 October 2015	2,000	51.00
27 October 2015	(2,000)	53.30
16 October 2015	(1,000)	52.00
15 October 2015	(5,000)	50.35
12 October 2015	2,000	50.00
9 October 2015	(700)	50.00
2 October 2015	(12,000)	46.99
30 October 2015	500	51.60

- (ii) During the Relevant Period, Ping An Life Insurance Company of China, Ltd, a subsidiary of Ping An Insurance (Group) Company of China, Ltd., which is also ultimately the parent company of WD Knight VIII Manager, has dealt in H Shares, details of which are set out as follows:–

Trade Date	No. of H Shares bought (sold)	Transfer Price per H Share (inclusive of brokerage commission and fees) (HK\$)
21 April 2016	5,200	49.55
20 April 2016	40,000	48.10
31 December 2015	22,800	45.13
30 December 2016	31,100	44.09
29 December 2015	(78,200)	43.62
17 November 2015	230,100	49.71
16 November 2015	(285,600)	48.77
12 November 2015	108,700	50.00
11 November 2015	(108,700)	48.69

- (iii) During the Relevant Period, Ping An of China CSI HK Mid Cap Select ETF 中國平安CSI香港中型股精選ETF (Stock Code: 3072), has dealt in H Shares, details of which are set out as follows:–

Trade Date	No. of H Shares bought (sold)	Transfer Price per H Share (inclusive of brokerage commission and fees) (HK\$)
10 June 2016	200	49.70
11 December 2015	(1,300)	43.88

All such shares referred to this paragraph (b) are not proprietary interest of PA Investment Funds SPC II and PA Investment Funds SPC III, or parties acting in concert with them, and, to the extent acquired or sold, were acquired or sold at the sole instruction of the third party clients with such clients' own funds or formed part of the underlying assets of insurance products purchased by such third party client. Such clients are either retail investors or professional investors. None of such client's ultimate beneficial owners are part of the Ping An Insurance (Group) Company of China, Ltd group.

- (c) During the Relevant Period, CICC and CICC Financial Trading Limited have dealt in H Shares, details of which are set out as follows:–

Trade Date	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
27 June 2016	(237,800)	49.34
20 June 2016	(80,000)	49.69
16 June 2016	(7,900)	49.20
15 June 2016	85,400	49.50
14 June 2016	69,600	49.50
13 June 2016	(7,800)	49.65
8 June 2016	300,000	49.73
7 June 2016	(121,473)	49.78
7 June 2016	(246,627)	49.78
7 June 2016	(12,000)	49.80
6 June 2016	(6,200)	49.65
3 June 2016	10,000	49.85
31 May 2016	23,900	49.48
31 May 2016	(14,000)	49.35
31 May 2016	(200)	49.40
31 May 2016	4,100	49.45
31 May 2016	(324,000)	49.39
31 May 2016	(31,700)	49.39
31 May 2016	(86,800)	49.39
30 May 2016	(17,400)	49.15
22 April 2016	50,000	51.28
20 April 2016	180,000	48.01
20 April 2016	(9,000)	47.75
20 April 2016	14,000	48.68
18 April 2016	(100,000)	47.50
13 April 2016	(100,000)	47.29
13 April 2016	7,000	47.18
6 April 2016	(66,200)	45.55
1 April 2016	(80,000)	45.80
31 March 2016	17,400	45.71
31 March 2016	(40,000)	45.75
31 March 2016	(170,100)	46.10
31 March 2016	(16,000)	46.00
31 March 2016	(3,100)	46.00
31 March 2016	(2,500)	46.00
31 March 2016	(1,757,000)	45.97
29 March 2016	40,000	37.08

Trade Date	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
29 March 2016	(40,000)	36.56
14 March 2016	123,400	37.57
7 March 2016	(24,600)	35.45
7 March 2016	(183,700)	35.45
7 March 2016	(15,700)	35.45
3 March 2016	(30,100)	33.66
3 March 2016	(20,000)	33.66
3 March 2016	(154,300)	33.66
3 March 2016	(35,900)	33.66
3 March 2016	(15,600)	33.66
3 March 2016	(11,400)	33.66
3 March 2016	(2,700)	33.66
2 March 2016	9,000	33.20
1 March 2016	(60,000)	31.93
1 March 2016	(20,000)	32.01
29 February 2016	(45,400)	31.93
25 February 2016	20,000	31.60
25 February 2016	60,000	31.30
18 February 2016	45,400	34.22
3 February 2016	20,000	34.85
2 February 2016	40,000	35.28
1 February 2016	20,000	35.95
29 January 2016	(18,500)	36.40
28 January 2016	(1,500)	34.85
27 January 2016	20,000	35.00
27 January 2016	(91,000)	34.63
21 January 2016	300,000	35.56
20 January 2016	310,900	36.74
18 January 2016	730,400	37.56
15 January 2016	2,291,200	38.05
15 January 2016 ^{Note}	100	36.70
15 January 2016 ^{Note}	(100)	38.55
15 January 2016	(5,000)	38.03
14 January 2016	1,500,000	38.71
13 January 2016	1,398,100	38.90
12 January 2016	1,531,200	38.74
11 January 2016	1,000,000	39.05
11 January 2016	(43,300)	39.08
8 January 2016 ^{Note}	(4,200)	40.98
8 January 2016 ^{Note}	4,200	39.17
8 January 2016	(7,600)	41.18

Trade Date	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
8 January 2016	(12,200)	41.18
8 January 2016	(16,000)	41.18
24 December 2015	(15,000)	44.80
23 December 2015	15,000	44.80
17 December 2015	(165,400)	44.52
11 December 2015	450,000	44.22
27 November 2015	35,000	47.51
18 November 2015	1,200	49.00
16 November 2015	9,000	48.70
11 November 2015	33,000	48.74
9 November 2015	340,000	51.39
9 November 2015	(25,600)	51.48
6 November 2015	6,600	51.45
29 October 2015	(2,900)	51.64
29 October 2015	(18,600)	51.64
29 October 2015	(3,500)	51.64
12 October 2015	47,500	49.87

Note: The transactions on 8 January 2016 and 15 January 2016 were proprietary trading conducted by CICC Financial Trading Limited. Save for those transactions, all other transactions above were trades conducted for and on behalf of the clients of CICC.

- (d) As at the Latest Practicable Date, Guotai Junan Securities (Hong Kong) Limited, a fellow subsidiary of Guotai Junan Finance (Hong Kong) Limited (which is one of the limited partners of WD Knight IX) held in aggregate 4,168,000 H Shares, none of which are proprietary interests of itself or parties acting in concert with it. During the Relevant Period, it has dealt in H Shares on the instruction of third party clients who are not parties acting in concert with it, details of which are set out as follows:–

Date	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
27 June 2016	10,000	49.25
24 June 2016	5,000	49.00
24 June 2016	50,000	49.00
24 June 2016	(700)	49.25
24 June 2016	15,000	48.97
24 June 2016	10,000	49.00
21 June 2016	(5,000)	50.00
20 June 2016	(1,100)	49.65
20 June 2016	(600)	49.75
17 June 2016	(2,000)	49.50
17 June 2016	(600)	49.35
16 June 2016	(1,100)	49.25
13 June 2016	3,300	49.60
13 June 2016	(3,600)	49.70
13 June 2016	(500)	49.85
8 June 2016	20,700	49.60
8 June 2016	(10,000)	49.60
7 June 2016	(3,200)	49.65
7 June 2016	(41,900)	49.70
7 June 2016	(6,600)	49.75
7 June 2016	(1,000)	49.80
7 June 2016	(500)	49.95
6 June 2016	400	49.70
3 June 2016	3,600	50.00
3 June 2016	(26,000)	50.00
3 June 2016	(1,000)	50.00
3 June 2016	(1,600)	49.89
2 June 2016	7,500	49.50
2 June 2016	(4,000)	49.57
1 June 2016	13,000	49.50
1 June 2016	(15,300)	49.45
1 June 2016	(3,600)	49.45
1 June 2016	(120,700)	49.20

Date	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
1 June 2016	(300)	49.40
31 May 2016	45,000	49.46
31 May 2016	50,000	49.60
31 May 2016	(59,300)	49.47
31 May 2016	(700)	49.35
31 May 2016	(1,200)	49.30
31 May 2016	(200)	49.40
31 May 2016	(200)	49.30
31 May 2016	(100)	49.35
30 May 2016	15,300	48.77
30 May 2016	121,300	48.72
30 May 2016	600	50.00
30 May 2016	5,500	48.90
30 May 2016	600	48.85
30 May 2016	(50,000)	49.40
30 May 2016	(2,600)	49.10
30 May 2016	(180,000)	49.47
30 May 2016	(120,000)	49.32
30 May 2016	(150,000)	49.05
30 May 2016	(89,700)	49.64
30 May 2016	(400)	49.20
30 May 2016	(600)	48.70
30 May 2016	(1,100)	49.05
22 April 2016	(2,000)	51.10
22 April 2016	(116,000)	51.30
21 April 2016	300	49.45
21 April 2016	7,700	50.05
21 April 2016	(500)	50.00
20 April 2016	4,500	48.62
20 April 2016	1,200	48.70
20 April 2016	300	48.70
20 April 2016	10,200	48.80
20 April 2016	150,000	47.58
20 April 2016	200	48.90
20 April 2016	(30,000)	48.27
20 April 2016	(2,100)	48.80
20 April 2016	(6,000)	48.78
20 April 2016	(1,000)	47.70
20 April 2016	(12,500)	47.80
20 April 2016	(10,000)	47.70
20 April 2016	(800)	48.60

