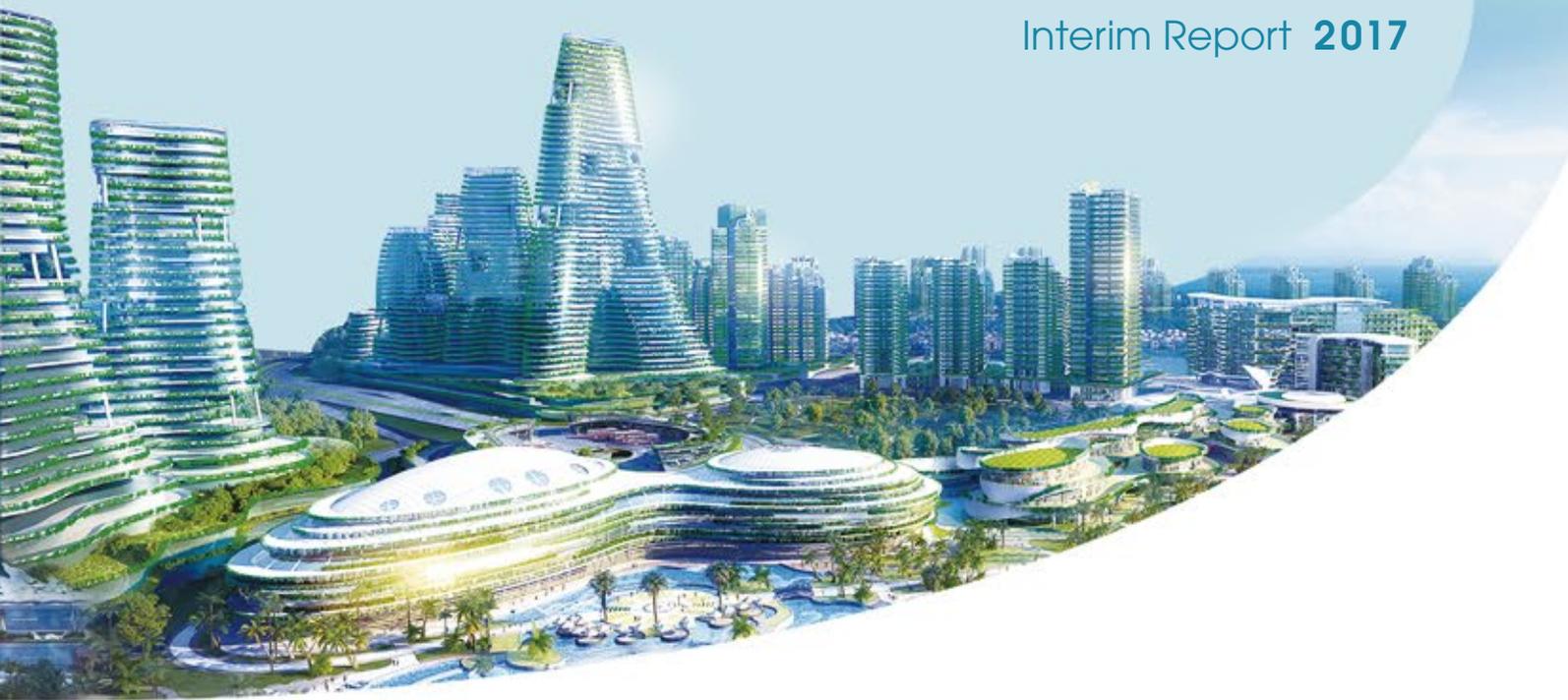


COUNTRY
GARDEN
Holdings Company Limited
碧桂園控股有限公司
(Incorporated in the Cayman Islands with limited liability)
Stock Code: 2007

Interim Report 2017





Country Garden – Venice Town, Changsha

What is Country Garden?

As a large enterprise listed on the Main Board of SEHK (Stock Code: 2007.hk), Country Garden ranks 467th on the Fortune Global 500, and 273th on the Forbes Global 2000. Country Garden not only develops and operates residential communities, but also constructs and manages green, ecological and smart cities. For the first six months of 2017, Country Garden's residential property contracted sales has exceeded RMB288.9 billion (equivalent to USD42 billion) with an area of 32.26 million square meters, climbing to top spot in the global property market.

Country Garden has been consistently trying to promote residential civilization. Leveraging a craftsmanship professional spirit, and utilizing scientific planning and human-centric design, it aims to build good and affordable housing for the whole world. Such housing typically features complete community public facilities, beautiful landscaping, and safe and comfortable residential environment. Country Garden has developed more than 900 residential, business and urban construction projects globally and offers its services to over 3 million property owners.

Country Garden has been making relentless efforts to promote urbanisation. With its two decades of urbanization experience, Country Garden has been actively developing Tech Town projects in an attempt to create a good platform for advanced technological innovations and to provide an ecosystem for industrial revitalization.

Country Garden has been making steady and strong efforts to promote urbanization. Country Garden is highly popular in China, besides it is also gaining a strong position globally,

as it is the developer for Forest City in Malaysia's Iskandar Development Region, lying adjacent to Singapore. Forest City is going to be a city with a substantial focus on sustainable development, integrating business, finance, tourism, culture and entertainment elements. It sets a precedent for construction of a green, ecological and smart city, and serves as a good example for future cities. It won the "Global Human Settlement Planning and Design Award" at the United Nations Conference on Housing and Sustainable Urban Development, and was invited to attend the United Nations Climate Conference. With Forest City's development and operation model as its standard, Country Garden has engaged in community building in Australia, Malaysia, Indonesia, etc.

Country Garden has been consistently pursuing promotion of global commercial civilization, and has been focusing on keeping pace with excellent enterprises around the world. It has worked with global talents, among whom are hundreds of doctorate degree holders from the most prestigious institutions all over the world, and they have joined Country Garden to become "Future Leaders" (management trainee programme). Since its establishment, Country Garden has committed to becoming an enterprise with a strong awareness of conscience and social responsibility, and it has donated over USD470 million for charities. All Country Garden employees have been trying to benefit people and the society.

We are Country Garden, and we consistently work towards the progress of human society.

Country Garden hopes to create a better world with our existence.

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CORPORATE PROFILE



Chaohu Country Garden

Country Garden Holdings Company Limited (stock code: 2007.HK) is China's leading largest residential property developer focusing on urbanization. The Group runs a centralized and standardized business model that comprises property development, construction, decoration, property management, property investment, as well as hotel development and management. Country Garden offers a broad range of products to cater for diverse market demands. Its various products include residential projects such as townhouses, condos, as well as car-parks and retail shops. The Group also develops and manages hotels within some of its projects to enhance the potential for property value appreciation. The Group operates independent hotels as well.

Country Garden was listed on the main board of the Stock Exchange on 20 April 2007. The listing not only provided the Group with additional funding to sustain healthy growth in the future, but it also assisted the Group to establish its foothold in the international capital market. Country Garden was well recognized by the market after listing. It was included in the MSCI Global Standard Index on 1 September 2007. It also became constituent stock of the Hang Seng Composite Index and Hang Seng Mainland 100 on 10 September 2007, FTSE China 50 Index on 14 September 2016, and Hang Seng China (Hong Kong-listed) 25 Index on 12 June 2017. All the above facts symbolized the capital market's recognition of Country Garden as a major component of the Hong Kong stock market and also strengthened the Group's position in the international capital markets.



Country Garden — Ten Miles Beach, Huizhou

Since the beginning, Country Garden has benefited from the thriving economy of the PRC. It has also expanded its business operation out of Guangdong Province into other regions with high economic growth. As of 30 June 2017, excluding Guangdong Province, Country Garden had property development operations in a number of strategically selected locations in 28 provinces/municipalities/autonomous regions in China. Since December 2011, the Group has successfully expanded into overseas market, and has property development projects in Malaysia, Australia and Indonesia. The strategic expansions further reinforced the Group's leading position in Guangdong Province, strengthened its developments in other regions, and demonstrated the excellent execution ability and the potential of the Group's successful business model. The Group was included in Fortune Global 500, ranking 467th as of July 2017.

Looking forward, Country Garden will continue to focus on real estate business and leverage on various financing measures to strengthen or consolidate different community-related businesses in the property industry chain, to improve the platform for community resources consolidation, and to build an industry chain that covers different stages of life cycles, with an aim of unleashing the value of the Group's assets. The Group will continue to further strengthen its competitive edge as a market leader in the industry.

CORE VALUES

CORE VALUES

To shape a prosperous future through our conscience and social responsibility awareness

Country Garden Forest City, Johor, Malaysia

01

CORPORATE MISSION

To create a better society with our existence

02

CORPORATE SPIRIT

To benefit people and the society

03

SERVICE CONCEPT

Five-star living for you



Mr. YEUNG Kwok Keung:
Country Garden
that
I dreamed of

- This is an elitist company
- This is a good place for the talents
- This is a place to learn and make progress
- This is a harmonious big family
- This is a company of integrity and commitment, operating in compliance with laws and regulations
- This is a sensible company that constantly corrects itself
- This is a company of equality which rewards excellence
- This is a company that prospers and constantly betters itself with experiences and practices
- This is a company that builds quality and affordable houses for the whole world
- This is a company that excels in social well-being, corporate benefits and staff benefits
- This is a company that is highly recognized and appreciated by the society
- This is a company dedicated to the development of human society

CHAIRMAN'S STATEMENT



Country Garden — Ten Miles Beach, Huizhou

Profit attributable to the owners approximately RMB **7.50** billion ▲ **39.2%**

Gross profit approximately RMB **17.10** billion ▲ **42.1%**

Total revenue approximately RMB **77.74** billion ▲ **35.5%**



YEUNG Kwok Keung
Chairman

Dear shareholders,

I was a humble craftsman when I founded Country Garden from scratch. Harnessing the tailwinds of China's growing prosperity and urbanisation, I pressed ahead with my colleagues against all odds and with resilience to develop Country Garden into a strong, respectable company. For the six months ended 30 June 2017, the Group together with its associates and joint ventures led the industry in contracted sales growth, with a year-on-year surge of 131.0% to approximately RMB288.91 billion. Building on its record-high contracted sales of over RMB300 billion for last year, Country Garden has scaled new heights by achieving rapid development again and, for that, it has made it to the list of Fortune Global 500 this year.

During the period, the Group's total revenue increased by 35.5% year on year to approximately RMB77.74 billion, gross profit grew by 42.1% year on year to approximately RMB17.10 billion, and profit attributable to owners of the Company increased by 39.2% year on year to approximately RMB7.50 billion. With future delivery of pre-sold but unrecognised areas, we can anticipate further growth of revenue in the future.

Country Garden is grateful to have been born into the era of China's revival. It has been working hard for ever higher achievements by riding on the wave of the country's reform and opening-up policy. The country's property sector has been developing steadily in tandem with the progress of its urbanisation and the growth in its household disposable income. A breakdown of the Group's contracted sales by its target market showed that the property projects in China's first- and second-tier cities contributed to approximately 50% of the total, and those in the third-

CHAIRMAN'S STATEMENT



Country Garden — Guilanshan, Foshan

and fourth-tier cities accounted for the rest. A strong nationwide business presence has enabled the Group to withstand market fluctuations to the highest degree. A firm belief in the country's urbanisation has enabled the Group to persevere in its mission in the wait before dawn and to achieve excellence once more while most of its peers were transfixed with worry about the difficult market.

Country Garden has been growing stronger. During the period, the Group realized cash generated from property sales of approximately RMB220.52 billion and a net operating cash inflow of approximately RMB16.42 billion, making a positive net operating cash flow for the second time after the year of 2016. As at 30 June 2017, the net gearing ratio of the Group decreased by 10.9 percentage points from that as at 31 December 2016 to 37.8%. The weighted average borrowing cost was 5.32%, which was down by 34 basis points from that as at 31 December 2016. The Group's available cash reached approximately RMB120.13 billion and its undrawn credit lines totalled approximately RMB221.97 billion. The Group has such plentiful working capital that it has been recognized by credit rating agencies and major financial institutions for its strong financial

position. We have been striving for sustainable and steady operations so as to fulfil our responsibility towards the capital market. I expect Country Garden to continue its balanced development full steam ahead.

Being humble helps us maintain our leading position in the industry.

Not complacent about the business performance of its operations in mainland China, Country Garden is fostering new growth drivers elsewhere. In Malaysia, the Group established a joint venture with the Government of Johor to develop Forest City, an urban property development and operation project for 20 years. The project has been well received by overseas enterprises and investors. The Group will adhere to its strategy of determining output according to sales performance, that is, undertaking property development projects with roll-over investment according to the overseas market responses. This can help the Group maintain its profitability in the future.

During the period under review, the Group's real estate-related business also made significant progress



Zhengzhou Country Garden



Anqing Country Garden Park No. 1

in development. The Group undertook contracts to manage properties with total gross floor area (“GFA”) of approximately 251 million sq.m. for approximately 1 million home owners in 223 cities across 27 provinces in China. The Group’s property management and community-related businesses generated revenue of approximately RMB1,208 million, up by 24.6% year on year. The business segment also recorded an operating profit of approximately RMB258 million, up by 37.3% year on year. The Group is planning a separate listing of that business on a stock market, and the move will help to enhance all of the Group’s business units in the value chain of the property sector.

Building on past achievements and always bearing in mind the original aim when starting Country Garden.

The blood, sweat and tears with which we founded Country Garden are indelible. Carrying on our entrepreneurial spirit, we build on our successes in the core business of residential property development by exploring other possible business models with the prudence of such a first-rate enterprise as Country Garden. As a property operator, Country Garden has now committed itself to the growing trend towards the integration of industrial development into urban development. The Group is now building tech-towns in the surrounding areas of first-tier cities in the country, thus placing hi-tech industry and urban areas in close proximity. This can provide infrastructure and ancillary services for the hi-tech industry. Country Garden will thus be able to achieve sustainable profitability by developing and operating the properties of such hi-tech townships.

Having been in the industry for almost 30 years, I have never seen any success that have been attained by sheer luck. The Group has evolved its mechanisms well for managing business and human resources to facilitate its development. The partnership scheme was introduced in October 2014. As at 30 June 2017, the partnership scheme was introduced to a total of 973 property projects, which recorded aggregate contracted sales of approximately RMB424.7 billion. We have recruited a large number of top talents in the industry, including 588 holders of PhDs. It has geared up for both the maintenance of its market leadership and a brighter prospect.

I am well aware of an earnest expectation that the property sector will improve the living conditions. As real estate professionals, we should never forget our original goal that we set twenty years ago when we founded Country Garden: to provide safe, aesthetically pleasing and affordable flats that meet the real needs of the home buyers and services; and to become a dedicated property operator who adds impetus to China’s urbanization with a view to evolving into a heritage brand whose history spans a century. Dedication and honesty, I believe, are the traits that make Country Garden thrive. Stakeholders who trust in Country Garden will be rewarded handsomely.

BUSINESS OVERVIEW

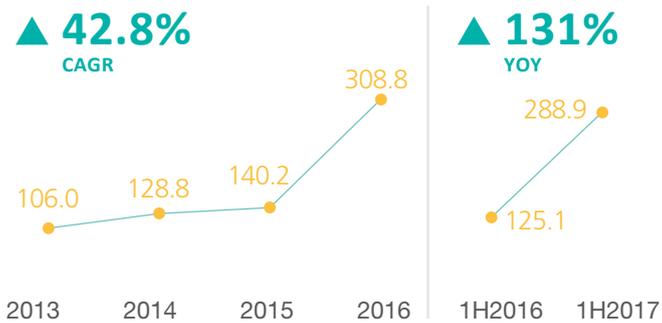
PROPERTY DEVELOPMENT

Contracted Sales

In the first half of 2017, the Group together with its joint ventures and associates reached approximately RMB288.91 billion contracted sales, with contracted gross floor area of approximately 32.26 million sq.m. of which approximately RMB208.64 billion and 24.07 million sq.m. were attributable to owners of the Company.

From 2013 to 2016, the contracted sales compound annual growth rate was approximately 42.8%, and contracted sales in the first half of 2017 increased by 131% as compared with the first half of 2016. In the first half of 2017, the contracted sales outside Guangdong Province was around 69% of that of the Group, reflecting the Group's efforts in geographic diversification.

Contracted Sales (RMB billion)



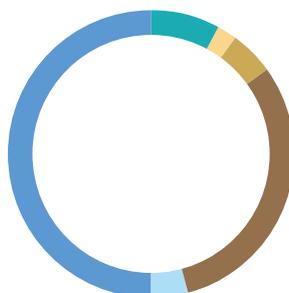
Geographical breakdown of contracted sales in the first half of 2017 (by value)



- 31% Guangdong
- 13% Jiangsu
- 7% Anhui
- 6% Zhejiang
- 5% Hainan
- 4% Henan
- 4% Hunan
- 4% Hubei
- 3% Guizhou
- 23% Others*

Others* including Guangxi, Malaysia, Liaoning, Sichuan, Hebei, Fujian, Tianjin, Gansu, Shandong, Jiangxi, Shanghai, Shanxi, Chongqing, Inner Mongolia, Yunnan, Heilongjiang, Shaanxi, Qinghai, Australia and Jilin

Domestic contracted sales breakdown by city type for the first 6 months of 2017 (by value)



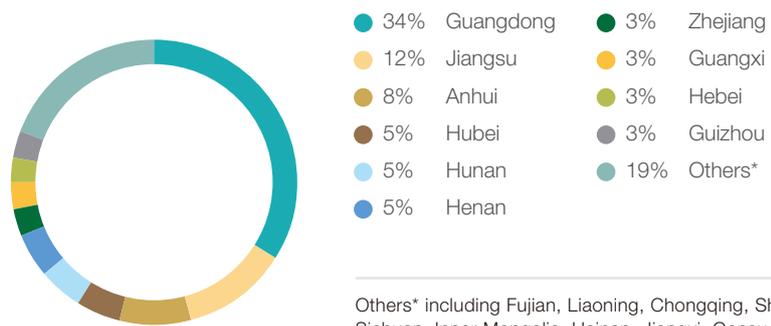
- Located in tier 1 cities, targeting tier 1 cities, 8%
- Located in tier 2 cities, targeting tier 1 cities, 2%
- Located in tier 3&4 cities, targeting tier 1 cities, 5%
- Located in tier 2 cities, targeting tier 2 cities, 31%
- Located in tier 3&4 cities, targeting tier 2 cities, 4%
- Located in tier 3&4 cities, targeting tier 3&4 cities, 50%

Landbank in China

As of 30 June 2017, the acquired GFA in China of the Group together with its joint ventures and associates was 209.83 million sq.m., 66% of the landbank was located outside of Guangdong province. By development stage around 41% of the landbank was under construction, and 23% was presold.

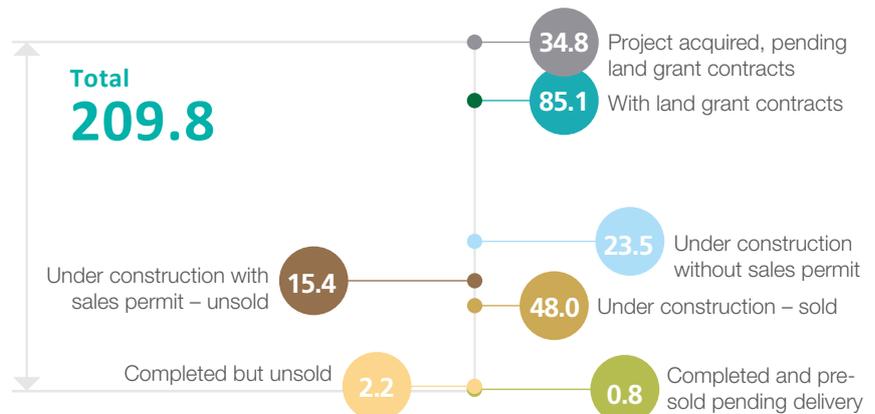
The acquired GFA in China attributable to the owners of the Company was 158.63 million sq.m..

Landbank GFA breakdown by location



Others* including Fujian, Liaoning, Chongqing, Shandong, Sichuan, Inner Mongolia, Hainan, Jiangxi, Gansu, Tianjin, Shaanxi, Yunnan, Shanghai, Beijing, Shanxi, Qinghai, Jilin, Heilongjiang and Ningxia

Landbank GFA breakdown by development stage (million sq.m.)



BUSINESS OVERVIEW

Project Location

As of 30 June 2017, the Group operated 965 projects under different development stages. 959 of these projects were located in China, 4 in Malaysia, 1 in Australia, 1 in Indonesia.



As of 30 June 2017,
the Group's

959
projects

in **China**

were located
as follows:



BUSINESS OVERVIEW



BUSINESS OVERVIEW

Top 100 domestic projects with the highest contracted sales in the first half of 2017

Serial number	Project	City (District)	Aggregate saleable GFA for entire project sq.m.	Interest attributable to the Company %	Total completed saleable GFA sq.m.	Completed property developments ⁽¹⁾		Completion date
						Total saleable GFA sold and delivered sq.m.	Total saleable GFA pre-sold pending delivery sq.m.	
1	Country Garden – Coral Palace (碧桂園•珊瑚宮殿)	Lingshui (Yingzhou)	1,470,219	49%	512,919	511,725	468	30/Jun/17
2	Asian Games Town (亞運城)	Guangzhou (Panyu)	3,659,761	27%	1,297,042	1,280,104	16,938	30/Jun/17
3	Country Garden – Phoenix City (碧桂園•鳳凰城)	Zhenjiang (Jurong)	6,946,150	100%	2,534,169	2,449,605	1,479	6/Jun/17
4	Country Garden – Yinzhou Mansion (碧桂園•鎮州府)	Fuyang (Yingzhou)	673,125	65%				
5	Country Garden – Dragon City – Phases One to Three (碧桂園•龍城—一至三期)	Zhengzhou (Xingyang)	888,776	43%				
6	Country Garden – Ten Miles Beach – including Xiaojing Bay City (碧桂園•十里銀灘(含小徑灣海岸城))	Huizhou (Huidong)	5,358,173	100%	3,441,583	3,436,232		26/Jun/17
7	Country Garden – Phoenix City (碧桂園•鳳凰城)	Xi'an (Weiyang)	1,461,513	49%	298,867	298,537		23/Sep/15
8	Country Garden – Grand Garden (碧桂園•豪園)	Guangzhou (Zengcheng)	1,021,119	100%	819,552	819,301	133	25/Sep/15
9	Country Garden – Times City (碧桂園•時代城)	Langfang (Sanhe)	225,953	60%				
10	Songhu Country Garden (松湖碧桂園)	Dongguan (Dalingshan)	355,534	100%				
11	Country Garden – Century City (碧桂園•世紀城)	Suzhou (Kunshan)	366,687	85%				
12	Country Garden – Gui'an One (碧桂園•貴安1號)	Guiyang (Gui'an)	679,329	100%				
13	Lanzhou Country Garden (蘭州碧桂園)	Lanzhou (Chengguan)	2,634,699	100%	1,100,891	1,086,619	107	25/May/17
14	Country Garden – Park Palace (碧桂園•公園上城)	Huizhou (Dayawan)	1,075,273	54%				
15	Country Garden – Park Royal (碧桂園•皇家花園)	Dongguan (Guancheng)	146,669	100%				
16	Country Garden – Guiyang One (碧桂園•貴陽1號)	Guiyang (Huaxi)	650,863	51%				
17	Country Garden – Wutong Mansion (碧桂園•梧桐府)	Jiaxing (Tongxiang)	136,087	85%				
18	Country Garden – The Cullinan (碧桂園•天璽)	Liu'an (Yu'an)	458,548	60%				
19	Country Garden – Spring City (碧桂園•清泉城)	Lingshui (Yingzhou)	92,417	47%				
20	Country Garden – Galaxy Palace (碧桂園•銀河城)	Shenyang (Yuhong)	3,080,206	92%	2,371,379	2,325,947	21,166	27/May/17
21	Country Garden – Phoenix Bay – Phases One to Five (碧桂園•鳳凰灣—一至五期)	Xinxiang (Pingyuan)	835,055	92%	42,488	42,337	151	25/Nov/16
22	Country Garden – Bay One (碧桂園•海灣1號)	Guangzhou (Nansha)	168,572	95%				

Properties under development ⁽³⁾				Properties for future development ⁽⁵⁾				Saleable GFA for future development with land grant contracts
Total saleable GFA under development sq.m.	Total saleable GFA with sales permit sq.m.	Total saleable GFA pre-sold sq.m.	Actual/Estimated pre-sale commencement date	Estimated completion date	Saleable GFA for future development sq.m.	Estimated pre-sale commencement date	Estimated completion date	
957,300	419,058	331,773	7/Nov/14	4th Quarter, 2019				
222,719	222,719	209,640	11/Jun/12	2nd Quarter, 2019	2,140,000	4th Quarter, 2017	4th Quarter, 2023	
1,171,958	834,071	781,087	10/Jan/14	4th Quarter, 2019	2,767,033	4th Quarter, 2017	4th Quarter, 2024	472,990
460,821	409,781	255,503	30/Sep/16	4th Quarter, 2019	212,304	4th Quarter, 2017	4th Quarter, 2019	
646,619	609,588	434,778	30/Sep/16	4th Quarter, 2019	242,157	4th Quarter, 2017	4th Quarter, 2020	
794,985	713,712	565,707	23/Mar/12	3rd Quarter, 2019	1,121,605	3rd Quarter, 2017	4th Quarter, 2021	
338,167	338,167	325,447	12/Oct/13	2nd Quarter, 2019	824,479	4th Quarter, 2017	4th Quarter, 2020	
201,567	201,567	166,533	9/Jul/10	4th Quarter, 2018				
225,953	111,906	111,906	30/Mar/16	1st Quarter, 2019				
355,534	348,432	287,592	18/Mar/16	4th Quarter, 2018				
366,687	286,652	222,790	2/Aug/16	1st Quarter, 2019				
628,259	628,259	501,966	14/Jun/16	4th Quarter, 2019				51,070
867,934	774,263	692,074	22/Sep/13	3rd Quarter, 2019	665,874	4th Quarter, 2017	4th Quarter, 2020	
612,229	281,155	237,544	8/Sep/16	4th Quarter, 2019	463,044	2nd Quarter, 2018	4th Quarter, 2020	
146,669	146,669	122,852	20/Oct/16	4th Quarter, 2018				
390,397	346,734	262,464	14/Dec/16	2nd Quarter, 2019				260,466
136,087	123,865	116,713	3/Mar/17	4th Quarter, 2018				
458,548	449,897	414,837	19/Aug/16	4th Quarter, 2018				
92,417	92,417	91,690	10/Dec/16	3rd Quarter, 2018				
672,149	645,993	545,936	10/Dec/14	3rd Quarter, 2019	33,386	4th Quarter, 2017	4th Quarter, 2019	3,292
535,322	409,483	370,698	30/Oct/15	2nd Quarter, 2019	257,245	4th Quarter, 2017	4th Quarter, 2019	
168,572	166,896	161,561	8/Jun/16	3rd Quarter, 2018				

BUSINESS OVERVIEW

Serial number	Project	City (District)	Aggregate saleable GFA for entire project sq.m.	Interest attributable to the Company %	Total completed saleable GFA sq.m.	Completed property developments ⁽¹⁾		Completion date
						Total saleable GFA sold and delivered sq.m.	Total saleable GFA pre-sold pending delivery sq.m.	
23	Country Garden Hill Lake City (碧桂園山湖城)	Qingyuan (Qingcheng)	1,537,205	100%	738,216	738,130		30/Jun/2017
24	Country Garden – Pinghou Mansion (碧桂園•平侯府)	Bozhou (Qiaocheng)	297,673	51%				
25	Country Garden me & you (碧桂園•蜜柚)	Guangzhou (Nansha)	170,443	70%				
26	Country Garden – Central Mansion (碧桂園•中央首府)	Haikou (Longhua)	351,843	85%				
27	Jieyang Country Garden (揭陽碧桂園)	Jieyang (Jiedong)	543,321	65%				
28	Country Garden – Ronghui (碧桂園•榮匯)	Shenzhen (Longgang)	90,834	90%				
29	Humen Country Garden (虎門碧桂園)	Dongguan (Humen)	278,948	100%	19,026	19,026		13/Mar/2017
30	Country Garden – Jade Mansion (碧桂園•翡翠華府)	Wuhu (Wuwei)	326,039	49%				
31	Huilai Country Garden (惠來碧桂園)	Jieyang (Huilai)	459,785	100%				
32	Country Garden – Jiayu Garden (碧桂園•嘉譽花園)	Guangzhou (Zengcheng)	174,298	85%				
33	Chaozhou Country Garden (潮州碧桂園)	Chouzhou (Xiangqiao)	508,853	100%				
34	Longyou Country Garden (龍游碧桂園)	Quzhou (Longyou)	123,407	66%				
35	Country Garden Taifu International (碧桂園泰富國際)	Wuhan (Caidian)	383,664	20%				
36	Country Garden – Haichang Star Phase Four (碧桂園•海昌之星四期)	Wuhan (Dongxihu Area)	553,667	43%	367,989	316,561	51,428	21/Jan/2016
37	Country Garden – City Garden (碧桂園•城市花園)	Guangzhou (Zengcheng)	436,681	100%	177,195	174,094	67	15/Aug/2016
38	Country Garden – Tianyue Bay Mansion (碧桂園•天悅灣名邸)	Suzhou (Taicang)	155,435	85%				
39	Country Garden – Jade River (碧桂園•翡翠濱江)	Taizhou (Jingjiang)	190,511	57%				
40	Beihai Country Garden (北海碧桂園)	Beihai (Yin Hai)	363,872	80%				
41	Country Garden Wantou Central Mansion (碧桂園院投中央名邸)	Chuzhou (Nanqiao)	322,117	34%				
42	Huayao Country Garden – Ten Miles Riverside (華耀碧桂園•十里江灣)	Hengyang (Shigu)	1,105,947	60%				
43	Country Garden – Nanzhan New City (碧桂園•南站新城)	Huizhou (Huiyang)	4,081,060	60%				