Date	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
20 April 2016	(600)	47.75
20 April 2016	(1,800)	47.45
20 April 2016	(50,000)	48.16
20 April 2016	(1,300)	47.60
19 April 2016	130,700	47.36
19 April 2016	(1,300)	47.35
19 April 2016	(10,000)	47.50
19 April 2016	(800)	47.33
19 April 2016	(17,500)	47.50
19 April 2016	(85,100)	47.35
19 April 2016	(44,600)	47.40
19 April 2016	(24,900)	47.45
18 April 2016	102,000	47.31
18 April 2016	(152,500)	47.28
15 April 2016	30,000	47.35
15 April 2016	89,700	47.00
15 April 2016	(1,000)	47.25
15 April 2016	(82,600)	47.33
15 April 2016	(9,200)	47.00
15 April 2016	(3,000)	47.20
15 April 2016	(400)	47.15
14 April 2016	50,000	47.28
14 April 2016	(50,000)	47.28
14 April 2016	(4,000)	47.10
14 April 2016	(2,000)	47.20
14 April 2016	(2,500)	47.00
13 April 2016	10,000	47.34
13 April 2016	(800)	47.15
13 April 2016	(5,000)	47.30
13 April 2016	(10,000)	47.25
12 April 2016	2,100	46.90
12 April 2016	30,000	46.95
12 April 2016	(1,500)	47.20
12 April 2016	(1,200)	46.90
11 April 2016	(7,000)	47.40
11 April 2016	(31,000)	47.20
11 April 2016	(143,000)	47.25
11 April 2016	(10,000)	47.40
11 April 2016	(10,000)	47.36
11 April 2016	(5,000)	47.25
11 April 2016	(4,300)	47.50

Date	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
11 April 2016	(300)	47.50
11 April 2016	(1,000)	47.15
8 April 2016	1,000	45.95
8 April 2016	(900)	45.75
8 April 2016	(5,000)	46.60
7 April 2016	(200,000)	45.70
6 April 2016	500,000	45.58
6 April 2016	11,600	45.55
6 April 2016	72,700	45.60
6 April 2016	15,700	45.65
6 April 2016	(3,000)	45.45
6 April 2016	(6,100)	45.70
5 April 2016	30,000	45.43
5 April 2016	3,800	45.69
5 April 2016	(11,500)	45.70
5 April 2016	(9,100)	45.35
5 April 2016	(1,000)	45.45
5 April 2016	(1,500)	45.75
5 April 2016	(500)	45.45
5 April 2016	(1,600)	45.65
5 April 2016	(7,000)	45.60
1 April 2016	31,000	45.80
1 April 2016	87,000	45.80
1 April 2016	143,000	45.80
1 April 2016	10,000	45.80
1 April 2016	1,200	45.80
1 April 2016	1,200	45.95
1 April 2016	50,000	45.90
1 April 2016	(5,000)	45.90
1 April 2016	(1,700)	45.80
1 April 2016	(2,300)	45.95
1 April 2016	(1,400)	45.85
1 April 2016	(500)	45.90
31 March 2016	7,000	45.85
31 March 2016	45,600	45.90
31 March 2016	9,100	45.82
31 March 2016	470,100	45.73
31 March 2016	10,000	45.90
31 March 2016	200	46.05
31 March 2016	10,000	45.85
31 March 2016	2,600	45.90

Date	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
31 March 2016	8,000	45.90
31 March 2016	200,000	45.88
31 March 2016	69,400	45.69
31 March 2016	10,000	45.80
31 March 2016	3,000	46.02
31 March 2016	130,000	46.03
31 March 2016	800	45.95
31 March 2016	400	46.10
31 March 2016	2,500	45.95
31 March 2016	(2,000)	47.15
31 March 2016	(17,000)	45.95
31 March 2016	(14,600)	46.26
31 March 2016	(10,000)	45.95
31 March 2016	(4,000)	45.55
31 March 2016	(2,000)	45.80
31 March 2016	(5,000)	45.90
31 March 2016	(20,000)	45.80
31 March 2016	(20,000)	45.75
31 March 2016	(57,800)	45.95
30 March 2016	33,400	38.74
30 March 2016	4,700	37.30
30 March 2016	113,500	37.43
30 March 2016	6,100	37.60
30 March 2016	(4,000)	37.60
30 March 2016	(10,000)	37.40
29 March 2016	11,500	36.35
29 March 2016	31,000	36.50
29 March 2016	5,000	36.55
29 March 2016	7,800	36.55
23 March 2016	3,000	37.00
23 March 2016	(32,900)	37.56
23 March 2016	(3,000)	37.35
22 March 2016	2,000	37.95
22 March 2016	600	38.05
22 March 2016	(1,500)	37.90
21 March 2016	5,000	38.70
21 March 2016	4,200	38.32
21 March 2016	2,000	38.80
21 March 2016	600	38.70
18 March 2016	5,000	38.65
18 March 2016	2,000	38.01

Date	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
18 March 2016	35,000	38.27
18 March 2016	32,900	38.10
18 March 2016	2,000	38.71
18 March 2016	800	38.30
18 March 2016	(37,200)	38.17
17 March 2016	1,500	38.85
17 March 2016	800	38.70
17 March 2016	(5,000)	38.00
17 March 2016	(1,100)	39.00
17 March 2016	(10,000)	38.45
16 March 2016	1,000	37.20
16 March 2016	(1,500)	36.60
16 March 2016	(7,800)	37.50
15 March 2016	5,000	37.80
15 March 2016	1,100	37.40
15 March 2016	1,500	37.20
15 March 2016	800	37.85
15 March 2016	5,000	37.50
15 March 2016	50,000	37.45
15 March 2016	(35,000)	37.26
14 March 2016	1,500	37.20
14 March 2016	300	36.40
14 March 2016	1,900	36.44
14 March 2016	15,000	37.28
14 March 2016	(5,000)	37.35
14 March 2016	(1,100)	37.80
14 March 2016	(20,000)	37.28
14 March 2016	(169,000)	36.73
14 March 2016	(1,000)	36.05
11 March 2016	20,000	34.90
11 March 2016	1,000	34.45
11 March 2016	(15,000)	34.90
10 March 2016	(5,000)	35.00
9 March 2016	(800)	33.60
8 March 2016	800	34.01
8 March 2016	4,000	33.95
8 March 2016	169,000	33.92
8 March 2016	600	33.85
8 March 2016	(5,000)	34.20
8 March 2016	(4,000)	33.90
8 March 2016	(1,500)	33.95

Date	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
8 March 2016	(15,000)	33.80
8 March 2016	(5,000)	33.85
7 March 2016	1,100	35.50
7 March 2016	5,000	35.15
7 March 2016	4,200	35.36
4 March 2016	16,000	34.77
4 March 2016	40,000	34.66
4 March 2016	1,700	34.35
4 March 2016	1,000	34.30
4 March 2016	(5,000)	33.95
4 March 2016	(15,000)	34.25
4 March 2016	(27,200)	34.23
3 March 2016	1,500	33.95
3 March 2016	7,800	33.91
3 March 2016	400	34.35
3 March 2016	1,000	34.50
3 March 2016	(2,000)	34.45
2 March 2016	2,000	32.98
2 March 2016	18,000	33.23
2 March 2016	37,200	33.01
2 March 2016	100	33.10
2 March 2016	(3,000)	33.31
2 March 2016	(4,500)	33.66
2 March 2016	(3,000)	32.90
1 March 2016	(2,000)	31.80
1 March 2016	(4,000)	31.85
1 March 2016	(5,000)	31.80
29 February 2016	1,200	32.00
29 February 2016	1,800	31.96
26 February 2016	700	32.25
26 February 2016	(15,000)	32.36
26 February 2016	(4,000)	32.25
26 February 2016	(200)	32.10
26 February 2016	(5,000)	32.30
25 February 2016	3,000	31.70
25 February 2016	2,900	31.56
25 February 2016	(6,000)	32.00
25 February 2016	(5,000)	31.70
24 February 2016	(20,000)	32.70
23 February 2016	6,000	33.78
23 February 2016	7,600	34.25

Date	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
23 February 2016	(300)	33.70
22 February 2016	300	34.55
19 February 2016	5,000	34.00
18 February 2016	(2,300)	33.85
18 February 2016	(400)	34.20
18 February 2016	(8,800)	34.00
18 February 2016	(4,900)	33.90
18 February 2016	(5,200)	34.05
18 February 2016	(8,900)	34.10
18 February 2016	(8,700)	34.15
18 February 2016	(15,300)	33.95
17 February 2016	1,000	34.25
17 February 2016	(40,000)	33.49
17 February 2016	(4,000)	33.45
17 February 2016	(7,000)	33.60
16 February 2016	3,500	34.75
3 February 2016	1,000	35.00
2 February 2016	(1,400)	35.35
29 January 2016	1,400	36.55
29 January 2016	4,000	36.85
28 January 2016	(800)	35.10
28 January 2016	(200)	35.10
28 January 2016	(1,800)	34.90
27 January 2016	(6,000)	35.00
27 January 2016	(600)	35.00
26 January 2016	(100)	34.90
25 January 2016	6,000	36.80
25 January 2016	400	36.45
21 January 2016	(10,000)	35.95
21 January 2016	(1,200)	35.45
20 January 2016	1,000	36.85
20 January 2016	(8,800)	36.16
19 January 2016	3,900	37.90
18 January 2016	2,000	37.30
18 January 2016	(10,000)	37.34
14 January 2016	(10,800)	37.56
13 January 2016	20,000	39.25
12 January 2016	(100)	38.60
11 January 2016	(1,200)	38.85
11 January 2016	(500)	38.85
7 January 2016	3,000	41.05

Date	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
7 January 2016	2,000	40.75
7 January 2016	1,800	40.35
7 January 2016	(12,000)	40.67
7 January 2016	(1,000)	41.70
7 January 2016	(50,100)	40.34
6 January 2016	1,500	42.25
6 January 2016	3,000	42.60
5 January 2016	1,000	43.30
5 January 2016	50,100	42.68
4 January 2016	500	43.30
4 January 2016	(1,200)	43.40
31 December 2015	(500)	45.15
30 December 2015	2,600	45.18
30 December 2015	60,000	44.78
30 December 2015	(3,000)	44.05
29 December 2015	(3,000)	44.32
29 December 2015	(113,200)	43.85
29 December 2015	(20,900)	44.05
29 December 2015	(11,300)	44.10
29 December 2015	(10,100)	44.15
29 December 2015	(10,800)	44.20
29 December 2015	(800)	44.25
29 December 2015	(16,200)	44.30
29 December 2015	(10,700)	44.35
29 December 2015	(300)	44.40
29 December 2015	(700)	44.55
28 December 2015	5,000	44.40
28 December 2015	(1,100)	44.00
28 December 2015	(18,200)	43.90
28 December 2015	(74,100)	43.95
28 December 2015	(62,800)	44.05
28 December 2015	(1,900)	44.10
28 December 2015	(300)	44.00
24 December 2015	10,000	45.00
24 December 2015	(1,800)	45.05
22 December 2015	2,000	45.25
21 December 2015	10,000	45.35
18 December 2015	(10,000)	44.25
17 December 2015	800	44.50
17 December 2015	(53,000)	44.65
16 December 2015	2,000	43.85

Date	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
16 December 2015	2,200	44.10
16 December 2015	(7,000)	44.36
15 December 2015	500	43.85
15 December 2015	300	44.80
15 December 2015	(3,600)	44.67
14 December 2015	200	44.20
11 December 2015	(1,200)	44.12
11 December 2015	(2,000)	44.60
10 December 2015	1,500	46.00
10 December 2015	2,200	45.80
10 December 2015	(15,000)	45.43
10 December 2015	(10,000)	45.43
9 December 2015	1,000	46.20
9 December 2015	(6,000)	46.15
8 December 2015	1,100	46.75
8 December 2015	10,000	45.60
8 December 2015	(1,200)	45.60
8 December 2015	(500)	45.90
4 December 2015	(15,000)	46.83
3 December 2015	10,000	47.99
2 December 2015	100	48.25
2 December 2015	(2,000)	48.45
1 December 2015	2,400	47.70
1 December 2015	2,200	46.90
1 December 2015	1,100	48.35
1 December 2015	(153,000)	48.32
30 November 2015	1,000	47.30
30 November 2015	400	46.85
30 November 2015	(137,000)	47.46
30 November 2015	(1,100)	46.00
27 November 2015	1,300	47.50
27 November 2015	(50,000)	48.51
26 November 2015	(1,700)	48.90
25 November 2015	(15,000)	48.82
24 November 2015	3,400	47.85
24 November 2015	1,700	48.25
24 November 2015	200	48.10
24 November 2015	(75,000)	47.90
23 November 2015	(140,000)	48.05
20 November 2015	(2,000)	48.65
17 November 2015	1,000	49.50

Date	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
17 November 2015	(28,500)	49.68
16 November 2015	(39,000)	49.05
12 November 2015	1,100	49.85
11 November 2015	(1,100)	48.75
10 November 2015	3,000	50.10
9 November 2015	3,000	51.35
5 November 2015	(900)	52.75
4 November 2015	20,000	53.00
4 November 2015	20,000	52.99
4 November 2015	20,000	52.96
4 November 2015	(1,000)	53.00
2 November 2015	1,000	52.10
2 November 2015	(1,000)	51.30
2 November 2015	(9,200)	51.69
2 November 2015	(200)	51.70
29 October 2015	900	51.45
29 October 2015	(2,200)	51.20
29 October 2015	(100)	51.25
28 October 2015	(5,000)	52.90
27 October 2015	(48,000)	53.06
27 October 2015	(61,300)	53.05
26 October 2015	1,000	53.40
26 October 2015	(12,000)	53.15
26 October 2015	(500)	53.16
23 October 2015	15,000	52.18
23 October 2015	30,000	52.18
23 October 2015	10,000	52.10
23 October 2015	2,000	52.20
23 October 2015	(400)	51.95
22 October 2015	5,000	51.31
22 October 2015	(1,100)	50.80
22 October 2015	(10,000)	50.76
22 October 2015	(1,900)	50.85
20 October 2015	5,000	51.50
20 October 2015	1,000	51.85
20 October 2015	5,000	51.75
19 October 2015	(1,000)	51.10
19 October 2015	(1,500)	51.50
16 October 2015	11,000	52.12
16 October 2015	1,000	51.30
16 October 2015	3,800	51.05

Date	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
16 October 2015	8,000	51.92
16 October 2015	8,000	51.91
16 October 2015	(500)	51.35
16 October 2015	(15,000)	51.57
16 October 2015	(500)	51.05
16 October 2015	(1,500)	51.65
15 October 2015	12,000	50.51
14 October 2015	(1,100)	49.35
14 October 2015	(2,100)	49.60
13 October 2015	200	49.35
12 October 2015	5,500	50.10
12 October 2015	500	49.60
12 October 2015	(2,000)	49.25
12 October 2015	(35,000)	50.06
9 October 2015	1,000	50.40
9 October 2015	2,300	50.05
9 October 2015	35,000	49.68
9 October 2015	(200)	50.20
9 October 2015	(500)	49.45
9 October 2015	(1,000)	49.75
8 October 2015	(600)	48.20
8 October 2015	(1,000)	48.25
8 October 2015	(400)	48.30
8 October 2015	(200)	48.35
8 October 2015	(200)	48.40
8 October 2015	(700)	48.50
8 October 2015	(400)	48.55
8 October 2015	(200)	48.60
8 October 2015	(400)	48.65
8 October 2015	(60,700)	48.70
8 October 2015	(200)	48.75
7 October 2015	1,200	48.00
7 October 2015	47,900	47.32
7 October 2015	(1,000)	48.15
6 October 2015	1,000	46.90
6 October 2015	100	47.00
6 October 2015	(2,000)	47.13
5 October 2015	(2,000)	47.20
2 October 2015	1,100	46.75
2 October 2015	(4,000)	47.06

- (e) As at the Latest Practicable Date, the following Domestic Shareholders who held H Shares at the relevant time have dealt in the H Shares during the Relevant Period prior to the date they had entered into the Domestic Shareholder Irrevocable Undertakings:-

Date	Name of Domestic Shareholder	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
22 April 2016	張大中 ZHANG Dazhong (through a company in which he owned an 80% interest)	(40,000)	51.13
15 April 2016	梁巖 LIANG Yan	(52,200)	47.30
5 April 2016	張大中 ZHANG Dazhong (through a company in which he owned an 80% interest)	(62,400)	45.46
5 April 2016	黃于 HUANG Yu	47,300	45.95
5 April 2016	黃于 HUANG Yu	52,700	45.70
5 April 2016	黃于 HUANG Yu	50,000	45.00
5 April 2016	黃于 HUANG Yu	20,000	45.95
5 April 2016	黃于 HUANG Yu	50,000	45.95
31 March 2016	黃于 HUANG Yu	47,300	45.50
31 March 2016	黃于 HUANG Yu	52,700	45.95
31 March 2016	黃于 HUANG Yu	50,000	45.70
31 March 2016	黃于 HUANG Yu	20,000	45.95
31 March 2016	黃于 HUANG Yu	50,000	45.95
12 January 2016	張大中 ZHANG Dazhong (through a company in which he owned an 80% interest)	1,000	38.20
11 January 2016	黃于 HUANG Yu	100,000	38.80
11 January 2016	黃于 HUANG Yu	150,000	38.90
11 January 2016	黃于 HUANG Yu	20,000	41.00
11 January 2016	黃于 HUANG Yu	3,800	40.85
11 January 2016	黃于 HUANG Yu	16,200	40.90
11 January 2016	黃于 HUANG Yu	10,000	41.25
11 January 2016	黃于 HUANG Yu	200	41.20
11 January 2016	黃于 HUANG Yu	5,400	41.55

Date	Name of Domestic Shareholder	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
11 January 2016	黃于 HUANG Yu	5,900	41.60
11 January 2016	黃于 HUANG Yu	8,500	41.64
11 January 2016	黃于 HUANG Yu	5,200	41.45
11 January 2016	黃于 HUANG Yu	5,100	41.50
11 January 2016	黃于 HUANG Yu	9,700	41.55
8 January 2016	黃于 HUANG Yu	97,800	40.90
8 January 2016	黃于 HUANG Yu	138,600	40.95
8 January 2016	黃于 HUANG Yu	107,600	41.00
8 January 2016	黃于 HUANG Yu	213,100	41.05
8 January 2016	黃于 HUANG Yu	109,100	41.10
8 January 2016	黃于 HUANG Yu	5,200	41.15
8 January 2016	黃于 HUANG Yu	23,200	41.20
8 January 2016	黃于 HUANG Yu	2,300	41.25
8 January 2016	黃于 HUANG Yu	54,300	41.30
8 January 2016	黃于 HUANG Yu	1,200	41.35
8 January 2016	黃于 HUANG Yu	2,500	41.40
8 January 2016	黃于 HUANG Yu	500	41.45
8 January 2016	黃于 HUANG Yu	444,600	41.50
8 January 2016	黃于 HUANG Yu	20,000	42.50
8 January 2016	黃于 HUANG Yu	20,000	42.50
8 January 2016	黃于 HUANG Yu	15,600	42.45
8 January 2016	黃于 HUANG Yu	11,400	42.50
7 January 2016	黃于 HUANG Yu	10,200	40.20
7 January 2016	黃于 HUANG Yu	2,600	40.30
7 January 2016	黃于 HUANG Yu	1,800	40.35
7 January 2016	黃于 HUANG Yu	242,400	40.40
7 January 2016	黃于 HUANG Yu	14,600	40.60
7 January 2016	黃于 HUANG Yu	8,000	40.85
7 January 2016	黃于 HUANG Yu	205,000	40.90
7 January 2016	黃于 HUANG Yu	76,100	40.95
7 January 2016	黃于 HUANG Yu	130,300	41.00
7 January 2016	黃于 HUANG Yu	37,800	41.05
7 January 2016	黃于 HUANG Yu	71,000	41.10
7 January 2016	黃于 HUANG Yu	17,500	41.15
7 January 2016	黃于 HUANG Yu	163,800	41.20
7 January 2016	黃于 HUANG Yu	37,100	41.25
7 January 2016	黃于 HUANG Yu	73,300	41.30
7 January 2016	黃于 HUANG Yu	30,000	41.35
7 January 2016	黃于 HUANG Yu	94,300	41.40