BUSINESS OVERVIEW



Properties under development ⁽³⁾				Properties for future development ⁽⁵⁾				Saleable GFA for future development with land grant contracts
Total saleable GFA under development sq.m.	Total saleable GFA with sales permit sq.m.	Total saleable GFA pre-sold sq.m.	Actual/ Estimated pre-sale commencement date	Estimated completion date	Saleable GFA for future development sq.m.	Estimated pre-sale commencement date	Estimated completion date	
231,058	121,644	107,817	14/Sep/2016	4th Quarter, 2018	567,931	4th Quarter, 2017	4th Quarter, 2021	
274,920	272,313	172,872	5/Jan/2017	2nd Quarter, 2019	22,753	4th Quarter, 2017	4th Quarter, 2019	
170,443	167,821	162,706	5/Aug/2016	3rd Quarter, 2018				
214,145	214,145	139,813	16/Nov/2016	4th Quarter, 2018	137,698	4th Quarter, 2017	4th Quarter, 2019	
543,321	543,321	540,130	22/Jun/2016	2nd Quarter, 2019				
90,834	90,834	57,157	17/Jan/2017	2nd Quarter, 2019				
259,922	233,279	136,081	8/Aug/2016	4th Quarter, 2018				
326,039	311,606	246,235	15/Nov/2016	4th Quarter, 2018				
459,785	288,751	239,482	2/Dec/2016	4th Quarter, 2019				
174,298	142,798	106,462	24/Mar/2017	4th Quarter, 2018				
228,687	218,596	218,022	16/Dec/2016	4th Quarter, 2018	280,166	3rd Quarter, 2017	4th Quarter, 2019	
123,407	123,407	117,258	23/Dec/2016	4th Quarter, 2018				
310,086	202,330	165,343	11/Oct/2016	2nd Quarter, 2019	73,578	2nd Quarter, 2018	4th Quarter, 2019	
185,678	181,454	179,664	8/Sep/2015	4th Quarter, 2018				
259,486	257,484	238,978	22/Jan/2016	4th Quarter, 2018				
155,435	153,263	59,833	18/Nov/2016	4th Quarter, 2018				
190,511	163,100	125,207	1/Dec/2016	4th Quarter, 2018				
184,628	148,403	138,464	30/Nov/2016	4th Quarter, 2018	179,244	4th Quarter, 2017	4th Quarter, 2019	
313,735	309,831	146,405	22/Dec/2016	4th Quarter, 2018	8,382	1st Quarter, 2018	2nd Quarter, 2019	
599,450	575,535	509,301	29/Sep/2016	2nd Quarter, 2019	506,497	4th Quarter, 2017	4th Quarter, 2019	
158,436	132,491	118,558	14/Nov/2016	4th Quarter, 2018	3,922,624	4th Quarter, 2017	4th Quarter, 2024	

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Serial number	Project	City (District)	Aggregate saleable GFA for entire project sq.m.	Interest attributable to the Company %	Total completed saleable GFA sq.m.	Completed property developments ⁽¹⁾			Completion date
						Total saleable GFA sold and delivered sq.m.	Total saleable GFA pre-sold pending delivery sq.m.		
44	Wujiang – Country Garden City Plaza (五江•碧桂園城市廣場)	Loudi (Louxing)	626,732	51%					
45	Country Garden Longxi Hill (碧桂園龍巖山)	Huizhou (Dayawan)	204,303	100%					
46	Country Garden Feicuitai (碧桂園翡翠台)	Nanjing (Lishui)	116,846	60%					
47	Country Garden – Dexin Mansion (碧桂園•德信公館)	Quzhou (Kecheng)	348,065	47%					
48	Shantou Country Garden (汕頭碧桂園)	Shantou (Longhu)	153,470	100%					
49	Country Garden – Europe City (碧桂園•歐洲城)	Chuzhou (Nanqiao)	1,866,376	100%	1,076,618	1,060,969	2,203	27/Jun/2017	
50	Lunjiao Country Garden (倫敦碧桂園)	Foshan (Shunde)	445,850	65%					
51	Country Garden – Shilijiangnan (碧桂園•十里江南)	Suzhou (Wujiang)	221,541	40%					
52	Country Garden – Ten Miles Riverside (碧桂園•十里江灣)	Yangjiang (Binhai New Area)	424,254	94%					
53	Country Garden – City One (碧桂園•首座)	Dongguan (Dalang)	421,878	60%					
54	Country Garden – Jade Bay – Phases One to Three (碧桂園•翡翠灣一至三期)	Suzhou (Zhangjiagang)	292,993	60%	–	–	–		
55	Wuhu Country Garden (蕪湖碧桂園)	Wuhu (Sanshanqu)	1,849,800	100%	1,426,830	1,404,532	7,161	18/Jan/2017	
56	Country Garden – City Central One (碧桂園•城央壹品)	Dongguan (Guancheng)	97,857	100%					
57	Shatian Country Garden (沙田碧桂園)	Dongguan (Shatian)	371,035	100%	43,705	43,459		13/Jun/2016	
58	Country Garden Cuihu Bay (碧桂園翠湖灣)	Huizhou (Huiyang)	342,377	70%					
59	Country Garden – Amber Garden (碧桂園琥珀花園)	Guangzhou (Zengcheng)	142,801	51%					
60	Country Garden – Yanshan Mansion (碧桂園•燕山公館)	Changzhou (Liyang)	322,669	100%					
61	Country Garden Haojing Bay (碧桂園濠景灣)	Shanghai (Fengxian)	33,563	33%					
62	Country Garden Longyue (碧桂園龍悅)	Hangzhou (Xiaoshan)	115,998	100%					
63	Tianshui Country Garden (天水碧桂園)	Tianshui Qinzhou	458,441	93%					
64	Country Garden – Jade Bay (碧桂園•翡翠灣)	Jiangmen (Kaiping)	859,073	100%	590,970	588,756	2,214	23/Dec/2016	
65	Shaoguan Country Garden – Sun Palace (韶關碧桂園•太陽城)	Shaoguan (Xilian)	3,725,556	100%	1,355,460	1,344,436	604	15/Dec/2016	
66	Country Garden – Grand Mansion (碧桂園•華府)	Foshan (Shunde)	360,514	73%	119,759	116,921		28/Jun/2017	

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Properties under development ⁽³⁾				Properties for future development ⁽⁵⁾				Saleable GFA for future development with land grant contracts
Total saleable GFA under development sq.m.	Total saleable GFA with sales permit sq.m.	Total saleable GFA pre-sold sq.m.	Actual/ Estimated pre-sale commencement date	Estimated completion date	Saleable GFA for future development sq.m.	Estimated pre-sale commencement date	Estimated completion date	
483,633	352,451	324,220	25/Aug/2015	2nd Quarter, 2019	143,099	1st Quarter, 2018	2nd Quarter, 2020	
204,303	148,325	94,019	14/Dec/2016	4th Quarter, 2018				
116,846	110,126	109,486	24/Mar/2017	4th Quarter, 2018				
348,065	220,003	167,619	3/Nov/2016	4th Quarter, 2018				
153,470	134,366	109,744	19/Jan/2017	2nd Quarter, 2019				
559,748	553,257	161,554	28/Nov/2016	2nd Quarter, 2019	230,010	2nd Quarter, 2018	4th Quarter, 2020	
445,850	236,166	169,019	16/Nov/2016	4th Quarter, 2019				
103,854	79,050	60,986	8/Dec/2016	4th Quarter, 2018	117,687	4th Quarter, 2017	2nd Quarter, 2019	
191,709	189,385	163,135	24/Feb/2017	4th Quarter, 2018	232,545	4th Quarter, 2017	4th Quarter, 2019	
421,878	80,362	55,351	3/Mar/2017	2nd Quarter, 2019				
292,993	282,808	235,589	8/Apr/2016	4th Quarter, 2018				
422,970	416,015	233,805	31/Oct/2016	2nd Quarter, 2019				
97,857	94,332	56,840	9/Dec/2016	4th Quarter, 2018				
309,706	72,385	71,395	9/Dec/2016	2nd Quarter, 2019	17,624	1st Quarter, 2018	4th Quarter, 2019	
342,377	186,372	183,370	13/Jan/2016	2nd Quarter, 2019				
142,801	139,503	101,754	6/Jan/2017	3rd Quarter, 2018				
243,190	89,308	89,308	20/Apr/2017	4th Quarter, 2018	79,479	4th Quarter, 2017	4th Quarter, 2019	
33,563	33,563	32,223	6/Dec/2016	3rd Quarter, 2018				
115,998	115,998	92,938	24/Jun/2016	4th Quarter, 2018				
325,123	325,123	239,929	15/Sep/2016	2nd Quarter, 2019	133,318	3rd Quarter, 2017	4th Quarter, 2019	
199,399	199,399	183,822	5/Feb/2016	4th Quarter, 2018	68,704	3rd Quarter, 2017	4th Quarter, 2019	
755,794	351,089	328,620	29/Apr/2016	4th Quarter, 2019	1,614,302	1st Quarter, 2018	4th Quarter, 2024	
240,755	189,885	142,501	22/Aug/2016	1st Quarter, 2019				

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Serial number	Project	City (District)	Aggregate saleable GFA for entire project sq.m.	Interest attributable to the Company %	Completed property developments ⁽¹⁾			Completion date
					Total completed saleable GFA sq.m.	Total saleable GFA sold and delivered sq.m.	Total saleable GFA pre-sold pending delivery sq.m.	
67	Country Garden – Diamond Bay (碧桂園•鑽石灣)	Suzhou (Zhangjiagang)	78,671	100%				
68	Country Garden – Xijiang Mansion – Phases one & Two (碧桂園•西江禦府一二期)	Jiangmen (Pengjiang)	340,115	51%				
69	Sanming Country Garden (三明碧桂園)	Sanming (Meilie)	970,964	100%	626,937	619,762		23/Dec/2016
70	Country Garden Pudong Star Delicacy (碧桂園浦東星作)	Shanghai (Pudong)	39,707	50%				
71	Ningbo Yinzhou Wetland Park Project (寧波鄞州濕地公園項目)	Ningbo (Yinzhou)	115,714	100%				
72	ZhengKai Country Garden (鄭開碧桂園)	Kaifeng (Xinqu)	241,932	70%				
73	Country Garden – Phoenix City (碧桂園•鳳凰城)	Zhongshan (Nanqu)	1,126,406	85%				
74	Anqing Country Garden (安慶碧桂園)	Anqing (Yingjiang)	3,095,269	100%	2,000,690	1,987,175	1,135	30/Jun/2017
75	Country Garden – Tianhui (碧桂園•天匯)	Jiangmen (Heshan)	220,248	51%				
76	Country Garden – Lianfa Rongjiang Mansion (碧桂園•聯發蓉江府)	Ganzhou (Rongjiang New City)	158,805	100%				
77	Country Garden – Mansion One (碧桂園•府前1號)	Quzhou (Kecheng)	98,906	100%				
78	Danzao Country Garden (丹灶碧桂園)	Foshan (Nanhai)	292,355	100%				
79	Country Garden – Phoenix Bay (碧桂園•鳳凰灣)	Foshan (Shunde)	2,736,584	42%				
80	Jintan Country Garden (金壇碧桂園)	Changzhou (Jintan)	395,796	85%	119,110	118,707	403	31/Dec/2016
81	Country Garden – Golden Beach (碧桂園•金沙灘)	Lin'gao (Lin'gao)	677,572	51%	433,064	414,177	1,806	15/Dec/2016
82	Country Garden East Coast (碧桂園東海岸)	Qionghai (Boao)	1,026,946	43%	112,137	109,124	375	30/Dec/2016
83	Country Garden – Jade Mansion (碧桂園•翡翠華府)	Zhenjiang (Jurong)	476,248	85%				
84	Country Garden – Century City (碧桂園•世紀城邦)	Zhenjiang (Jurong)	388,101	100%				
85	Country Garden – Riverside One (碧桂園•江灣1號)	Shaoxing (shengzhou)	413,015	51%				
86	Country Garden Forest One (碧桂園天麓1號)	Qiannanzhou (Longli)	402,630	50%	40,796	39,631	168	16/Dec/2016
87	Taishan Country Garden (臺山碧桂園)	Jiangmen (Taishan)	2,501,410	100%	1,330,938	1,328,625	869	29/Jun/2017
88	Country Garden – Longyue (碧桂園•瓏悅)	Wenzhou (Lucheng)	124,657	95%				