Date	Name of Domestic Shareholder	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
7 January 2016	黃于 HUANG Yu	37,900	41.45
7 January 2016	黃于 HUANG Yu	330,900	41.50
7 January 2016	黃于 HUANG Yu	66,800	41.55
7 January 2016	黃于 HUANG Yu	9,600	41.60
7 January 2016	黃于 HUANG Yu	4,700	41.65
7 January 2016	黃于 HUANG Yu	5,900	41.70
7 January 2016	黃于 HUANG Yu	67,000	41.75
7 January 2016	黃于 HUANG Yu	7,200	41.80
7 January 2016	黃于 HUANG Yu	500	41.85
7 January 2016	黃于 HUANG Yu	11,000	41.90
7 January 2016	黃于 HUANG Yu	3,000	41.95
7 January 2016	黃于 HUANG Yu	5,400	42.00
7 January 2016	黃于 HUANG Yu	44,000	42.05
7 January 2016	黃于 HUANG Yu	200	42.20
7 January 2016	黃于 HUANG Yu	700	42.25
7 January 2016	黃于 HUANG Yu	1,500	42.30
7 January 2016	黃于 HUANG Yu	1,400	42.55
7 January 2016	黃于 HUANG Yu	11,800	42.60
7 January 2016	黃于 HUANG Yu	500	42.75
7 January 2016	黃于 HUANG Yu	6,600	42.85
7 January 2016	黃于 HUANG Yu	193,800	43.00
7 January 2016	黃于 HUANG Yu	4,100	43.80
7 January 2016	黃于 HUANG Yu	30,000	43.95
7 January 2016	黃于 HUANG Yu	139,700	44.00
7 January 2016	黃于 HUANG Yu	20,000	41.00
7 January 2016	黃于 HUANG Yu	3,800	40.85
7 January 2016	黃于 HUANG Yu	16,200	40.90
7 January 2016	黃于 HUANG Yu	10,000	41.255
7 January 2016	黃于 HUANG Yu	200	41.20
7 January 2016	黃于 HUANG Yu	5,400	41.55
7 January 2016	黃于 HUANG Yu	5,900	41.60
7 January 2016	黃于 HUANG Yu	8,500	41.65
7 January 2016	黃于 HUANG Yu	5,200	41.45
7 January 2016	黃于 HUANG Yu	5,100	41.50
7 January 2016	黃于 HUANG Yu	9,700	41.55
6 January 2016	黃于 HUANG Yu	32,000	42.25
6 January 2016	黃于 HUANG Yu	5,600	42.30
6 January 2016	黃于 HUANG Yu	3,000	42.35
6 January 2016	黃于 HUANG Yu	4,100	42.40

Date	Name of Domestic Shareholder	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
6 January 2016	黃于 HUANG Yu	6,700	42.45
6 January 2016	黃于 HUANG Yu	175,100	42.50
6 January 2016	黃于 HUANG Yu	6,900	42.55
6 January 2016	黃于 HUANG Yu	49,200	42.60
6 January 2016	黃于 HUANG Yu	109,200	42.65
6 January 2016	黃于 HUANG Yu	380,100	42.70
6 January 2016	黃于 HUANG Yu	38,200	42.75
6 January 2016	黃于 HUANG Yu	15,600	42.80
6 January 2016	黃于 HUANG Yu	17,200	42.85
6 January 2016	黃于 HUANG Yu	17,600	42.90
6 January 2016	黃于 HUANG Yu	47,800	42.95
6 January 2016	黃于 HUANG Yu	291,700	43.00
6 January 2016	黃于 HUANG Yu	20,000	42.50
6 January 2016	黃于 HUANG Yu	20,000	42.50
6 January 2016	黃于 HUANG Yu	15,600	42.45
6 January 2016	黃于 HUANG Yu	11,400	42.50
5 January 2016	黃于 HUANG Yu	55,000	43.00
5 January 2016	黃于 HUANG Yu	14,900	43.15
5 January 2016	黃于 HUANG Yu	8,100	43.20
5 January 2016	黃于 HUANG Yu	(10,000)	45.60
5 January 2016	黃于 HUANG Yu	(18,900)	45.65
5 January 2016	黃于 HUANG Yu	(16,400)	45.70
5 January 2016	黃于 HUANG Yu	(3,200)	45.75
5 January 2016	黃于 HUANG Yu	(4,700)	45.65
5 January 2016	黃于 HUANG Yu	(16,500)	45.50
5 January 2016	黃于 HUANG Yu	(2,500)	45.60
5 January 2016	黃于 HUANG Yu	(5,800)	45.65
30 December 2015	黃于 HUANG Yu	(2,500)	45.60
30 December 2015	黃于 HUANG Yu	(5,800)	45.65
30 December 2015	黃于 HUANG Yu	6,100	43.05
30 December 2015	黃于 HUANG Yu	2,000	43.25
30 December 2015	黃于 HUANG Yu	800	43.30
30 December 2015	黃于 HUANG Yu	4,300	43.35
30 December 2015	黃于 HUANG Yu	22,900	43.40
30 December 2015	黃于 HUANG Yu	(6,100)	45.00
30 December 2015	黃于 HUANG Yu	(27,900)	45.05
30 December 2015	黃于 HUANG Yu	(2,100)	45.25
30 December 2015	黃于 HUANG Yu	300,000	43.20
30 December 2015	黃于 HUANG Yu	8,600	43.35

Date	Name of Domestic Shareholder	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
30 December 2015	黃于 HUANG Yu	24,100	43.40
30 December 2015	黃于 HUANG Yu	10,900	43.45
30 December 2015	黃于 HUANG Yu	213,400	43.50
30 December 2015	黃于 HUANG Yu	7,600	43.55
30 December 2015	黃于 HUANG Yu	4,000	43.60
30 December 2015	黃于 HUANG Yu	28,500	43.65
30 December 2015	黃于 HUANG Yu	86,000	43.70
30 December 2015	黃于 HUANG Yu	1,000	43.75
30 December 2015	黃于 HUANG Yu	68,100	43.80
30 December 2015	黃于 HUANG Yu	24,200	43.85
30 December 2015	黃于 HUANG Yu	11,200	43.90
30 December 2015	黃于 HUANG Yu	435,900	43.95
30 December 2015	黃于 HUANG Yu	8,200	44.00
30 December 2015	黃于 HUANG Yu	14,000	44.05
30 December 2015	黃于 HUANG Yu	48,000	44.10
30 December 2015	黃于 HUANG Yu	700	44.15
30 December 2015	黃于 HUANG Yu	2,600	44.20
30 December 2015	黃于 HUANG Yu	4,800	44.25
30 December 2015	黃于 HUANG Yu	11,700	44.30
30 December 2015	黃于 HUANG Yu	5,100	44.35
30 December 2015	黃于 HUANG Yu	700	44.40
30 December 2015	黃于 HUANG Yu	42,600	44.45
30 December 2015	黃于 HUANG Yu	238,700	44.50
30 December 2015	黃于 HUANG Yu	6,700	44.55
30 December 2015	黃于 HUANG Yu	10,400	44.60
30 December 2015	黃于 HUANG Yu	800	44.65
30 December 2015	黃于 HUANG Yu	4,300	44.70
30 December 2015	黃于 HUANG Yu	2,400	44.75
30 December 2015	黃于 HUANG Yu	21,500	44.80
30 December 2015	黃于 HUANG Yu	1,400	44.85
30 December 2015	黃于 HUANG Yu	6,700	44.90
30 December 2015	黃于 HUANG Yu	16,700	44.95
30 December 2015	黃于 HUANG Yu	528,800	45.00
30 December 2015	黃于 HUANG Yu	28,600	45.10
30 December 2015	黃于 HUANG Yu	3,500	45.15
30 December 2015	黃于 HUANG Yu	3,400	45.20
30 December 2015	黃于 HUANG Yu	4,000	45.25
30 December 2015	黃于 HUANG Yu	42,700	45.30
30 December 2015	黃于 HUANG Yu	2,300	45.40

Date	Name of Domestic Shareholder	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
30 December 2015	黃于 HUANG Yu	33,400	45.45
30 December 2015	黃于 HUANG Yu	2,800	45.50
30 December 2015	黃于 HUANG Yu	15,700	45.70
30 December 2015	黃于 HUANG Yu	2,900	45.95
30 December 2015	黃于 HUANG Yu	509,000	46.00
30 December 2015	黃于 HUANG Yu	3,800	46.05
30 December 2015	黃于 HUANG Yu	15,300	46.10
30 December 2015	黃于 HUANG Yu	7,300	46.15
30 December 2015	黃于 HUANG Yu	3,600	46.20
30 December 2015	黃于 HUANG Yu	1,100	46.25
30 December 2015	黃于 HUANG Yu	43,400	46.30
30 December 2015	黃于 HUANG Yu	200	46.35
30 December 2015	黃于 HUANG Yu	600	46.40
30 December 2015	黃于 HUANG Yu	700	46.45
30 December 2015	黃于 HUANG Yu	105,500	46.50
30 December 2015	黃于 HUANG Yu	300	46.55
30 December 2015	黃于 HUANG Yu	54,200	46.60
30 December 2015	黃于 HUANG Yu	1,700	46.65
30 December 2015	黃于 HUANG Yu	4,100	46.70
30 December 2015	黃于 HUANG Yu	2,000	46.75
30 December 2015	黃于 HUANG Yu	13,400	46.80
30 December 2015	黃于 HUANG Yu	1,400	46.85
30 December 2015	黃于 HUANG Yu	11,400	46.90
30 December 2015	黃于 HUANG Yu	5,600	46.95
30 December 2015	黃于 HUANG Yu	489,200	47.00
30 December 2015	黃于 HUANG Yu	400	47.05
30 December 2015	黃于 HUANG Yu	22,400	47.10
30 December 2015	黃于 HUANG Yu	600	47.15
30 December 2015	黃于 HUANG Yu	25,100	47.20
30 December 2015	黃于 HUANG Yu	1,200	47.25
30 December 2015	黃于 HUANG Yu	35,100	47.30
30 December 2015	黃于 HUANG Yu	52,600	47.40
30 December 2015	黃于 HUANG Yu	2,000	47.50
30 December 2015	黃于 HUANG Yu	3,000	47.55
30 December 2015	黃于 HUANG Yu	50,000	47.70
30 December 2015	黃于 HUANG Yu	1,000	47.80
30 December 2015	黃于 HUANG Yu	1,000	47.95
30 December 2015	黃于 HUANG Yu	192,200	48.00
30 December 2015	黃于 HUANG Yu	6,100	43.05

Date	Name of Domestic Shareholder	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
30 December 2015	黃于 HUANG Yu	2,000	43.25
30 December 2015	黃于 HUANG Yu	800	43.30
30 December 2015	黃于 HUANG Yu	4,300	43.35
30 December 2015	黃于 HUANG Yu	22,900	43.40
30 December 2015	黃于 HUANG Yu	(6,100)	45.00
30 December 2015	黃于 HUANG Yu	(27,900)	45.05
30 December 2015	黃于 HUANG Yu	(2,100)	45.25
30 December 2015	黃于 HUANG Yu	55,000	43.00
30 December 2015	黃于 HUANG Yu	14,900	43.15
30 December 2015	黃于 HUANG Yu	8,100	43.20
30 December 2015	黃于 HUANG Yu	(10,000)	45.60
30 December 2015	黃于 HUANG Yu	(18,900)	45.65
30 December 2015	黃于 HUANG Yu	(16,400)	45.70
30 December 2015	黃于 HUANG Yu	(3,200)	45.75
30 December 2015	黃于 HUANG Yu	(4,700)	45.65
30 December 2015	黃于 HUANG Yu	(16,500)	45.50
29 December 2015	黃于 HUANG Yu	30,000	43.80
29 December 2015	黃于 HUANG Yu	20,000	44.00
28 December 2015	黃于 HUANG Yu	62,800	43.95
28 December 2015	黃于 HUANG Yu	437,200	44.00
28 December 2015	黃于 HUANG Yu	500,000	44.50
24 December 2015	黃于 HUANG Yu	30,000	44.70
24 December 2015	黃于 HUANG Yu	100	44.75
24 December 2015	黃于 HUANG Yu	31,500	44.80
24 December 2015	黃于 HUANG Yu	40,000	44.85
24 December 2015	黃于 HUANG Yu	15,400	44.90
24 December 2015	黃于 HUANG Yu	37,800	44.95
24 December 2015	黃于 HUANG Yu	299,400	45.00
23 December 2015	黃于 HUANG Yu	23,500	44.00
23 December 2015	黃于 HUANG Yu	9,600	44.10
23 December 2015	黃于 HUANG Yu	73,600	44.40
23 December 2015	黃于 HUANG Yu	41,000	44.45
23 December 2015	黃于 HUANG Yu	511,200	44.50
23 December 2015	黃于 HUANG Yu	200,200	44.55
23 December 2015	黃于 HUANG Yu	140,900	44.60
23 December 2015	黃于 HUANG Yu	(16,800)	45.30
23 December 2015	黃于 HUANG Yu	(3,200)	45.35
18 December 2015	黃于 HUANG Yu	16,200	44.25
18 December 2015	黃于 HUANG Yu	103,100	44.30

Date	Name of Domestic Shareholder	No. of H Shares bought (sold)	Transfer Price per H Share (HK\$)
18 December 2015	黃于 HUANG Yu	62,500	44.35
18 December 2015	黃于 HUANG Yu	84,500	44.40
18 December 2015	黃于 HUANG Yu	45,200	44.45
18 December 2015	黃于 HUANG Yu	188,500	44.50
17 December 2015	黃于 HUANG Yu	7,400	44.30
17 December 2015	黃于 HUANG Yu	8,600	44.40
17 December 2015	黃于 HUANG Yu	63,200	44.45
17 December 2015	黃于 HUANG Yu	920,800	44.50
17 December 2015	黃于 HUANG Yu	182,400	43.50
16 December 2015	黃于 HUANG Yu	20,200	43.80
11 December 2015	張大中 ZHANG Dazhong	20,000	44.65
2 November 2015	黃于 HUANG Yu	5,019,400	51.25
31 October 2015	黃于 HUANG Yu	3,700	44.80
31 October 2015	黃于 HUANG Yu	84,700	44.90
31 October 2015	黃于 HUANG Yu	54,300	44.95
31 October 2015	黃于 HUANG Yu	109,700	45.00
31 October 2015	黃于 HUANG Yu	23,200	45.05
31 October 2015	黃于 HUANG Yu	17,900	45.10
31 October 2015	黃于 HUANG Yu	12,400	45.15
31 October 2015	黃于 HUANG Yu	8,800	45.20
31 October 2015	黃于 HUANG Yu	24,500	45.25
31 October 2015	黃于 HUANG Yu	114,700	45.30
31 October 2015	黃于 HUANG Yu	9,600	45.35
31 October 2015	黃于 HUANG Yu	16,200	45.40
31 October 2015	黃于 HUANG Yu	5,900	45.45
31 October 2015	黃于 HUANG Yu	14,400	45.50

(iv) No subsidiary of the Company, pension fund of Group or advisor of the Company as specified in class (2) of the definition of “associate” in the Takeovers Code (but excluding exempt principal traders) owned or controlled any Shares or any convertible securities, warrants, options or derivatives in respect of the Shares or had dealt for value in any Shares or any convertible securities, warrants, options or derivatives in respect of the Shares during the Relevant Period.

(v) Save as disclosed the section headed “Letter from CICC – Information on the Joint Offerors” in the Composite Document and an obligation of Dalian Wanda Group in the form of an undertaking to (a) use its best endeavours to procure compliance by WD Knight I, WD Knight II and WD Knight III of their

obligations under the loan facilities with China Merchants Bank and failing that, to compensate the bank for relevant losses and (b) use its best endeavours to procure compliance by WD Knight X of its obligations under the loan facility with CICC Hong Kong Finance (Cayman) Limited and failing that, if CICC Hong Kong Finance (Cayman) Limited exercises its rights under the share charge granted over the H Shares so acquired by it, to purchase such H Shares at the Offer Price, no person had any arrangement of the kind referred to in Note 8 to Rule 22 of the Takeovers Code with the Company or with any person who is an associate of the Company by virtue of classes (1) to (4) of the definition of “associate” in the Takeovers Code and no such person owned or controlled any Shares or any convertible securities, warrants, options or derivatives in respect of the Shares or had dealt for value in any Shares or any convertible securities, warrants, options or derivatives in respect of the Shares during the Relevant Period.

- (vi) Save as disclosed in the section headed “4. Disclosure of Interests – A. Directors and supervisors” in this Appendix, no Director was interested in, owned or controlled and no Director had dealt for value in any Shares or any convertible securities, warrants, options or derivatives in respect of the Shares during the Relevant Period.
- (vii) No Shares or convertible securities, warrants, options or derivatives in respect of the Shares was managed on a discretionary basis by fund managers (other than exempt fund managers) connected with the Company and no fund managers (other than exempt fund managers) connected with the Company had dealt for value in any Shares or any convertible securities, warrants, options or derivatives in respect of the Shares during the Relevant Period.
- (viii) As at the Latest Practicable Date, none of the Company and the Directors had borrowed or lent any relevant securities (as defined in Note 4 to Rule 22 of the Takeovers Code) in the Company, save for any borrowed shares which have been either on-lent or sold.

D. Interests and dealings in the shares of the Joint Offerors

Save as disclosed the section headed “Letter from CICC – Information on the Joint Offerors” in the Composite Document, as at the Latest Practicable Date, neither the Directors nor the Company had any interest in the shares or any convertible securities, warrants, options or derivatives in respect of the shares in the Joint Offerors, and neither the Directors nor the Company had dealt for value in any such shares, convertible securities, warrants, options or derivatives during the Relevant Period.

E. Arrangements with the Joint Offerors and the parties acting in concert with them

As at the Latest Practicable Date:

- (i) save as disclosed the sections headed “Letter from CICC – Information on the Joint Offerors” in the Composite Document and an obligation of Dalian Wanda Group in the form of an undertaking to (a) use its best endeavours to procure compliance by WD Knight I, WD Knight II and WD Knight III of their obligations under the loan facilities with China Merchants Bank and failing that, to compensate the bank for relevant losses and (b) use its best endeavours to procure compliance by WD Knight X of its obligations under the loan facility with CICC Hong Kong Finance (Cayman) Limited and failing that, if CICC Hong Kong Finance (Cayman) Limited exercises its rights under the share charge granted over the H Shares so acquired by it, to purchase such H Shares at the Offer Price, none of the Joint Offerors and the parties acting in concert with them had any arrangement of the kind referred to in Note 8 to Rule 22 of Takeovers Code with any person and there was no such arrangement between any associate of any of the Joint Offerors and any other person;
- (ii) save as disclosed the section headed “Letter from CICC – Information on the Joint Offerors” and “Letter from CICC – Confirmation of financial resources” in the Composite Document, there was no agreement, arrangement or understanding between the Joint Offerors and any other person in relation to the transfer, charge or pledge of the Shares to be purchased by the Joint Offerors (or any of their respective wholly-owned subsidiaries) upon completion of the H Share Offer;
- (iii) save as disclosed the section headed “Letter from CICC – Information on the Joint Offerors” and “Letter from CICC – Confirmation of financial resources” in the Composite Document, the Joint Offerors have no intention to transfer, charge or pledge any securities in the Company acquired pursuant to the H Share Offer to any other person, or has no agreement, arrangement or understanding with any third party to do so;
- (iv) neither the Joint Offerors nor any person acting in concert with them has received any irrevocable commitment to accept or not to accept the H Share Offer. For completeness, the Joint Offerors have secured the Domestic Shareholder Irrevocable Undertakings from all of the Domestic Shareholders who undertook that even if a voluntary conditional cash offer in respect of Domestic Shares is made to them, they will not accept such offer but will support the Delisting if so permitted by the relevant regulators. For details of the Domestic Shareholder Irrevocable Undertaking, please refer to the section headed “Letter from the Board – Irrevocable Undertakings” in the Composite Document; and
- (v) none of the Joint Offerors and the parties acting in concert with them had borrowed or lent any relevant securities (as defined in Note 4 to Rule 22 of the Takeovers Code) in the Company.