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Properties under development ⁽³⁾				Properties for future development ⁽⁵⁾				Saleable GFA for future development with land grant contracts
Total saleable GFA under development sq.m.	Total saleable GFA with sales permit sq.m.	Total saleable GFA pre-sold sq.m.	Actual/ Estimated pre-sale commencement date	Estimated completion date	Saleable GFA for future development sq.m.	Estimated pre-sale commencement date	Estimated completion date	
78,671	78,671	70,548	31/Mar/2017	4th Quarter, 2018				
340,115	295,455	274,139	28/Jan/2016	2nd Quarter, 2019				
344,027	333,033	233,310	21/Feb/2014	4th Quarter, 2018				
39,707	39,707	36,256	31/Dec/2016	4th Quarter, 2018				
115,714	114,336	82,821	24/Jun/2016	2nd Quarter, 2018				
241,932	105,188	93,499	4/Jan/2017	2nd Quarter, 2019				
149,008	114,088	65,535	23/Dec/2016	4th Quarter, 2018	977,398	4th Quarter, 2017	4th Quarter, 2020	
108,206	108,206	107,562	19/Jan/2017	4th Quarter, 2018	986,373	4th Quarter, 2017	4th Quarter, 2021	
220,248	160,795	157,320	30/Sep/2016	2nd Quarter, 2019				
158,805	126,006	112,056	31/May/2017	1st Quarter, 2019				
98,906	98,906	78,175	27/Oct/2016	3rd Quarter, 2018				
292,355	179,166	161,850	30/Sep/2016	3rd Quarter, 2019				
1,096,501	348,809	265,388	10/Aug/2016	2nd Quarter, 2020	1,640,083	2nd Quarter, 2018	4th Quarter, 2022	
276,686	274,741	271,414	19/Jun/2015	4th Quarter, 2018				
106,480	106,480	102,935	11/Mar/2016	2nd Quarter, 2018				138,028
324,687	169,919	156,721	11/Sep/2009	2nd Quarter, 2019	590,122	4th Quarter, 2017	4th Quarter, 2020	
476,248	303,767	267,670	4/Jun/2016	4th Quarter, 2018				
388,101	384,684	379,786	30/Dec/2015	4th Quarter, 2018				
314,951	291,342	128,900	18/Nov/2016	1st Quarter, 2019				98,064
313,572	313,572	208,944	17/Dec/2015	4th Quarter, 2018	48,262	4th Quarter, 2017	2nd Quarter, 2019	
282,898	190,328	123,711	8/Oct/2016	4th Quarter, 2018	887,574	4th Quarter, 2017	4th Quarter, 2021	
36,857	36,857	27,886	23/May/2017	4th Quarter, 2018	87,800	4th Quarter, 2017	4th Quarter, 2019	

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Serial number	Project	City (District)	Aggregate saleable GFA for entire project sq.m.	Interest attributable to the Company %	Total completed saleable GFA sq.m.	Completed property developments ⁽¹⁾		Completion date
						Total saleable GFA sold and delivered sq.m.	Total saleable GFA pre-sold pending delivery sq.m.	
89	Country Garden – Hu-pan-yue-shan (碧桂園•湖畔樾山)	Suzhou (Xiangcheng)	342,157	43%				
90	Country Garden – Jade Mansion (碧桂園•翡翠華府)	Nantong (chongchuan)	150,864	100%				
91	Country Garden – Dragon City (碧桂園•龍城)	Bozhou (Guoyang)	147,797	43%				
92	Country Garden – Ten Miles Riverside (碧桂園•十里江灣)	Liuzhou (Chengzhongqu)	490,541	43%				
93	Dongshangu Country Garden (東山谷碧桂園)	Meizhou (Meijiang)	504,055	83%				
94	Country Garden – Ten Miles Golden Beach (碧桂園•十里金灘)	Yantai (Haiyang)	2,220,603	90%	712,988	605,017	8,031	19/Apr/2016
95	Country Garden – Xixi Court (碧桂園•西溪雅苑)	Wuxi (Huishan)	288,040	85%				
96	Cixi Country Garden (慈溪碧桂園)	Ningbo (Cixi)	215,914	100%	215,914	209,416	1,350	24/Oct/2016
97	Country Garden – Ten Miles Riverside (碧桂園•十里江灣)	Fuzhou (Minhou)	148,792	51%				
98	Nanjing Country Garden (南京碧桂園)	Nanjing (Jiangning)	656,294	100%	417,548	409,755		17/Apr/2017
99	Shengze Country Garden – including Times City (盛澤碧桂園(含時代城))	Suzhou (Wujiang)	627,304	100%				
100	Lianjiang Country Garden (廉江碧桂園)	Zhanjiang (Lianjiang)	381,628	79%				
Total			80,738,363		24,344,780	23,898,680	118,256	

Notes:

- 1 Based on the measurement reports from relevant government departments.
 - 2 Based on the actual measurements by the project management departments of the Group.
 - 3 “Salable GFA for future development” for each project is the GFA expected to be built.
- (1), (2), (3) had obtained land use right certificates, development and operation rights or land titles.

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Properties under development ⁽³⁾				Properties for future development ⁽⁵⁾				Saleable GFA for future development with land grant contracts
Total saleable GFA under development sq.m.	Total saleable GFA with sales permit sq.m.	Total saleable GFA pre-sold sq.m.	Actual/ Estimated pre-sale commencement date	Estimated completion date	Saleable GFA for future development sq.m.	Estimated pre-sale commencement date	Estimated completion date	
212,086	171,517	68,937	23/Mar/2017	2nd Quarter, 2019	130,071	4th Quarter, 2017	4th Quarter, 2019	
140,017	108,968	54,746	14/Dec/2016	4th Quarter, 2018	10,847	4th Quarter, 2017	2nd Quarter, 2019	
147,797	147,797	140,235	25/Jan/2017	4th Quarter, 2018				
155,642	155,642	104,308	30/Sep/2016	4th Quarter, 2018	334,899	4th Quarter, 2017	4th Quarter, 2019	
458,684	316,656	224,176	31/May/2016	2nd Quarter, 2019	45,371	1st Quarter, 2018	4th Quarter, 2019	
338,751	172,431	24,592	15/Aug/2013	2nd Quarter, 2019	1,013,925	2nd Quarter, 2018	4th Quarter, 2023	154,939
178,983	178,983	92,394	20/Jan/2017	1st Quarter, 2019	109,057	4th Quarter, 2017	3rd Quarter, 2019	
148,792	116,680	115,801	22/Mar/2016	4th Quarter, 2018				
238,746	235,596	207,761	17/Jun/2016	4th Quarter, 2018				
377,542	310,664	223,141	13/Apr/2016	4th Quarter, 2018	249,762	4th Quarter, 2017	4th Quarter, 2019	
302,111	299,799	281,621	20/Apr/2016	4th Quarter, 2018	79,517	4th Quarter, 2017	2nd Quarter, 2019	
30,960,905	24,401,750	19,488,244			24,253,829			1,178,849

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Landbank GFA breakdown by location

Location	Completed property developments ⁽¹⁾				Properties under development ⁽²⁾			Properties for future development ⁽³⁾	Saleable GFA for future development with land grant contracts sq.m.
	Total saleable GFA for entire project sq.m.	Total completed saleable GFA sq.m.	Total saleable GFA sold and delivered sq.m.	Total saleable GFA pre-sold pending delivery sq.m.	Total saleable GFA under development sq.m.	Total saleable GFA with sales permit sq.m.	Total GFA pre-sold sq.m.	Saleable GFA for future development sq.m.	
Guangdong	120,230,498	49,340,669	48,762,893	176,433	26,079,514	16,199,373	12,863,720	34,196,712	10,613,603
Jiangsu	34,875,735	9,292,476	8,895,346	112,735	11,906,984	9,353,859	7,107,769	9,486,627	4,189,648
Anhui	28,785,688	11,258,260	10,885,578	50,729	7,435,610	5,888,606	3,982,555	6,457,580	3,634,238
Hubei	16,515,274	6,616,117	6,415,056	118,743	3,515,173	2,641,507	2,310,971	5,120,603	1,263,381
Hunan	15,343,176	5,514,080	5,284,408	87,976	5,013,488	3,713,798	2,948,134	2,983,670	1,831,938
Henan	10,667,134	874,114	828,140	3,431	4,055,273	2,882,561	2,005,421	3,161,646	2,576,101
Liaoning	9,529,332	5,471,696	5,268,117	47,857	1,782,265	1,447,179	1,031,352	2,054,229	221,142
Zhejiang	8,373,127	1,969,650	1,829,384	31,431	3,158,439	2,192,975	1,562,141	1,392,031	1,853,007
Guangxi	7,487,345	1,095,621	1,007,892	20,935	3,022,009	2,470,605	1,918,169	2,536,602	833,113
Hebei	6,752,373	631,168	562,851	50,978	3,428,273	2,782,112	2,178,961	1,737,421	955,511
Fujian	6,675,851	2,027,896	1,984,734	2,289	2,059,643	1,662,857	1,228,476	1,835,279	753,033
Guizhou	6,537,553	778,142	747,422	2,390	3,442,780	3,307,668	2,331,559	1,227,508	1,089,123
Shandong	5,955,513	2,056,916	1,871,699	23,638	1,487,199	1,014,923	557,863	1,832,053	579,345
Chongqing	5,529,410	1,345,374	1,324,429	99	904,814	614,678	385,402	587,219	2,692,003
Sichuan	4,705,686	1,409,526	1,304,239	51,088	2,189,181	1,880,349	1,396,448	1,050,853	56,126
Inner Mongolia	4,593,109	1,534,157	1,474,270	10,853	238,781	122,657	87,478	2,820,171	–
Hainan	4,248,568	1,267,128	1,229,028	6,852	1,841,954	1,064,415	882,282	1,001,458	138,028
Gansu	3,472,827	1,233,777	1,159,672	1,830	1,439,868	1,225,028	1,005,991	799,192	–
Tianjin	3,236,448	972,493	951,008	7,779	788,479	492,026	337,061	1,427,248	48,228
Jiangxi	3,179,285	883,596	850,691	5,860	828,554	664,434	589,318	1,064,775	402,360
Shaanxi	1,926,781	354,027	350,637	–	659,537	659,537	573,522	913,217	–
Yunnan	1,119,835	193,620	170,881	239	459,092	315,567	265,975	114,478	352,645
Shanghai	927,611	–	–	–	381,250	193,313	142,360	546,361	–
Beijing	823,770	–	–	–	–	–	–	319,565	504,205
Shanxi	719,028	51,621	33,676	1,758	368,714	322,270	110,606	188,644	110,049
Heilongjiang	471,087	373,152	338,118	5,655	97,935	62,268	12,737	–	–
Qinghai	390,439	–	–	–	265,448	205,353	146,115	124,991	–
Jilin	345,407	169,256	120,350	–	49,151	–	–	127,000	–
Ningxia	59,296	–	–	–	–	–	–	–	59,296
Total of China	313,477,186	106,714,532	103,650,519	821,578	86,899,398	63,379,918	47,962,386	85,107,133	34,756,123

Notes:

- Based on the measurement reports from departments relevant government departments.
- Based on the actual measurements by the project management departments of the Group.
- Salable "GFA for future development" is the GFA expected to be built.

(1), (2), (3) had obtained land use right certificates, development and operation rights or land titles.

The development status of the Group's hotel properties

The Group has developed and currently operated 8 five-star hotels and 2 four-star hotels, as well as 39 hotels which have been developed to the five-star rating standard and 4 hotels which have been developed to the four-star rating standard under the “Star-Rating Standard for Tourist Hotels”. In addition, the Group has 7 hotels that are under construction in accordance with the five-star rating standard and 2 hotels that are under construction in accordance with the four-star rating standard of the “Star-Rating Standard for Tourist Hotels”.

The development status of the Group's hotel properties as at 30 June 2017 is as follow:

Name of Hotel	Location	Actual/ *Estimated Opening Date	Number of Rooms	Star-rating ⁽¹⁾
Country Garden Holiday Resorts (順德碧桂園度假村)	Shunde Country Garden, Foshan, Guangdong Province	February 2000	201	Four-Star (in operation)
Phoenix City Hotel, Guangzhou (廣州鳳凰城酒店)	Country Garden Phoenix City, Guangzhou, Guangdong Province	November 2003	573	Five-Star (in operation)
Country Garden Holiday Islands Hotel (碧桂園假日半島酒店)	Qingyuan Holiday Islands Country Garden, Qingyuan, Guangdong Province	December 2004	225	Five-Star (in operation)
Country Garden Phoenix Hotel, Heshan (鶴山碧桂園鳳凰酒店)	Heshan Country Garden, Jiangmen, Guangdong Province	July 2005	282	Five-Star (in operation)
Country Garden Phoenix Hotel, Yangjiang (陽江碧桂園鳳凰酒店)	Yangdong Country Garden, Yangjiang, Guangdong Province	May 2007	342	Five-Star (in operation)
Country Garden Phoenix Hotel, Taishan (臺山碧桂園鳳凰酒店)	Taishan Country Garden, Jiangmen, Guangdong Province	November 2007	337	Five-Star (in operation)
Country Garden Phoenix Hot Spring Hotel, Xianning (咸寧碧桂園鳳凰溫泉酒店)	Country Garden — Hot Spring City, Xianning, Hubei Province	November 2009	328	Five-Star (in operation)
Country Garden Phoenix Hotel, Gaoming (高明碧桂園鳳凰酒店)	Gaoming Country Garden, Foshan, Guangdong Province	November 2009	336	Five-Star (in operation)
Country Garden Phoenix Hotel, Changshou, Chongqing (重慶長壽碧桂園鳳凰酒店)	Changshou Country Garden, Changshou, Chongqing Municipality	September 2010	335	Five-Star (in operation)
Country Garden Phoenix Hotel, Jingmen (荊門碧桂園鳳凰酒店)	Jingmen Country Garden, Jingmen, Hubei Province	October 2010	138	Four-Star (in operation)
Country Garden Phoenix Hotel, Wuyi (五邑碧桂園鳳凰酒店)	Wuyi Country Garden, Jiangmen, Guangdong Province	December 2005	95	According to five-star rating standard (in operation)