F. Other Interests

As at the Latest Practicable Date:

- (i) no benefit (save for statutory compensation required under appropriate law) is or will be paid to any Director as compensation for loss of office or otherwise in connection with the H Share Offer;
- (ii) there are no material contracts entered into by the Joint Offerors in which any Director has a material personal interest;
- (iii) save for the H Share Offer and as disclosed under the section headed “Letter from CICC – Information on the Joint Offerors” and the section headed “Letter from CICC – Confirmation of financial resources” in the Composite Document, there was no agreement, arrangement or understanding (including any compensation arrangement) between the Joint Offerors or any of the parties acting in concert with them on the one hand and any of the Directors, recent Directors, the Shareholders or recent Shareholders on the other hand having any connection with or dependence upon or being conditional upon the outcome of the H Share Offer or otherwise connected with the H Share Offer;
- (iv) save for the H Share Offer and as disclosed under the section headed “Letter from CICC – Information on the Joint Offerors” in the Composite Document, there was no agreement or arrangement between any of the Directors and any other person which is conditional on or dependent upon the outcome of the H Share Offer or otherwise connected with the H Share Offer;
- (v) save as disclosed in the section headed “4. Disclosure of Interests – A. Directors and supervisors” in this Appendix, none of the Directors has any direct beneficial interest in the Shares; and
- (vi) save as the service contracts with the Company as disclosed below, none of the Directors had any existing or proposed service contract with the Group or associated companies of the Company which (1) (including both continuous and fixed term contracts) has been entered into or amended within six months before the commencement of the Offer Period; or (2) is a continuous contract with a notice period of 12 months or more; or (3) is a fixed term contract with more than 12 months to run irrespective of the notice period.

In respect of service contracts which fall into (1) and (3) above:–

- (a) Each of the executive Directors, namely, Mr. DING Benxi, Mr. QI Jie, Mr. WANG Zhibin, and the non-executive Directors, namely, Mr. QU Dejun, Mr. YIN Hai and Mr. LIU Zhaohui entered into a service contract with the Company dated 29 January 2016 (in place of each of their service contract with the Company dated 4 December 2014 on substantially the same terms, save for Mr. WANG Zhibin and Mr. LIU Zhaohui who were newly appointed as Directors on 29 January 2016) for a term of three years expiring on 28 January 2019, pursuant to which no director's fees or any variable remuneration are payable by the Company (other than the service contract of Mr. WANG Zhibin). Pursuant to the service contract of Mr. WANG Zhibin, he is entitled to variable remuneration as a vice president of the Company as determined under the Company's remuneration policy by reference to his position, performance and results of the Company from time to time, and there is no pre-set formula for the purpose of calculating the said remuneration. Save as disclosed above, Mr. WANG Zhibin is not entitled to any variable remuneration pursuant to his service contract with the Company dated 29 January 2016. Each such Director's remuneration for his management position of the Company will be determined with reference to his position, performance and results of the Group.
- (b) Dr. HU, Fred Zulu, the independent non-executive Director, entered into a service contract with the Company dated 29 January 2016 (in place of his service contract with the Company dated 4 December 2014 on substantially the same terms) for a term of three years expiring on 28 January 2019. The remaining independent non-executive Directors, namely, Mr. QI Daqing and Mr. LI Guinian, who were appointed on 29 January 2016, entered into a service contract with the Company dated 29 January 2016 for a term of three years expiring on 28 January 2019. Under the service contracts of each of the independent non-executive Directors, each of them will be entitled to receive director's fee based on his responsibilities as an independent non-executive Director and approved by the Shareholders. The director's fee of each of the independent non-executive Directors is RMB240,000 per year.

5. MATERIAL CONTRACTS

The following contract has been entered into by the Group (not being a contract entered into in the ordinary course of business carried on or intended to be carried on by the Group) during the period within the two years before the commencement of the Offer Period and up to the Latest Practicable Date:

- (1) the capital increase agreement dated 10 July 2014 entered into between with 61 individuals, including existing shareholders and employees of the Company and Dalian Wanda Group, and the Company, pursuant to which the Company issued a total of 138,800,000 new shares to the said shareholders and employees for a consideration of RMB1,021,568,000;

- (2) the equity transfer agreement dated 16 October 2014 entered into between the Company, Beijing Wanda Cultural Industry Group Co., Ltd. (“**Wanda Cultural**”) and Xishuangbanna International Resort Development Co., Ltd. (西雙版納國際旅遊度假區開發有限公司) (“**Xishuangbanna International Resort**”), pursuant to which the Company transferred out 80% equity interests in Xishuangbanna International Resort held by the Company to Wanda Cultural for a consideration of RMB2,143,674,960;
- (3) the equity transfer agreement dated 20 October 2014 entered into between the Company, Wanda Cultural and Dalian Jinshi Cultural Tourism Investment Co., Ltd. (大連金石文化旅遊投資有限公司) (“**Dalian Jinshi**”), pursuant to which the Company transferred out 80% equity interests in Dalian Jinshi held by it to Wanda Cultural for a consideration of RMB948,670,000;
- (4) the equity transfer agreement dated 22 October 2014 entered into between the Company, Wanda Cultural and Qingdao Wanda Yacht Industry Investment Co., Ltd. (青島萬達遊艇產業投資有限公司) (“**Qingdao Wanda Yacht**”), pursuant to which the Company transferred out the entire equity interests in Qingdao Wanda Yacht held by it to Wanda Cultural for a consideration of RMB1,041,932,000;
- (5) the cornerstone investment agreement dated 10 November 2014 and entered into between Heywin Investments Limited, ICBC International Securities Limited and the Company, pursuant to which Heywin Investments Limited has agreed to subscribe at the final subscription price for the H Shares pursuant to the global offering of the H Shares in 2014 (the “**IPO Offer Price**”) for such number of H Shares which may be purchased with US\$100 million (approximately HK\$775,480,000) rounded down to the nearest whole board lot of 100 H Shares;
- (6) the cornerstone investment agreement dated 18 November 2014 and entered into between Timing Investment Fund Management (Beijing) Co., Ltd., CICC and the Company, pursuant to which Timing Investment Fund Management (Beijing) Co., Ltd. has agreed to subscribe at the IPO Offer Price such number of H Shares offered in the Company’s global offering in 2014 (the “**IPO Offer Shares**”) that may be purchased with US\$100 million (approximately HK\$775,480,000), rounded down to the nearest whole board lot of 100 H Shares;
- (7) the cornerstone investment agreement dated 24 November 2014 and entered into between Shanghai Jupai Hehui Asset Management Co., Ltd., CICC and the Company, pursuant to which Shanghai Jupai Hehui Asset Management Co., Ltd. has agreed to subscribe at the IPO Offer Price such number of IPO Offer Shares that may be purchased with US\$80 million (approximately HK\$620,384,000), rounded down to the nearest whole board lot of 100 H Shares;

- (8) the cornerstone investment agreement dated 21 October 2014 and a supplemental agreement dated 27 November 2014, entered into between Woodman Funds SICAV p.l.c., The Hongkong and Shanghai Banking Corporation Limited and the Company, pursuant to which Woodman Funds SICAV p.l.c. has agreed to subscribe at the IPO Offer Price such number of IPO Offer Shares that may be purchased with US\$65 million (approximately HK\$504,062,000), rounded down to the nearest whole board lot of 100 H Shares;
- (9) the non-competition undertaking dated 4 December 2014 executed by each of Mr. Wang Jianlin, Dalian Hexing and Dalian Wanda Group in favour of the Group, pursuant to which each of them has undertaken that it would not, among other things, compete with the business of any member of the Group;
- (10) the cornerstone investment agreement dated 4 December 2014 and entered into between MACRO-LINK International Investment Co, Ltd., The Hongkong and Shanghai Banking Corporation Limited and the Company, pursuant to which MACRO-LINK International Investment Co, Ltd. has agreed to subscribe at the IPO Offer Price such number of IPO Offer Shares that may be purchased with US\$100 million (approximately HK\$775,480,000), rounded down to the nearest whole board lot of 100 H Shares;
- (11) the cornerstone investment agreement dated 5 December 2014 and entered into between, Kuwait Investment Authority, UBS AG, Hong Kong Branch and the Company, pursuant to which Kuwait Investment Authority has agreed to subscribe at the IPO Offer Price for such number of H Shares which may be purchased with US\$300 million (approximately HK\$2,326,440,000) rounded down to the nearest whole board lot of 100 H Shares;
- (12) the cornerstone investment agreement dated 6 December 2014 and entered into between China Life Insurance Company Limited, CICC and the Company, pursuant to which China Life Insurance Company Limited has agreed to subscribe at the IPO Offer Price for such number of H Shares which may be purchased with US\$300 million (approximately HK\$2,326,440,000) rounded down to the nearest whole board lot of 100 H Shares;
- (13) the cornerstone investment agreement dated 6 December 2014 and entered into between Ping An Asset Management Co., Ltd., in its capacity, as the entrusted manager to, and for on behalf of, the Ping An – Wanda Commercial Properties Equity Investment Scheme (“**Ping An**”), CICC and the Company, pursuant to which Ping An has agreed to cause China International Capital Corporation Limited to subscribe at the IPO Offer Price for such number of H Shares which may be purchased with HK\$2,320,000,000 rounded down to the nearest whole board lot of 100 H Shares;