BUSINESS OVERVIEW

Name of Hotel	Location	Actual/ *Estimated Opening Date	Number of Rooms	Star-rating ⁽¹⁾
Country Garden Phoenix Hotel, Changsha (長沙碧桂園鳳凰酒店)	Changsha Country Garden, Changsha, Hunan Province	October 2007	343	According to five-star rating standard (in operation)
Country Garden Phoenix Hotel, Zhaoqing (肇慶碧桂園鳳凰酒店)	Zhaoqing Country Garden, Zhaoqing, Guangdong Province	February 2009	285	According to five-star rating standard (in operation)
Country Garden Phoenix Hotel, Xinhui (新會碧桂園鳳凰酒店)	Xinhui Country Garden, Jiangmen, Guangdong Province	March 2009	374	According to five-star rating standard (in operation)
Maritim Hotel, Wuhu (蕪湖碧桂園瑪麗蒂姆酒店)	Wuhu Country Garden, Wuhu, Anhui Province	December 2010	602	According to five-star rating standard (in operation)
Country Garden Phoenix Hotel, Wuhan (武漢碧桂園鳳凰酒店)	Wuhan Country Garden, Wuhan, Hubei Province	January 2011	331	According to five-star rating standard (in operation)
Country Garden Phoenix Hotel, Binhu City (濱湖城碧桂園鳳凰酒店)	Country Garden Lakeside City, Hefei, Anhui Province	January 2011	336	According to five-star rating standard (in operation)
Country Garden Phoenix Hotel, Huangshan (黃山碧桂園鳳凰酒店)	Huangshan Country Garden, Huangshan, Anhui Province	March 2011	378	According to five-star rating standard (in operation)
Country Garden Holiday Hotel, Shenyang (瀋陽碧桂園假日酒店)	Shenyang Country Garden, Shenyang, Liaoning Province	May 2011	50	According to five-star rating standard (in operation)
Maritim Hotel, Shenyang (瀋陽碧桂園瑪麗蒂姆酒店)	Country Garden — Galaxy Palace, Shenyang, Liaoning Province	July 2011	631	According to five-star rating standard (in operation)
Country Garden Phoenix Hotel, Tianjin (天津碧桂園鳳凰酒店)	Tianjin Country Garden, Balitai, Tianjin Municipality	August 2011	249	According to five-star rating standard (in operation)
Country Garden Phoenix Hotel Shaoguan (韶關碧桂園鳳凰酒店)	Shaoguan Country Garden, Shaoguan, Guangdong Province	August 2011	335	According to five-star rating standard (in operation)
Country Garden Phoenix Hotel, Suizhou (隨州碧桂園鳳凰酒店)	Suizhou Country Garden, Suizhou, Hubei Province	October 2011	378	According to five-star rating standard (in operation)
Country Garden Hill Lake Phoenix Hotel (碧桂園如山湖鳳凰酒店)	Country Garden — Hill Lake City, Maanshan, Anhui Province	November 2011	454	According to five-star rating standard (in operation)
Country Garden Phoenix Hotel, Lechang (樂昌碧桂園鳳凰酒店)	Lechang Country Garden, Shaoguan, Guangdong Province	November 2011	129	According to five-star rating standard (in operation)

Name of Hotel	Location	Actual/ *Estimated Opening Date	Number of Rooms	Star-rating ⁽¹⁾
Country Garden Phoenix Hotel, Ningxiang (寧鄉碧桂園鳳凰酒店)	Country Garden — Hill Lake Palace, Changsha, Hunan Province	December 2011	129	According to five-star rating standard (in operation)
Country Garden Europe City Phoenix Hotel (碧桂園歐洲城鳳凰酒店)	Country Garden — Europe City, Chuzhou, Anhui Province	December 2011	333	According to five-star rating standard (in operation)
Country Garden Holiday Hot Spring Hotel, Fogang (佛岡碧桂園假日溫泉酒店)	Country Garden Spring City, Qingyuan, Guangdong Province	April 2012	11	According to five-star rating standard (in operation)
Country Garden Phoenix Hotel, Chizhou (池州碧桂園鳳凰酒店)	Chizhou Country Garden, Chizhou, Anhui Province	June 2012	338	According to five-star rating standard (in operation)
Country Garden Phoenix Hotel, Tongliao (通遼碧桂園鳳凰酒店)	Tongliao Country Garden, Tongliao, Inner Mongolia	July 2012	321	According to five-star rating standard (in operation)
Country Garden Phoenix Hot Spring Hotel, Taizhou (泰州碧桂園鳳凰溫泉酒店)	Taizhou Country Garden, Taizhou, Jiangsu Province	July 2012	331	According to five-star rating standard (in operation)
Country Garden Phoenix City Hotel (碧桂園鳳凰城酒店)	Country Garden — Phoenix City, Zhenjiang, Jiangsu Province	September 2012	334	According to five-star rating standard (in operation)
Country Garden Silver Beach Hotel (碧桂園十里銀灘酒店)	Country Garden — Ten Miles Beach, Huizhou, Guangdong Province	October 2012	336	According to five-star rating standard (in operation)
Country Garden Phoenix Hotel, Chaohu (巢湖碧桂園鳳凰酒店)	Chaohu Country Garden, Hefei, Anhui Province	November 2012	336	According to five-star rating standard (in operation)
Country Garden Phoenix Hotel, Anqing (安慶碧桂園鳳凰酒店)	Anqing Country Garden, Anqing, Anhui Province	December 2012	336	According to five-star rating standard (in operation)
Country Garden Phoenix Hotel, Huiyang (惠陽碧桂園鳳凰酒店)	Huiyang Country Garden, Huizhou, Guangdong Province	December 2012	118	According to five-star rating standard (in operation)
Country Garden Phoenix Hotel, Yunfu (雲浮碧桂園鳳凰酒店)	Yunfu Country Garden, Yunfu, Guangdong Province	March 2013	129	According to five-star rating standard (in operation)
Country Garden Phoenix Hotel, Xing'anmeng (興安盟碧桂園鳳凰酒店)	Xing'anmeng Country Garden, Xing'anmeng, Inner Mongolia	July 2013	134	According to five-star rating standard (in operation)
Country Garden Phoenix Hotel, Haicheng (海城碧桂園鳳凰酒店)	Haicheng Country Garden, Anshan, Liaoning Province	December 2013	134	According to five-star rating standard (in operation)

BUSINESS OVERVIEW

Name of Hotel	Location	Actual/ *Estimated Opening Date	Number of Rooms	Star-rating ⁽¹⁾
Country Garden Phoenix Hotel, Maoming (茂名碧桂園鳳凰酒店)	Country Garden City Garden, Maoming, Guangdong Province	January 2014	199	According to five-star rating standard (in operation)
Country Garden Golden Beach Hotel, Hainan (海南碧桂園金沙灘酒店)	Country Garden — Golden Beach, Lin'gao, Hainan Province	April 2014	84	According to five-star rating standard (in operation)
Hilton Foshan (佛山希爾頓酒店)	Country Garden City Garden, Foshan, Guangdong Province	July 2014	600	According to five-star rating standard (in operation)
Country Garden Spring Town Holiday Hotel, Hainan (碧桂園海南小城之春假日酒店)	Country Garden Spring Town, Lin'gao, Hainan Province	July 2014	113	According to four-star rating standard (in operation)
Country Garden Holiday Hotel, Meizhou (梅州碧桂園假日酒店)	Shejiang Country Garden, Meizhou, Guangdong Province	October 2014	50	According to four-star rating standard (in operation)
Country Garden Sun Palace Phoenix Hotel (碧桂園太陽城鳳凰酒店)	Shaoguan Country Garden — Sun Palace, Shaoguan, Guangdong Province	February 2015	138	According to five-star rating standard (in operation)
Country Garden Jade Bay Phoenix Hotel (碧桂園翡翠灣鳳凰酒店)	Country Garden — Jade Bay, Jiangmen, Guangdong Province	October 2015	284	According to five-star rating standard (in operation)
Country Garden Gold Beach Hotel (碧桂園十里金灘酒店)	Country Garden — Ten Miles Golden Beach, Yantai, Shandong Province	October 2015	336	According to five-star rating standard (in operation)
Country Garden Phoenix Hotel, Beiliu (北流碧桂園鳳凰酒店)	Beiliu Country Garden, Yulin, Guangxi Zhuang Autonomous Region	October 2015	210	According to five-star rating standard (in operation)
Country Garden Phoenix Hotel, Shenyang (瀋陽碧桂園鳳凰酒店)	Country Garden — Phoenix City, Shenyang, Liaoning Province	November 2015	134	According to five-star rating standard (in operation)
Country Garden Holiday Hotel, Guiyang (貴陽碧桂園假日酒店)	Huaxi Country Garden, Guiyang, Guizhou Province	November 2015	82	According to four-star rating standard (in operation)
Country Garden Phoenix Hotel, Longjiang (龍江碧桂園鳳凰酒店)	Country Garden Grand Palace, Foshan, Guangdong Province	November 2015	193	According to five-star rating standard (in operation)
Country Garden Phoenix Hotel, Yangshan (陽山碧桂園鳳凰酒店)	Yangshan Country Garden, Qingyuan, Guangdong Province	October 2016	138	According to five-star rating standard (in operation)
Country Garden Meilang Bay Phoenix Hotel (碧桂園美浪灣鳳凰酒店)	Country Garden Meilang Bay, Chengmai, Hainan	January 2017	105	According to four-star rating standard (in operation)

Name of Hotel	Location	Actual/ *Estimated Opening Date	Number of Rooms	Star-rating ⁽¹⁾
Hilton Wuhan Optics Valley ⁽²⁾ (武漢光谷希爾頓酒店)	Country Garden — Eco City, Wuhan, Hubei Province	*2017	510	According to five-star rating standard (under construction)
Country Garden Phoenix Hotel, Zhangjiajie ⁽³⁾ (張家界碧桂園鳳凰酒店)	Zhangjiajie Country Garden, Zhangjiajie, Hunan province	*2017	1,047	According to five-star rating standard (under construction)
Country Garden Forest City Phoenix Hotel ⁽⁴⁾ (碧桂園森林城市鳳凰酒店)	Country Garden Forest City, Johor, Malaysia	*2017	283	According to five-star rating standard (under construction)
Country Garden Runyang Valley Hot Spring Hotel ⁽⁵⁾ (碧桂園潤揚溪谷溫泉酒店)	Country Garden Runyang Valley Huizhou, Guangdong Province	*2017	199	According to five-star rating standard (under construction)
Country Garden Phoenix Hotel, Quzhou (衢州碧桂園鳳凰酒店)	Quzhou Country Garden, Quzhou, Zhejiang Province	*2017	254	According to five-star rating standard (under construction)
Country Garden Phoenix Hotel, Jianghai (江海碧桂園鳳凰酒店)	Jianghai Country Garden, Jiangmen, Guangdong Province	*2017	195	According to four-star rating standard (under construction)
Heshan Gonghe Hotel (鶴山共和酒店)	Country Garden — Forest Lake, Jiangmen, Guangdong Province	*2017	161	According to four-star rating standard (under construction)
Hilton Tianjin Binhai (天津濱海希爾頓酒店)	Independent Hotel, Tanggu, Tianjin Municipality	*2018	1,238	According to five-star rating standard (under construction)
Country Garden Phoenix Hotel, Yiyang (益陽碧桂園鳳凰酒店)	Yiyang Country Garden, Yiyang, Hunan Province	*2018	251	According to five-star rating standard (under construction)

Notes:

- (1) Hotels are only allowed to apply for star hotel certification after one year of operation.
- (2) Hilton Wuhan Optics Valley commenced partial trial operation on 31 December 2013.
- (3) Country Garden Phoenix Hotel, Zhangjiajie commenced partial trial operation on 16 October 2015.
- (4) Country Garden Forest City Phoenix Hotel commenced partial trial operation on 6 December 2016.
- (5) Country Garden Runyang Valley Hot Spring Hotel commenced partial trial operation on 28 May 2016.

MANAGEMENT DISCUSSION AND ANALYSIS

FINANCIAL REVIEW

Revenue

The Group's revenue was primarily derived from five business segments: (i) property development, (ii) construction, fitting and decoration, (iii) property investment, (iv) property management, and (v) hotel operation. Revenue increased by 35.5% to approximately RMB77,737.8 million in the first half of 2017 from approximately RMB57,362.5 million for the corresponding period in 2016. 95.8% of the Group's revenue was generated from the sales of properties (corresponding period in 2016: 96.6%) and 4.2% from other segments (corresponding period in 2016: 3.4%).

Property Development

Revenue generated from property development maintained a growth as a result of the continuous growth of property contracted sales, strict construction management control and timely delivery of units in the first half of 2017. Revenue generated from property development increased by 34.4% to approximately RMB74,474.6 million for the six months ended 30 June 2017 from approximately RMB55,406.4 million for the corresponding period in 2016. The recognised average selling price of property delivered was RMB6,900 per sq.m. for the six months ended 30 June 2017, increasing from RMB6,228 per sq.m. for the corresponding period in 2016.

Construction, Fitting and Decoration

Construction, fitting and decoration revenue from external parties increased by 475.0% to approximately RMB1,105.8 million for the six months ended 30 June 2017 from RMB192.3 million for the corresponding period in 2016, primarily due to increase in the volume of services rendered to related parties and third parties of the Group.

Property Management

The Group's property management and community-related businesses would also be our profit margin drivers. As at 30 June 2017, the Group's property management segment managed a contracted area of 251 million sq.m., covering China's 223 cities across 27 provinces for approximately 1 million households of owners in total.

For the first half of 2017, the property management and community-related businesses generated revenue of approximately RMB1,207.8 million, up by 24.6% year on year. The business segment also recorded an operating profit of approximately RMB257.5 million, up by 37.3% year on year. In the future, the Group will leverage on the capital market to develop the relevant business, thus enriching its income sources and enhancing its business value.

Hotel Operation

Hotel operation revenue from external parties increased by 17.7% to approximately RMB873.4 million for the six months ended 30 June 2017 from approximately RMB741.9 million for the corresponding period in 2016, primarily due to increased revenue from existing hotels in operation.

Property Investment

Revenue generated from property investment increased by 44.3% to approximately RMB76.2 million for the six months ended 30 June 2017 from approximately RMB52.8 million for the corresponding period in 2016. Gains arising from changes in fair value of and transfer to investment properties was approximately RMB159.5 million for the six months ended 30 June 2017, decreasing by 55.8% compared with approximately RMB360.6 million for the corresponding period in 2016. As at 30 June 2017, the fair value of the investment properties of the Group amounted to approximately RMB9,374.9 million, including approximately RMB8,046.8 million of completed properties and approximately RMB1,328.1 million of properties under development.

Finance Income – Net

The Group recorded net finance income of approximately RMB830.5 million for the six months ended 30 June 2017, compared with net finance income of approximately RMB6.4 million for the corresponding period in 2016. The Group recorded interest expenses of approximately RMB4,369.6 million for the six months ended 30 June 2017, compared with interest expenses of approximately RMB3,146.8 million for the corresponding period in 2016. The above interest expenses were fully capitalised in qualifying assets and had no impact on finance costs. The net finance income included foreign exchange gains on financing activities of approximately RMB425.0 million as a result of the appreciation of RMB, and interest income on short-term bank deposits of approximately RMB405.5 million.

Profit Attributable to Owners of the Company and Core Net Profit

The profit attributable to owners of the Company increased by approximately 39.2% to approximately RMB7,501.4 million for the six months ended 30 June 2017, when compared with approximately RMB5,389.6 million for the corresponding period in 2016.

After deduction of the post-tax gains arising from changes in fair value of and transfer to investment properties, net exchange gains/losses on financing activities, loss on early redemption of senior notes and changes in fair value of derivative financial instruments, the core net profit of the Group for the first half of 2017 was approximately RMB7,189.3 million, representing an increase of approximately 34.9% when compared with approximately RMB5,327.4 million for the corresponding period in 2016.