- (14) the cornerstone investment agreement dated 6 December 2014 and entered into between, among others, OZ Master Fund, Ltd. and other investors as referred to therein, CICC and the Company, pursuant to which the investors have agreed to subscribe at the IPO Offer Price such number of IPO Offer Shares that may be purchased with US\$250 million (approximately HK\$1,938,700,000), rounded down to the nearest whole board lot of 100 H Shares;
- (15) the cornerstone investment agreement dated 6 December 2014 and entered into between, APG Strategic Real Estate Pool N.V., Goldman Sachs (Asia) L.L.C. and the Company, pursuant to which APG Strategic Real Estate Pool N.V. has agreed to subscribe at the IPO Offer Price for such number of H Shares which may be purchased with HK\$1,550,000,000 rounded down to the nearest whole board lot of 100 H Shares;
- (16) the cornerstone investment agreement dated 6 December 2014 and entered into between Hong Kong Gree Electric Appliances Sales Limited, The Hongkong and Shanghai Banking Corporation Limited and the Company, pursuant to which Hong Kong Gree Electric Appliances Sales Limited has agreed to subscribe at the IPO Offer Price such number of IPO Offer Shares that may be purchased with US\$200 million (approximately HK\$1,550,960,000), rounded down to the nearest whole board lot of 100 H Shares;
- (17) the cornerstone investment agreement dated 8 December 2014 and entered into between Fubon Life Insurance Co., Ltd., CICC and the Company, pursuant to which Fubon Life Insurance Co., Ltd. has agreed to subscribe at the IPO Offer Price such number of IPO Offer Shares that may be purchased with US\$100 million (approximately HK\$775,480,000), rounded down to the nearest whole board lot of 100 H Shares;
- (18) the underwriting agreement dated 9 December 2014 entered into by among others, the Hong Kong Underwriters (as defined in the prospectus of the Company dated 10 December 2014 (the “**Prospectus**”)) and the Company relating to the Hong Kong Public Offering (as defined in the Prospectus), as further described in the section headed “Underwriting – Underwriting Arrangements and Expenses – Hong Kong Public Offering – Hong Kong Underwriting Agreement” of the Prospectus; and
- (19) the equity transfer agreement dated 18 December 2015 entered into by the Company and Dalian Wanda Group, pursuant to which the Group acquired 15% equity interest in the Wanda Network Finance Services (Shanghai) Company Limited (currently named as “Shanghai Wanda Network Finance Services Company Limited”) for nil consideration. Pursuant to the said equity transfer agreement, the Company paid RMB750 million to Shanghai Wanda Network Finance Services Company Limited as the corresponding contribution to the registered capital based on the shareholding interest before 31 December 2015.

6. QUALIFICATION AND CONSENT OF EXPERTS

The following are the qualifications of the experts (the “**Experts**”) who have given advice, letter or opinion for incorporation and as contained in this document:

Name	Qualifications
CICC	A licensed corporation under the SFO to carry on Type 1 (dealing in securities), Type 2 (dealing in future contracts), Type 4 (advising on securities), Type 5 (advising on futures contracts) and Type 6 (advising on corporate finance) regulated activities
DTZ	Independent property valuer
Ernst & Young	Certified public accountants
Halcyon	A licensed corporation under the SFO to carry on Type 6 (advising on corporate finance) regulated activities

Each of the Experts has given and has not withdrawn its written consent to the issue of this document with the inclusion of its letter(s) and references to its name in the form and context in which they are included.

7. LITIGATION

As at the Latest Practicable Date, none of the members of the Group was engaged in any litigation or arbitration of material importance and there was no litigation or arbitration of material importance known to the Directors to be pending or threatened by or against any member of the Group.

8. MISCELLANEOUS

(a) As at the Latest Practicable Date, there is no agreement or arrangement to which any of the Joint Offerors is a party, which relates to the circumstances in which it may or may not invoke or seek to invoke a condition to the H Share Offer.

(b) The following are the registered addresses of the Joint Offerors:

Joint Offerors	Registered address
WD Knight I	Codan Trust Company (Cayman) Limited, Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman, KY1-1111, Cayman Islands

Joint Offerors	Registered address
WD Knight II	Codan Trust Company (Cayman) Limited, Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman, KY1-1111, Cayman Islands
WD Knight III	Codan Trust Company (Cayman) Limited, Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman, KY1-1111, Cayman Islands
WD Knight IV	Codan Trust Company (Cayman) Limited, Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman, KY1-1111, Cayman Islands
WD Knight V	Codan Trust Company (Cayman) Limited, Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman, KY1-1111, Cayman Islands
WD Knight VIII	Codan Trust Company (Cayman) Limited, Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman, KY1-1111, Cayman Islands
WD Knight IX	Codan Trust Company (Cayman) Limited, Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman, KY1-1111, Cayman Islands
Red Fortune Global Limited	Offshore Incorporations Limited of P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands
WD Knight X	Codan Trust Company (Cayman) Limited, Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman, KY1-1111, Cayman Islands

- (c) The following is the registered address of Dalian Wanda Group

Name	Registered address
Dalian Wanda Group	No. 539, Changjiang Road, Xigang District, Dalian, Liaoning, PRC

- (d) The following is the registered address of the financial advisor to the Joint Offerors:

Name	Registered address
CICC	29th Floor, One International Finance Centre, 1 Harbour View Street, Central, Hong Kong

9. DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the following documents will be available for inspection (i) during normal business hours from 9:00 a.m. to 5:30 p.m. (other than Saturdays, Sundays and public holidays) at the principal place of business of the Company in Hong Kong at #3007, 30th Floor, Block 2, Exchange Square, #8, Connaught Plaza, Central, Hong Kong; (ii) on the website of the SFC (www.sfc.hk); and (iii) on the website of the Company (www.wandaplazas.com) from the date of the Composite Document onwards for so long as the H Share Offer remains open for acceptance:

- (a) the memorandum of association and articles of association of the Company;
- (b) the memorandum of association and articles of association of each of WD Knight I, WD Knight II, WD Knight III, WD Knight IV, WD Knight V and Red Fortune Global Limited, and the partnership agreements of each of WD Knight VIII, WD Knight IX and WD Knight X;
- (c) the annual reports of the Company for each of the years ended 31 December 2014 and 2015;
- (d) the letter from CICC, the text of which is set out in the Composite Document;
- (e) the letter from the Board, the text of which is set out in the Composite Document;
- (f) the letter from the Independent Board Committee, the text of which is set out in the Composite Document;
- (g) the letter from Halcyon, the text of which is set out in the Composite Document;
- (h) the letter and full property valuation report of the Group (including the valuation certificates) prepared by DTZ, a summary of which is set out in “Appendix III – Summary of Property Valuation of the Group” to the Composite Document;

- (i) the report from Halcyon on the unaudited financial information of the Group, the text of which is set out in the Composite Document;
- (j) the report from Ernst & Young on the unaudited financial information of the Group, the text of which is set out in the Composite Document;
- (k) the Domestic Shareholder Irrevocable Undertakings given by the relevant Domestic Shareholders as set out in the section headed “Letter from the Board – Domestic Shareholder Irrevocable Undertakings” in the Composite Document;
- (l) the Consortium Agreement referred to in the section headed “Letter from CICC – Information on the Joint Offerors” in the Composite Document;
- (m) the investment framework agreements entered into with each Consortium Investor and as referred to in the section headed “Letter from CICC – Information on the Joint Offerors – Allocation of H Shares among the Joint Offerors” in the Composite Document;
- (n) the written consents referred to in the paragraph headed “Qualification and Consent of Experts” in Appendix VI to the Composite Document;
- (o) the material contract(s) referred to in the paragraph headed “Material Contracts” in Appendix VI to the Composite Document; and
- (p) the facility agreements entered into between each of WD Knight I, WD Knight II, WD Knight III and China Merchants Bank on 25 May 2016 and as referred to in the section headed “Letter from CICC – Confirmation of financial resources” in the Composite Document;
- (q) the facility agreement entered into between WD Knight X and CICC Hong Kong Finance (Cayman) Limited on 26 May 2016 and as referred to in the section headed “Letter from CICC – Confirmation of financial resources” in the Composite Document; and
- (r) the service contracts referred to in paragraph (vi) under the section headed “4. Disclosure of Interests – F. Other Interests” in this Appendix.



大連萬達商業地產股份有限公司
Dalian Wanda Commercial Properties Co., Ltd.

(A joint stock limited liability company incorporated in the People's Republic of China)

(Stock Code: 3699)

NOTICE OF THE EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an extraordinary general meeting (the “**EGM**”) of Dalian Wanda Commercial Properties Co., Ltd. (the “**Company**”) will be held at 10:00 a.m. on Monday, 15 August 2016 at Opera Meeting Room, 7/F, Sofitel Wanda Beijing, Block C Wanda Plaza, No. 93 Jianguo Road, Chaoyang District, Beijing, the People’s Republic of China (the “**PRC**”) for the purposes of considering and, if thought fit, passing the following resolutions. Unless otherwise indicated, capitalised terms used herein shall have the same meaning as those defined in the composite offer and response document of the Company dated 30 June 2016:

AS SPECIAL RESOLUTIONS

“THAT

- (a) the voluntary withdrawal of the listing of the H Shares from the Stock Exchange, be and is hereby approved; and
- (b) any director of the Company be and is hereby authorised to take such other action and execute such documents or deeds as he may consider necessary or desirable for the purpose of implementing the voluntary withdrawal as referred to in paragraph (a) above.”

By order of the Board

Dalian Wanda Commercial Properties Co., Ltd.