Interim Dividend

As a result of the early adoption of HKFRS 15, the retained earnings of the Group in the opening balance of equity as at 1 January 2017 has been increased by approximately RMB3,152.3 million. In view of the one-off increase in the retained earnings of the Group as aforesaid, the Directors recommended a higher interim dividend for the current period. Our ability to declare, or to pay, any dividends (including interim dividends) and the amount of any dividends (including interim dividends) will depend on various factors. As a result, there can be no assurance that we will pay the same ratio or amount of interim dividend in the future.

Liquidity, Financial and Capital Resources

As at 30 June 2017, the Group's cash and bank deposits (including restricted cash) amounted to approximately RMB120,129.6 million (31 December 2016: approximately RMB96,490.9 million). As at 30 June 2017, 88.5% (31 December 2016: 93.8%) of the Group's cash and bank deposits was denominated in Renminbi and 11.5% (31 December 2016: 6.2%) was denominated in other currencies (mainly US dollars, HK dollars and Malaysian Ringgit).

As at 30 June 2017, the carrying amount of the restricted cash was approximately RMB10,016.5 million (31 December 2016: approximately RMB11,844.0 million). Pursuant to relevant regulations, certain of the project companies were required to deposit a portion of proceeds from pre-sales of properties into designated bank accounts. Before the completion of the pre-sold properties, the proceeds deposited in the escrow accounts could only be used for the restricted purposes of purchasing construction materials and equipments, making interim construction payments and paying tax, with the prior approval of the relevant local authorities.

As at 30 June 2017, the net current assets of the Group were approximately RMB94,709.8 million (31 December 2016: approximately RMB79,521.5 million). The current ratio being current assets over current liabilities was approximately 1.2 as at 30 June 2017, which equals to approximately 1.2 as at 31 December 2016.

MANAGEMENT DISCUSSION AND ANALYSIS

As at 30 June 2017, the Group's bank and other borrowings, senior notes and corporate bonds amounted to approximately RMB88,983.8 million, RMB28,569.9 million and RMB38,235.9 million respectively (31 December 2016: approximately RMB69,222.8 million, RMB29,264.4 million and RMB37,709.6 million respectively).

For bank and other borrowings, approximately RMB26,847.8 million, RMB59,499.0 million and RMB2,637.0 million will be repayable within 1 year, between 1 and 5 years and beyond 5 years respectively (31 December 2016: approximately RMB30,512.7 million, RMB36,195.5 million and RMB2,514.6 million respectively). As at 30 June 2017 and 31 December 2016, the majority of the bank and other borrowings were secured by certain land use rights and properties of the Group or guaranteed by the Group.

Net gearing ratio is measured by the net debt (representing bank and other borrowings, senior notes and corporate bonds, net of available cash, which equals to the sum of cash and cash equivalents and the guarantee deposits for construction of pre-sold properties) over total equity. Net gearing ratio decreased from approximately 48.7% as at 31 December 2016 to approximately 37.8% as at 30 June 2017.

Key Risk Factors and Uncertainties

The following content lists out the key risks and uncertainties facing the Group. It is a non-exhaustive list and there may be other risks and uncertainties further to the key risk areas outlined below.

Risks Pertaining to the Property Market and Operation

The Group's businesses and prospects are largely dependent on the performance of the property market in mainland China. The property market in mainland China is affected by a number of factors, including changes in social, political, economic and legal environment, as well as changes in the government's financial, economic, monetary,

industrial and conservation policies. The Group is also susceptible to changes in economic conditions, consumer confidence, consumption spending, and changes in consumption preferences. The Group continues to implement its strategies to develop and strengthen penetration of different regional markets thereby reducing its dependence on specific markets. The Group's operation is subject to a number of risk factors distinctive to property development, property investment, and property related businesses. Default on the part of our buyers, tenants and strategic business partners, inadequacies or failures of internal processes, people and systems or other external factors may have various levels of negative impact on the results of operations. Additionally, accidents may happen despite the fact that the Group has set up systems and policies for accident prevention, which may lead to financial loss, litigation, or damage in reputation.

Oversea Investment Risk

The Group currently operates in several overseas countries. The complex international economic and political landscape may expose the Group to particular risks in certain countries, such as economic and political instability, foreign exchange controls, sovereign debt crises, regulations on local business operations. The Group closely monitors possible risks and environmental changes, and employs prompt countermeasures to minimise any potential business impact.

Interest Rate Risk

The Group's bank and other borrowings mainly bear floating rates. As at 30 June 2017, the weighted average borrowing cost of the Group's total debt was 5.32%, which was down by 34 basis points from that as at 31 December 2016. The Group has implemented certain interest rate management which includes, among the others, close monitoring of interest rate movements and refinancing on existing banking facilities or entering into new banking facilities when good pricing opportunities arise.

Foreign Exchange Risk

The Group's business is mainly denominated in Renminbi. Foreign exchange risk mainly arises from the outstanding foreign currency borrowings (mainly denominated in US dollars, HK dollars and Malaysian Ringgit). Since 2015, the Group has adopted foreign currency hedging instruments to achieve better management over foreign exchange risk. The objective of the hedges is to minimise the volatility of the RMB cost of highly probable forecast repayments of debts. The Group's risk management policy is to partially hedge forecasted foreign currency cash flows, subject to availability of appropriate hedging instruments and cost of hedging. The Group uses a combination of foreign exchange forward contracts, foreign currency option contracts, cross currency swaps and foreign exchange structured derivatives to hedge its exposure to foreign exchange risk.

Guarantees

As at 30 June 2017, the Group had guarantees in respect of mortgage facilities for certain purchasers amounting to approximately RMB219,761.1 million (31 December 2016: approximately RMB127,502.7 million).

Pursuant to the terms of the guarantees, upon default in mortgage payments by these purchasers, the Group is responsible for repaying the outstanding mortgage principals together with accrued interest and penalty owed by the defaulted purchasers to the banks, and the Group is entitled to take over the legal title and possession of the related properties. As at 30 June 2017, approximately RMB219,761.1 million (31 December 2016: approximately RMB127,502.7 million) was to be discharged upon the earlier of: (i) issuance of the real estate ownership certificate which are generally available within three months after the purchasers take possession of the relevant properties; and (ii) the satisfaction of mortgage loans by the purchasers of properties.

The Board considers that in case of default in payments, the net realisable value of the related properties can cover the repayment of the outstanding mortgage principals together with the accrued interest and penalty, therefore, no provision has been made in the financial statements for the guarantees.

In addition, as at 30 June 2017, the Group had provided guarantees amounting to approximately RMB22,325.5 million (31 December 2016: approximately RMB18,617.4 million) for certain borrowings of the joint ventures and associates of the Group.

Employees and Remuneration Policy

Human resource has always been the most valuable resource of the Group. As at 30 June 2017, the Group had approximately 107,607 full-time employees (31 December 2016: 94,450).

The remuneration package of the employees includes salary, bonus and other cash subsidies. Employees are rewarded on a performance related basis, together with reference to the profitability of the Group, remuneration benchmarks in the industry, and prevailing market conditions within the general framework of the Group's salary and bonus system. The Group believes that the salaries and benefits that the employees receive are competitive in comparison with market rates. The Group is subject to social insurance contribution plans or other pension schemes organised by the regional governments and is required to pay on behalf of the employees a monthly social insurance premium covering pension insurance, medical insurance, unemployment insurance and housing reserve fund or to contribute regularly to other mandatory provident fund schemes on behalf of the employees. As at the date of this announcement, there were no significant labor disputes which adversely affect or are likely to have an adverse effect on the operations of the Group.

In order to adapt itself to the fast growing and ever changing market, the Group came up with the partnership scheme, aligning the interests of employees with that of the Company. Not only could this profit and loss sharing program help lower operational cost and increase profit and returns, but also make employees better understand the Company's culture of "home experience", and allow them to further develop together with the Company.

Besides, since 2014, the Group has recruited 588 PhDs worldwide through its global recruiting program. These newly recruited talents will become the mainstay of the Group in the future.

Forward Looking

Being one of the most important sectors of the Chinese economy, the strong needs of quality housing brought by first time buyers and upgraders stimulated by the urbanization process will still be the driver of long term development of the property sector. In the second half of 2017, it is expected that, the government will strengthen the regulation of the classification of the real estate market through adopting the policy of “implementing policies appropriate to the situations in different cities” (因城施策去庫存); while the competition in the real estate industry will be more intensive, the consolidation within the sector will be continued and the market will be further differentiated. To embrace the change of the market, the Group will continue to adopt conservative financial policies and risk control measures, strengthen its contracted sales and cash collection and apply strict cost control to strengthen operating cash flows and ensure satisfactory investment return. Meanwhile, the Group will continue to apply a more prudent and practical strategy on new land acquisition to ensure the quality of future projects and optimize geographic layout, and to develop the corresponding investment portfolios catering for different stages of China’s urbanization and capture all kinds of market demand. Besides, on the basis of steady growth, the Group will make flexible adjustments according to the market situation and focus on increasing of profitability to achieve high quality and all rounded development. Looking forward, the Company will actively explore the value of businesses and assets within the value chain of real estate to maximize the corporate value. The Company has also submitted the application materials to the China Securities Regulatory Commission in relation to the spin-off and listing of property management services business in 2016. To Country Garden, the urbanization is far from over, the Company will continue to focus on the residential and related demands brought by urbanization, establishing an integration platform covering all stages of lives for our clients.

CORPORATE GOVERNANCE AND OTHER INFORMATION



COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

The Board and the management of the Company are committed to the principles of good corporate governance consistent with prudent management and enhancement of shareholder value. These principles emphasise transparency, accountability and independence.

During the six months ended 30 June 2017, the Company has applied the principles and complied with the code provisions of the Corporate Governance Code, save and except for the code provision E.1.2 of the Corporate Governance Code as the Chairman of the Board (who was also the chairman of the Nomination Committee, Corporate Governance Committee and Executive Committee of the Company) was unable to attend the annual general meeting of the Company held on 18 May 2017 as he had other important engagement.

BOARD OF DIRECTORS

The composition of the Board as at the date of this interim report is set out below:

Executive Directors

Mr. YEUNG Kwok Keung (*Chairman*)
Ms. YANG Huiyan (*Vice Chairman*)
Mr. MO Bin (*President*)
Mr. ZHU Rongbin (*Associate President*) (resigned on 1 June 2017)
Mr. WU Jianbin (*Chief Financial Officer*) (resigned on 1 April 2017)
Ms. YANG Ziyang
Mr. SU Rubo (resigned on 1 April 2017)
Mr. OU Xueming (resigned on 1 April 2017)
Mr. YANG Zhicheng
Mr. XIE Shutai
Mr. SONG Jun
Mr. LIANG Guokun
Mr. SU Baiyuan

Non-executive Director

Mr. CHEN Chong

Independent Non-executive Directors

Mr. LAI Ming, Joseph
Mr. SHEK Lai Him, Abraham
Mr. TONG Wui Tung
Mr. HUANG Hongyan
Ms. HUANG Xiao (resigned on 1 April 2017)
Mr. MEI Wenjue
Mr. YEUNG Kwok On

AUDIT COMMITTEE

The Audit Committee assists the Board in providing an independent review of the effectiveness of the financial reporting process, risk management and internal control systems of the Group, overseeing the audit process and performing other duties and responsibilities as may be assigned by the Board from time to time. The members of the Audit Committee are all independent non-executive Directors, namely Mr. LAI Ming, Joseph, Mr. SHEK Lai Him, Abraham, Mr. TONG Wui Tung and Mr. HUANG Hongyan. Mr. LAI Ming, Joseph is the chairman of the Audit Committee.

The Audit Committee has reviewed with the management of the Company the accounting policies and practices adopted by the Group and discussed, among other things, internal control, risk management and financial reporting matters including a review of the unaudited interim results of the Group for the six months ended 30 June 2017. In addition, the independent auditor of the Company, PricewaterhouseCoopers, has reviewed the unaudited interim financial information of the Group for the six months ended 30 June 2017 in accordance with Hong Kong Standard on Review Engagements 2410 “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” issued by HKICPA.

CHANGES SINCE DATE OF 2016 ANNUAL REPORT

Pursuant to rule 13.51B(1) of the Listing Rules, the changes to information required to be disclosed by the Directors pursuant to paragraphs (a) to (e) and (g) of rule 13.51(2) between the date of the Company’s annual report 2016 and up to the date of this report are set out below:

Directors’ Information	Appointment (effective date)	Cessation (effective date)
Ms. YANG Huiyan		
• Bright Scholar Education Holdings Limited (New York Stock Exchange Stock Code: BEDU)		
– director	9 February 2017	–
– chairperson	10 April 2017	–
Mr. LAI Ming, Joseph		
• Guangzhou R&F Properties Co., Ltd. (Stock Code: 2777)		
– independent non-executive director	–	19 May 2017
Mr. SHEK Lai Him, Abraham		
• PT International Development Corporation Limited (formerly known as ITC Corporation Limited) (Stock Code: 372)		
– independent non-executive director	–	28 March 2017
• Construction Industry Skills Training Centre Limited		
– director	21 April 2017	–
• Goldin Financial Holdings Limited (Stock Code: 530)		
– independent non-executive director	9 January 2017	–
Mr. YEUNG Kwok On		
• Trina Solar Limited (withdrawn from listing on the New York Stock Exchange on 13 March 2017)		
– independent non-executive director	–	13 March 2017

COMPLIANCE WITH THE MODEL CODE

The Company has adopted the Model Code as the code for dealing in securities of the Company by the Directors. After specific enquiry, all Directors confirmed that they have complied with the required standard regarding securities transactions set out therein throughout the six months ended 30 June 2017. No incident of non-compliance was noted by the Company to date in 2017. Relevant employees who are likely to be in possession of inside information of the Group are also subject to compliance with written guidelines on no less exacting terms than the Model Code.