Ding Benxi

Chairman

Beijing, the PRC, 30 June 2016

Notes:

1. In order to determine the list of shareholders who will be entitled to attend and vote at the EGM, the registers of members of the Company will be closed from Saturday, 16 July 2016 to Monday, 15 August 2016, both days inclusive, during which no transfer of shares will be effected. Shareholders whose names appear on the registers of members of the Company on Monday, 15 August 2016 shall be entitled to attend and, as the case may be, vote at the EGM. In order for the Shareholders to qualify to attend and, as the case may be, vote at the EGM, all transfer documents accompanied by the relevant share certificates must be lodged with, for holders of domestic shares of the Company, the Company's board office at Block B Wanda Plaza, No. 93 Jianguo Road, Chaoyang District, Beijing, the PRC, or for holders of H shares of the Company, the Company's H Share Registrar, Computershare Hong Kong Investor Services Limited at Shops 1712-16, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong for holders of H shares no later than 4:30 p.m. on Friday, 15 July 2016 for registration.
2. Shareholders intending to attend the EGM (or any adjournment thereof) should complete and return the reply slip for attending the EGM (or any adjournment thereof) personally, by facsimile, by hand or by post. Shareholders should complete and return the reply slip to the Company's board office by facsimile (at (8610) 8585 3222) or by hand or by post to Block B Wanda Plaza, No. 93 Jianguo Road, Chaoyang District, Beijing, the PRC for holders of domestic shares of the Company, or the Company's H Share Registrar, Computershare Hong Kong Investor Services Limited by facsimile (at (852) 2865 0990) or by hand or by post to 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong for holders of H shares of the Company, such that the reply slip shall be received by the Company 20 days before the EGM (i.e. on or before Monday, 25 July 2016).
3. Shareholders may, by completing the form of proxy of the Company, appoint one or more proxies to attend and, as the case may be, vote at the EGM (or any adjournment thereof) on his behalf. A proxy need not be a shareholder of the Company.
4. Shareholders must use the form of proxy of the Company for appointing a proxy and the appointment must be in writing. The form of proxy must be signed by the relevant shareholder of the Company or by a person duly authorized by the relevant shareholder of the Company in writing ("**power of attorney**"). If the form of proxy is signed by the person authorized by the relevant shareholder of the Company as aforesaid, the relevant power of attorney and other relevant documents of authorization (if any) must be notarized. If a corporate shareholder of the Company appoints a person other than its legal representative to attend the EGM (or any adjournment thereof) on its behalf, the relevant form of proxy must be affixed with the company seal of the corporate shareholder of the Company or duly signed by its director or any other person duly authorized by that corporate shareholder of the Company as required by the articles of association of the Company.
5. To be valid, the form of proxy and the relevant notarized power of attorney (if any) and other relevant documents of authorization (if any) as mentioned in note 4 above must be delivered to the Company's board office at Block B Wanda Plaza, No. 93 Jianguo Road, Chaoyang District, Beijing, the PRC for holders of domestic shares of the Company, or the Computershare Hong Kong Investor Services Limited at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong for holders of H shares of the Company not less than 24 hours before the time appointed for the EGM.
6. A shareholder of the Company or his proxy should produce proof of identity when attending the EGM (or any adjournment thereof). If a corporate shareholder's legal representative or any other person duly authorized by such corporate shareholder attends the EGM (or any adjournment thereof), such legal representative or other person shall produce his proof of identity, and proof of designation as legal representative or the valid authorization document (as the case may be).
7. The EGM (or any adjournment thereof) is expected to last less than one day. Shareholders or their proxies who attend the EGM (or any adjournment thereof) shall bear their own travelling, meal and accommodation expenses.
8. The Company's principal place of business in the PRC is situated at:

Block B Wanda Plaza
No. 93 Jianguo Road
Chaoyang District
Beijing, PRC
Tel No.: (8610) 8585 3888
Fax No.: (8610) 8585 3222

The address of the Company's H Shares Registrar, Computershare Hong Kong Investor Services Limited is:

17M Floor, Hopewell Centre
183 Queen's Road East, Wan Chai
Tel No.: (852) 2862 8628
Fax No.: (852) 2865 0990

9. Pursuant to rule 13.39(4) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, any vote of shareholders at a general meeting must be taken by poll except where the chairman of the general meeting, in good faith, decides to allow a resolution which relates purely to a procedural or administrative matter to be voted on by a show of hands. As such, the chairman of the EGM will demand that all the resolutions proposed at the EGM will be voted on by way of poll in registered form pursuant to article 101 of the articles of association of the Company.
10. The shareholders who hold domestic shares of the Company are required to abstain from voting in the EGM (whether in respect of their holding of H shares or domestic shares in the Company). Further details of the voting arrangements are set out in the composite offer and response document of the Company dated 30 June 2016.

As at the date hereof, the executive directors of the Company are Mr. DING Benxi, Mr. QI Jie and Mr. WANG Zhibin; the non-executive directors of the Company are Mr. QU Dejun, Mr. YIN Hai and Mr. LIU Zhaohui; and the independent non-executive directors of the Company are Dr. HU, Fred Zulu, Mr. QI Daqing and Mr. LI Guinian.



大連萬達商業地產股份有限公司
Dalian Wanda Commercial Properties Co., Ltd.

(A joint stock limited liability company incorporated in the People's Republic of China)
(Stock Code: 3699)

NOTICE OF THE H SHARE CLASS MEETING

NOTICE IS HEREBY GIVEN that a class meeting of holders of H Shares (the “**H Share Class Meeting**”) of Dalian Wanda Commercial Properties Co., Ltd. (the “**Company**”) will be held on Monday, 15 August 2016 immediately after the conclusion of the extraordinary general meeting of the Company to be held on the same date at Opera Meeting Room, 7/F, Sofitel Wanda Beijing, Block C Wanda Plaza, No. 93 Jianguo Road, Chaoyang District, Beijing, the People's Republic of China (the “**PRC**”) for the purposes of considering and, if thought fit, passing the following resolutions. Unless otherwise indicated, capitalised terms used herein shall have the same meaning as those defined in the composite offer and response document of the Company dated 30 June 2016:

AS SPECIAL RESOLUTIONS

“THAT

- (a) the voluntary withdrawal of the listing of the H Shares from the Stock Exchange, be and is hereby approved; and
- (b) any director of the Company be and is hereby authorised to take such other action and execute such documents or deeds as he may consider necessary or desirable for the purpose of implementing the voluntary withdrawal as referred to in paragraph (a) above.”

By order of the Board
Dalian Wanda Commercial Properties Co., Ltd.
Ding Benxi
Chairman

Beijing, the PRC, 30 June 2016

Notes:

1. In order to determine the list of H Shareholders who will be entitled to attend and vote at the EGM, the registers of members of the Company will be closed from Saturday, 16 July 2016 to Monday, 15 August 2016, both days inclusive, during which no transfer of shares will be effected. H Shareholders whose names appear on the registers of members of the Company on Monday, 15 August 2016 shall be entitled to attend and, as the case may be, vote at the H Share Class Meeting. In order for the H shareholders to qualify to attend and vote at the H Share Class Meeting, all transfer documents accompanied by the relevant share certificates must be lodged with the Company's H Share Registrar, Computershare Hong Kong Investor Services Limited at Shops 1712-16, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong no later than 4:30 p.m. on Friday, 15 July 2016 for registration.
2. H Shareholders intending to attend the H Share Class Meeting (or any adjournment thereof) should complete and return the reply slip for attending the H Share Class Meeting (or any adjournment thereof) personally, by facsimile or by post. H Shareholders should complete and return the reply slip to the Company's H Share Registrar, Computershare Hong Kong Investor Services Limited by facsimile (at (852) 2865 0990) or by hand or by post to 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong, such that the reply slip shall be received by the Company 20 days before the H Share Class Meeting (i.e. on or before Monday, 25 July 2016).
3. H Shareholders may, by completing the form of proxy of the Company, appoint one or more proxies to attend and vote at the H Share Class Meeting (or any adjournment thereof) on his behalf. A proxy need not be a shareholder of the Company.
4. H Shareholders must use the form of proxy of the Company for appointing a proxy and the appointment must be in writing. The form of proxy must be signed by the relevant shareholder of the Company or by a person duly authorized by the relevant shareholder of the Company in writing ("**power of attorney**"). If the form of proxy is signed by the person authorized by the relevant shareholder of the Company as aforesaid, the relevant power of attorney and other relevant documents of authorization (if any) must be notarized. If a corporate shareholder of the Company appoints a person other than its legal representative to attend the H Share Class Meeting (or any adjournment thereof) on its behalf, the relevant form of proxy must be affixed with the company seal of the corporate shareholder of the Company or duly signed by its director or any other person duly authorized by that corporate shareholder of the Company as required by the articles of association of the Company.
5. To be valid, the form of proxy and the relevant notarized power of attorney (if any) and other relevant documents of authorization (if any) as mentioned in note 4 above must be delivered to the Computershare Hong Kong Investor Services Limited at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong not less than 24 hours before the time appointed for the EGM.
6. A shareholder of the Company or his proxy should produce proof of identity when attending the H Share Class Meeting (or any adjournment thereof). If a corporate shareholder's legal representative or any other person duly authorized by such corporate shareholder attends the H Share Class Meeting (or any adjournment thereof), such legal representative or other person shall produce his proof of identity, and proof of designation as legal representative or the valid authorization document (as the case may be).
7. The H Share Class Meeting (or any adjournment thereof) is expected to last less than one day. H Shareholders or their proxies who attend the H Share Class Meeting (or any adjournment thereof) shall bear their own travelling, meal and accommodation expenses.
8. The Company's principal place of business in the PRC is situated at:

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9. Pursuant to rule 13.39(4) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, any vote of shareholders at a general meeting must be taken by poll except where the chairman of the general meeting, in good faith, decides to allow a resolution which relates purely to a procedural or administrative matter to be voted on by a show of hands. As such, the chairman of the H Share Class Meeting will demand that all the resolutions proposed at the H Share Class Meeting will be voted on by way of poll in registered form pursuant to article 101 of the articles of association of the Company.
10. The shareholders who hold domestic shares of the Company are required to abstain from voting in the H Share Class Meeting. Further details of the voting arrangements are set out in the composite offer and response document of the Company dated 30 June 2016.

As at the date hereof, the executive directors of the Company are Mr. DING Benxi, Mr. QI Jie and Mr. WANG Zhibin; the non-executive directors of the Company are Mr. QU Dejun, Mr. YIN Hai and Mr. LIU Zhaohui; and the independent non-executive directors of the Company are Dr. HU, Fred Zulu, Mr. QI Daqing and Mr. LI Guinian.