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

As at 30 June 2017, the Directors and chief executive of the Company had the following interests and short positions in the Shares, underlying Shares and debentures of the Company and its associated corporation (within the meaning of Part XV of the SFO) as recorded in the register required to be kept under Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code:

(a) Long positions in the Shares, underlying Shares and debentures of the Company

Name of Directors	Capacity	Number of Shares held	Number of interests in underlying Shares held	Total	Percentage to the issued share capital as at 30 June 2017	Amount of debentures held
Mr. YEUNG Kwok Keung	Interest of controlled corporation	53,372,800 ¹	–	53,372,800	0.25%	–
Ms. YANG Huiyan	Interest of controlled corporation	12,274,753,943 ²	–	12,274,753,943	57.51%	–
Mr. MO Bin	Beneficiary of a trust	3,200,000	–	3,200,000	–	–
	Beneficial owner	11,830,000	–	11,830,000	–	–
				15,030,000	0.07%	
Ms. YANG Ziyang	Interest of controlled corporation	6,750,000 ³	–	6,750,000	0.03%	–
Mr. YANG Zhicheng	Beneficial owner	–	4,484,089 ⁴	4,484,089	0.02%	–
Mr. XIE Shutai	Interest of spouse	901,266 ⁵	–	901,266	–	–
	Beneficial owner	–	117,526 ⁴	117,526	–	–
				1,018,792	0.01%	
Mr. SONG Jun	Beneficial owner	–	3,784,792 ⁴	3,784,792	0.01%	–
Mr. LIANG Guokun	Interest of spouse	1,969,936 ⁶	–	1,969,936	0.01%	–
Mr. SU Baiyuan	Beneficial owner	436,096	1,135,435 ⁴	1,571,531	–	–
	Interest of spouse	419,643 ⁷	–	419,643	–	–
				1,991,174	0.01%	
Mr. CHEN Chong	Interest of spouse	12,274,753,943 ⁸	–	12,274,753,943	57.51%	–
Mr. LAI Ming, Joseph	Beneficial owner	–	1,014,786 ⁴	1,014,786	0.01%	–
Mr. SHEK Lai Him, Abraham	Beneficial owner	–	1,014,786 ⁴	1,014,786	0.01%	–
Mr. TONG Wui Tung	Beneficial owner	–	1,014,786 ⁴	1,014,786	0.01%	–

CORPORATE GOVERNANCE AND OTHER INFORMATION

Notes:

1. These Shares represent Shares held by Kenpac Investments Limited in which Mr. YEUNG Kwok Keung beneficially owns 90% of the issued share capital.
2. These Shares represent Shares held by Concrete Win Limited, Genesis Capital Global Limited and Golden Value Investments Limited in which Ms. YANG Huiyan beneficially owns the entire issued share capital respectively.
3. These Shares represent Shares held by Shiny Dragon Assets Limited in which Ms. YANG Ziying beneficially owns the entire issued share capital.
4. The relevant interests are unlisted physically settled options granted pursuant to the Share Option Schemes. Upon exercise of the share options in accordance with the Share Option Schemes, ordinary shares of HKD0.10 each in the share capital of the Company are issuable. The share options are personal to the respective Directors. Further details of the share options are set out in the "Corporate Governance and Other Information – Share Option Schemes" of this interim report.
5. These Shares represent Shares held by Ms. YANG Congrong who is the spouse of Mr. XIE Shutai.
6. These Shares represent Shares held by Ms. MA Minhua who is the spouse of Mr. LIANG Guokun.
7. These Shares represent Shares held by Ms. LIU Qing who is the spouse of Mr. SU Baiyuan.
8. These Shares represent Shares held by Ms. YANG Huiyan who is the spouse of Mr. CHEN Chong.

(b) Short positions in the Shares, underlying Shares and debentures of the Company

Name of Directors	Capacity	Number of Shares held	Number of interests in underlying Shares held	Percentage to the issued share capital as at		Amount of debentures held
				Total	30 June 2017	
Ms. YANG Huiyan	Trustee (other than a bare trustee)	3,200,000 ¹	–	3,200,000	0.01%	–
Mr. CHEN Chong	Interest of spouse	3,200,000 ²	–	3,200,000	0.01%	–

Notes:

1. These Shares represent Shares held by Golden Value Investments Limited in which Ms. YANG Huiyan beneficially owns the entire issued share capital.
2. These Shares represent Shares beneficially owned by Ms. YANG Huiyan who is the spouse of Mr. CHEN Chong.

Save as disclosed above, during the six months ended 30 June 2017, none of Directors, their spouse or children under the age of 18 had any rights to subscribe for equity or debt securities of the Company, nor has any of them exercised such rights.

INTERESTS AND SHORT POSITIONS OF SHAREHOLDERS DISCLOSEABLE UNDER THE SFO

As at 30 June 2017, according to the register kept by the Company under Section 336 of the SFO, the following companies and persons, other than the Directors or chief executive of the Company, had long positions of 5% or more in the Shares and underlying Shares which fell to be disclosed to the Company under Divisions 2 and 3 of Part XV of the SFO:

Long positions in the Shares

Name of Shareholders	Capacity	Number of Shares held	Percentage to the issued share capital as at 30 June 2017
Concrete Win Limited	Beneficial owner	9,333,425,010 ¹	43.74%
Genesis Capital Global Limited	Beneficial owner	2,840,000,000 ²	13.30%
Ping An Life Insurance Company of China, Ltd.	Beneficial owner	2,236,200,000 ^{3,4}	10.02% ⁴

Notes:

- These Shares are held by Concrete Win Limited, the entire issued share capital of which is beneficially owned by Ms. YANG Huiyan.
- These Shares are held by Genesis Capital Global Limited, the entire issued share capital of which is beneficially owned by Ms. YANG Huiyan.
- These Shares are held by Ping An Life Insurance Company of China, Ltd., which is a subsidiary of Ping An Insurance (Group) Company of China, Ltd., a joint stock limited company duly incorporated in the PRC with limited liability, the H Shares of which are listed on the main board of the Stock Exchange (Stock Code: 2318) and the A Shares of which are listed on the Shanghai Stock Exchange (Stock Code: 601318).
- Disclosure of the percentage of the issued share capital held by Ping An Life Insurance Company of China, Ltd. is made as per the last Disclosure of Interests notice as at 30 June 2017 which was filed on 12 May 2016.

Save as disclosed above, the Company has not been notified of any other person (other than the Directors and chief executive of the Company) who had an interest or short position of 5% or more in the Shares and underlying Shares as of 30 June 2017 which fell to be disclosed to the Company under Divisions 2 and 3 of Part XV of the SFO.

SHARE OPTION SCHEMES

On 20 March 2007, a share option scheme (the “**2007 Share Option Scheme**”) was approved and adopted by the then Shareholders for a period of 10 years commencing on the adoption date. Subject to the terms and conditions of the 2007 Share Option Scheme, the Board may, at its discretion, grant share options to any eligible person to subscribe for the Shares within the validity period of the scheme.

During the six months ended 30 June 2017, no share options were granted by the Company in accordance with the terms of the 2007 Share Option Scheme.

In view of the expiry of the 2007 Share Option Scheme, a new share option scheme (the “**2017 Share Option Scheme**”) was approved and adopted by the Shareholders at the annual general meeting of the Company held on 18 May 2017 for a period of 10 years commencing on the adoption date. Subject to the terms and conditions of the 2017 Share Option Scheme, the Board may, at its discretion, grant share options to any eligible person to subscribe for the Shares within the validity period of the scheme.

During the six months ended 30 June 2017, share options for 2,895,406 Shares with a fair value on the grant date of approximately RMB21,074,000 were granted to eligible persons in accordance with the terms of the 2017 Share Option Scheme.

CORPORATE GOVERNANCE AND OTHER INFORMATION

(a) During the six months ended 30 June 2017, details of movements in the share options under the 2007 Share Option Scheme are as follows:

Category and name of grantees	Options to subscribe for Shares					Outstanding at 30 June 2017	Exercise price per Share HKD	Date of grant	Exercisable period
	Outstanding at 1 January 2017	Granted during the period ²	Exercised during the period	Cancelled during the period	Lapsed during the period				
Directors									
Mr. LAI Ming, Joseph	1,014,786	-	-	-	-	1,014,786	3.646	30.11.2012	30.11.2012-29.11.2022
Mr. SHEK Lai Him, Abraham	1,014,786	-	-	-	-	1,014,786	3.646	30.11.2012	30.11.2012-29.11.2022
Mr. TONG Wui Tung	1,014,786	-	-	-	-	1,014,786	3.646	30.11.2012	30.11.2012-29.11.2022
Mr. SU Rubo ¹	186,342	-	-	-	-	186,342	3.332	16.03.2016	16.03.2021-15.03.2026
Mr. OU Xueming ¹	968,146	-	-	-	-	968,146	4.773	13.12.2013	13.12.2018-12.12.2023
Mr. YANG Zhicheng	1,515,933	-	-	-	-	1,515,933	4.773	13.12.2013	13.12.2018-12.12.2023
	1,509,074	-	-	-	-	1,509,074	3.332	16.03.2016	16.03.2021-15.03.2026
	525,597	-	-	-	-	525,597	3.106	11.05.2016	11.05.2021-10.05.2026
	449,031	-	-	-	-	449,031	3.740	19.08.2016	19.08.2021-18.08.2026
Mr. SONG Jun	736,487	-	-	-	-	736,487	3.332	16.03.2016	16.03.2021-15.03.2026
	1,074,264	-	-	-	-	1,074,264	3.106	11.05.2016	11.05.2021-10.05.2026
	816,050	-	-	-	-	816,050	3.740	19.08.2016	19.08.2021-18.08.2026
Sub-total	10,825,282	-	-	-	-	10,825,282			
Employees of the Group	3,236,589	-	-	-	-	3,236,589	4.773	13.12.2013	13.12.2018-12.12.2023
Sub-total	3,236,589	-	-	-	-	3,236,589			
Total	14,061,871	-	-	-	-	14,061,871			

Notes:

1. Mr. SU Rubo and Mr. OU Xueming resigned as executive Directors with effect from 1 April 2017.
2. During the six months ended 30 June 2017, no share options were granted by the Company in accordance with the terms of the 2007 Share Option Scheme.

(b) During the six months ended 30 June 2017, details of movements in the share options under the 2017 Share Option Scheme are as follows:

Category and name of grantees	Options to subscribe for Shares					Outstanding at 30 June 2017	Exercise price per Share HKD	Date of grant ²	Exercisable period
	Outstanding at 1 January 2017	Granted during the period ¹	Exercised during the period	Cancelled during the period	Lapsed during the period				
Directors									
Mr. YANG Zhicheng	-	484,454	-	-	-	484,454	8.250	22.05.2017	22.05.2022-21.05.2027
Mr. XIE Shutai	-	117,526	-	-	-	117,526	8.250	22.05.2017	22.05.2022-21.05.2027
Mr. SONG Jun	-	1,157,991	-	-	-	1,157,991	8.250	22.05.2017	22.05.2022-21.05.2027
Mr. SU Baiyuan	-	1,135,435	-	-	-	1,135,435	8.250	22.05.2017	22.05.2022-21.05.2027
Total	-	2,895,406	-	-	-	2,895,406			

Notes:

1. During the six months ended 30 June 2017, share options of 2,895,406 Shares with a fair value on the grant date of approximately RMB21,074,000 were granted to eligible persons in accordance with the terms of the 2017 Share Option Scheme.
2. The closing price of the Shares immediately before the date of grant of 22 May 2017 was HKD8.20.

EMPLOYEE INCENTIVE SCHEME

The trust deed in respect of the Employee Incentive Scheme for rewarding the contribution of the senior management and employees of the Group which excludes any connected persons of the Company, together with the scheme rules, were approved by the Board officially. The purpose of the Employee Incentive Scheme is to provide the participants with an opportunity to hold a personal stake in the Company so as to motivate such participants and to enhance their performance and efficiency. During the six months ended 30 June 2017, the Company or its subsidiaries had not purchased any Shares from the market, and had not acquired any Shares by other way in accordance with the Employee Incentive Scheme. As of 30 June 2017, share awards for 73,421,469 Shares were granted under this scheme subject to the registration and transfer procedures yet to be completed. As of 30 June 2017, the cumulative total number of the Shares acquired under the Employee Incentive Scheme was 107,771,551 Shares (31 December 2016: 107,771,551 Shares). The trustee of the Employee Incentive Scheme is Power Great Enterprises Limited, a wholly-owned subsidiary of the Company.

The Board will continue monitoring the Employee Incentive Scheme for motivating the senior management and employees of the Group and if it shall consider appropriate and/or desirable, modify or replace the Employee Incentive Scheme with and/or adopt other incentive scheme.

PURCHASE, SALE OR REDEMPTION OF LISTING SECURITIES

During the six months ended 30 June 2017, the Company bought back a total of 161,345,000 Shares on the Stock Exchange. All the Shares bought back were subsequently cancelled by the Company. Details of those transactions are as follows:

Month of buy-back	Number of Shares bought back	Price per Share		Aggregate price HKD
		Highest HKD	Lowest HKD	
January	138,710,000	4.49	4.05	587,150,813
February	9,416,000	4.44	4.37	41,338,054
March	8,780,000	6.98	6.77	60,713,795
April	4,439,000	6.98	6.91	30,890,557

Save as disclosed above, neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's listed securities during the six months ended 30 June 2017.

INTERIM DIVIDEND

The Board declared an interim dividend of RMB15.02 cents (2016 interim dividend: RMB6.92 cents) per Share in the form of cash for the six months ended 30 June 2017 to Eligible Shareholders whose names appear on the register of members of the Company (the “**Register of Members**”) on Thursday, 28 September 2017 (the “**Record Date**”).

The interim dividend was declared in RMB and shall be distributed in HKD. The interim dividend to be distributed in HKD will be converted from RMB at the average central parity rate of RMB to HKD as announced by The People’s Bank of China for the period from Friday, 22 September 2017 to Thursday, 28 September 2017. It is expected that the interim dividend warrants will be dispatched to the Eligible Shareholders on or around Friday, 10 November 2017.

CLOSURE OF REGISTER OF MEMBERS

For the purpose of determining the Eligible Shareholders’ entitlement to the interim dividend, the Register of Members will be closed as appropriate as set out below:

Ex-dividend date	Friday, 22 September 2017
Latest time to lodge transfer documents for registration with the Company’s Hong Kong branch share registrar and transfer office	At 4:30 p.m. on Monday, 25 September 2017
Closure of Register of Members	Tuesday, 26 September 2017 to Thursday, 28 September 2017 (both days inclusive)
Record Date	Thursday, 28 September 2017

For purpose mentioned above, all properly completed transfer forms accompanied by the relevant share certificates must be lodged for registration with the Company’s Hong Kong branch share registrar and transfer office, Tricor Investor Services Limited at Level 22, Hopewell Centre, 183 Queen’s Road East, Hong Kong no later than the aforementioned latest time.

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Note	Unaudited 30 June 2017 RMB'000	Audited 31 December 2016 RMB'000
Non-current assets			
Property, plant and equipment	8	21,798,685	20,877,029
Investment properties	8	9,374,890	9,773,430
Intangible assets		301,385	239,367
Land use rights		2,518,459	2,536,458
Properties under development	9	60,529,896	52,342,374
Investments in joint ventures	10	9,319,132	7,311,153
Investments in associates	11	6,078,254	3,873,349
Financial assets at fair value through other comprehensive income		861,063	870,734
Derivative financial instruments		691,567	1,034,387
Trade and other receivables	12	6,478,744	55,500
Deferred income tax assets		10,802,790	7,822,313
		128,754,865	106,736,094
Current assets			
Properties under development	9	295,776,820	216,383,252
Completed properties held for sale		20,704,809	30,885,254
Inventories		2,641,814	2,203,727
Trade and other receivables	12	183,059,380	117,321,747
Contract assets	4	9,932,187	–
Prepaid taxes		25,111,684	14,042,259
Restricted cash	13	10,016,467	11,843,988
Cash and cash equivalents	13	110,113,104	84,646,899
Financial assets at fair value through profit or loss	14	8,517,270	7,321,236
Derivative financial instruments		39,280	187,145
		665,912,815	484,835,507
Current liabilities			
Advanced proceeds received from customers		–	192,408,932
Contract liabilities	4	270,042,724	–
Trade and other payables	15	234,723,274	151,789,260
Receipts under securitisation arrangements		6,642,542	7,043,440
Current income tax liabilities		16,892,041	15,310,412
Senior notes	16	468,929	–
Corporate bonds	17	13,311,424	8,207,477
Dividend payable	25	2,176,743	–
Bank and other borrowings	18	26,847,838	30,512,725
Derivative financial instruments		97,510	41,762
		571,203,025	405,314,008
Net current assets		94,709,790	79,521,499
Total assets less current liabilities		223,464,655	186,257,593

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION



	Note	Unaudited 30 June 2017 RMB'000	Audited 31 December 2016 RMB'000
Non-current liabilities			
Senior notes	16	28,100,965	29,264,448
Corporate bonds	17	24,924,443	29,502,147
Bank and other borrowings	18	62,135,989	38,710,079
Deferred government grants		235,986	237,445
Deferred income tax liabilities		13,710,540	6,928,304
Derivative financial instruments		53,041	–
		129,160,964	104,642,423
Equity attributable to owners of the Company			
Share capital and premium	19	25,036,232	25,677,217
Other reserves	20	4,921,361	4,484,042
Retained earnings	20	48,444,141	39,967,106
		78,401,734	70,128,365
Non-controlling interests		15,901,957	11,486,805
Total equity		94,303,691	81,615,170
Total equity and non-current liabilities		223,464,655	186,257,593

The notes on pages 52 to 88 form an integral part of this interim financial information.

INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Note	Unaudited Six months ended 30 June	
		2017 RMB'000	2016 RMB'000
Revenue	7	77,737,754	57,362,492
Cost of sales	22	(60,641,209)	(45,336,521)
Gross profit		17,096,545	12,025,971
Other income and gains — net	21	1,692,966	263,939
Gains arising from changes in fair value of and transfer to investment properties	8	159,480	360,582
Selling and marketing costs	22	(3,337,312)	(1,981,774)
Administrative expenses	22	(4,038,331)	(1,844,799)
Operating profit		11,573,348	8,823,919
Finance income	23	830,495	269,903
Finance costs	23	—	(263,497)
Finance income — net	23	830,495	6,406
Share of post-tax profits of joint ventures and associates	10,11	6,131	378,899
Profit before income tax		12,409,974	9,209,224
Income tax expenses	24	(4,036,575)	(3,004,349)
Profit for the period		8,373,399	6,204,875
Profit attributable to:			
— Owners of the Company		7,501,432	5,389,583
— Non-controlling interests			
Perpetual capital securities		—	871,467
Other non-controlling interests		871,967	(56,175)
		871,967	815,292
		8,373,399	6,204,875

INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME



	Note	Unaudited Six months ended 30 June	
		2017 RMB'000	2016 RMB'000
Other comprehensive income			
Items that will not be reclassified subsequently to profit or loss:			
— Change in fair value of financial assets at fair value through other comprehensive income, net of tax		32,474	3,975
Items that may be reclassified to profit or loss:			
— Deferred (losses)/gains on cash flow hedges, net of tax		(59,604)	25,515
— Deferred gains/(costs) of hedging, net of tax		416,268	(300,333)
— Currency translation differences		(174,809)	588,987
Total other comprehensive income for the period, net of tax		214,329	318,144
Total comprehensive income for the period		8,587,728	6,523,019
Total comprehensive income attributable to:			
— Owners of the Company		7,776,945	5,755,778
— Non-controlling interests			
Perpetual capital securities		—	871,467
Other non-controlling interests		810,783	(104,226)
		810,783	767,241
		8,587,728	6,523,019
Earnings per share attributable to owners of the Company (expressed in RMB cents per share)			
Basic	26	34.95	24.18
Diluted	26	34.88	24.17

The notes on pages 52 to 88 form an integral part of this interim financial information.

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Unaudited							
	Attributable to owners of the Company				Non-controlling interests			
	Share capital and premium RMB'000 (note 19)	Other reserves RMB'000 (note 20)	Retained earnings RMB'000	Total RMB'000	Perpetual capital securities RMB'000	Others RMB'000	Total RMB'000	Total equity RMB'000
Balance at 31 December 2016	25,677,217	4,484,042	39,967,106	70,128,365	-	11,486,805	11,486,805	81,615,170
Adjustment on adoption of HKFRS 15, net of tax (note 4(a))	-	-	3,152,346	3,152,346	-	435,464	435,464	3,587,810
Restated balance at 1 January 2017	25,677,217	4,484,042	43,119,452	73,280,711	-	11,922,269	11,922,269	85,202,980
Comprehensive income for the six months ended 30 June 2017								
Profit for the period	-	-	7,501,432	7,501,432	-	871,967	871,967	8,373,399
Other comprehensive income	-	275,513	-	275,513	-	(61,184)	(61,184)	214,329
Total comprehensive income for the six months ended 30 June 2017	-	275,513	7,501,432	7,776,945	-	810,783	810,783	8,587,728
Transactions with owners in their capacity as owners:								
Capital injections from non-controlling interests	-	-	-	-	-	1,483,029	1,483,029	1,483,029
Dividends	-	-	(2,176,743)	(2,176,743)	-	-	-	(2,176,743)
Buy-back of shares (note 19)	(640,985)	-	-	(640,985)	-	-	-	(640,985)
Employee share schemes	-	139,991	-	139,991	-	-	-	139,991
Non-controlling interests arising from business combinations (note 29)	-	-	-	-	-	1,805,957	1,805,957	1,805,957
Disposal of subsidiaries (note 28)	-	-	-	-	-	(244,746)	(244,746)	(244,746)
Changes in ownership interests in subsidiaries without change of control	-	21,815	-	21,815	-	124,665	124,665	146,480
Total transactions with owners	(640,985)	161,806	(2,176,743)	(2,655,922)	-	3,168,905	3,168,905	512,983
Balance at 30 June 2017	25,036,232	4,921,361	48,444,141	78,401,734	-	15,901,957	15,901,957	94,303,691

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY



	Unaudited							
	Attributable to owners of the Company				Non-controlling interests			
	Share capital and premium RMB'000 (note 19)	Other reserves RMB'000 (note 20)	Retained earnings RMB'000	Total RMB'000	Perpetual capital securities RMB'000	Others RMB'000	Total RMB'000	Total equity RMB'000
Balance at 1 January 2016	29,212,611	3,942,139	31,808,028	64,962,778	19,528,000	4,521,696	24,049,696	89,012,474
Comprehensive income for the six months ended 30 June 2016								
Profit for the period	-	-	5,389,583	5,389,583	871,467	(56,175)	815,292	6,204,875
Other comprehensive income	-	366,195	-	366,195	-	(48,051)	(48,051)	318,144
Total comprehensive income for the six months ended 30 June 2016	-	366,195	5,389,583	5,755,778	871,467	(104,226)	767,241	6,523,019
Transactions with owners in their capacity as owners:								
Capital injections from non-controlling interests	-	86,400	-	86,400	-	1,847,148	1,847,148	1,933,548
Redemption of perpetual capital securities	-	-	-	-	(2,928,000)	-	(2,928,000)	(2,928,000)
Dividends and distributions	-	-	(1,454,491)	(1,454,491)	(871,467)	(176,660)	(1,048,127)	(2,502,618)
Employee share schemes	-	62,871	-	62,871	-	-	-	62,871
Buy-back of shares	(809,520)	-	-	(809,520)	-	-	-	(809,520)
Non-controlling interests arising from business combinations	-	-	-	-	-	1,631,353	1,631,353	1,631,353
Disposal of subsidiaries	-	(5,969)	-	(5,969)	-	(365,869)	(365,869)	(371,838)
Changes in ownership interests in subsidiaries without change of control	-	2,264	-	2,264	-	(78,520)	(78,520)	(76,256)
Total transactions with owners	(809,520)	145,566	(1,454,491)	(2,118,445)	(3,799,467)	2,857,452	(942,015)	(3,060,460)
Balance at 30 June 2016	28,403,091	4,453,900	35,743,120	68,600,111	16,600,000	7,274,922	23,874,922	92,475,033

The notes on pages 52 to 88 form an integral part of this interim financial information.

INTERIM CONSOLIDATED CASH FLOW STATEMENT

		Unaudited Six months ended 30 June	
		2017	2016
		RMB'000	RMB'000
	Note		
Cash flows from operating activities			
Cash generated from/(used in) operations		30,065,854	(4,664,463)
Income tax paid		(9,751,699)	(4,400,093)
Interest paid		(3,890,084)	(2,618,888)
Net cash generated from/(used in) operating activities		16,424,071	(11,683,444)
Cash flows from investing activities			
Payments for acquisition of subsidiaries, net of cash acquired	29	(2,059,096)	(2,147,843)
Proceeds from disposal of property, plant and equipment		212,617	155,866
Purchases of property, plant and equipment		(1,559,894)	(1,060,301)
Proceeds from disposal of investment properties		–	52,254
Payments for investment properties		(11,061)	(14,421)
Purchases of intangible assets		(4,186)	(7,476)
Purchases of land use rights		(16,720)	(8,331)
Investments in joint ventures		(1,721,045)	(1,930,756)
Investments in associates		(865,106)	(488,044)
Prepayments for acquisitions of property development companies		(5,773,244)	–
Loans advanced to third parties		(1,066,960)	(30,500)
Payments for settlement of derivative financial instruments		(145,890)	–
Cash outflow on disposal of subsidiaries, net	28	(188,030)	(336,457)
Payments of financial assets at fair value through other comprehensive income		–	(265,537)
Payments for financial assets at fair value through profit or loss		(2,013,034)	–
Proceeds from disposal of financial assets at fair value through profit or loss		816,000	–
Proceeds from repayments of loans to related and third parties		561,210	775,971
Interest received	23	405,540	269,903
Net cash used in investing activities		(13,428,899)	(5,035,672)

INTERIM CONSOLIDATED CASH FLOW STATEMENT



	Note	Unaudited Six months ended 30 June	
		2017 RMB'000	2016 RMB'000
Cash flows from financing activities			
Capital injections from non-controlling interests		1,483,029	1,933,548
Buy-back of shares	19	(640,985)	(809,520)
Proceeds from disposal of interests in subsidiaries without loss of control		147,730	12,000
Payments for acquisition of additional interests in subsidiaries		(1,250)	(128,256)
Issue of corporate bonds	17	–	7,960,000
Redemption and repayment of perpetual capital securities		–	(2,928,000)
Proceeds received under securitisation arrangements		–	6,211,000
Proceeds from bank and other borrowings		39,898,033	18,306,798
Repayments of bank and other borrowings		(17,944,887)	(18,751,237)
Distribution to holders of perpetual capital securities		–	(616,749)
Repayments of receipts under securitisation arrangements		(390,000)	–
Net cash generated from financing activities		22,551,670	11,189,584
Net increase/(decrease) in cash and cash equivalents		25,546,842	(5,529,532)
Cash and cash equivalents at the beginning of the period		84,646,899	36,240,752
Exchange (losses)/gains on cash and cash equivalents		(80,637)	89,024
Cash and cash equivalents at the end of the period		110,113,104	30,800,244

The notes on pages 52 to 88 form an integral part of this interim financial information.

NOTES TO THE INTERIM FINANCIAL INFORMATION

1 General information

Country Garden Holdings Company Limited (the “Company”) was incorporated in the Cayman Islands on 10 November 2006 as an exempted company with limited liability under the Companies Law, Cap 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands.

The address of the Company’s registered office is Cricket Square, Hutchins Drive, P.O. Box 2681 Grand Cayman, KY1-1111 Cayman Islands. The Company is engaged in investment holding and its subsidiaries (collectively, the “Group”) are principally engaged in the property development, construction, fitting and decoration, property investment, property management and hotel operation.

The Company’s shares are listed on The Stock Exchange of Hong Kong Limited.

This interim financial information is presented in Renminbi (“RMB”), unless otherwise stated, and was approved by the Board of Directors of the Company for issue on 22 August 2017.

Early adoption of HKFRS 15

Hong Kong Financial Reporting Standard 15 “Revenue from Contracts with Customers” (“HKFRS 15”) as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) is effective for the financial year beginning or after 1 January 2018.

The Group however has elected to early adopt HKFRS 15 for its 2017 financial year. The Group has also elected to apply the modified transitional provisions whereby the effects of adopting HKFRS 15 for uncompleted contracts with customers as at 31 December 2016 are adjusted at the opening balance of equity as at 1 January 2017 and prior period comparatives are not restated. The effects of the adoption of HKFRS 15 are set out in Note 4 below.

2 Basis of preparation

This interim financial information for the six months ended 30 June 2017 has been prepared in accordance with Hong Kong Accounting Standard (“HKAS”) 34, ‘Interim Financial Reporting’. This interim financial information should be read in conjunction with the annual financial statements for the year ended 31 December 2016 (“2016 Financial Statements”), which have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRS”) issued by the HKICPA.

NOTES TO THE INTERIM FINANCIAL INFORMATION



3 Significant accounting policies

Except as described below, the accounting policies applied are consistent with those of the 2016 Financial Statements as described therein.

- (a) Amendments and interpretations to existing standards that are effective for the financial year beginning on 1 January 2017 do not have a material impact or are not relevant to the Group.
- (b) The Group has early adopted HKFRS 9 “Financial instruments” (“HKFRS 9”) on 1 January 2016 and HKFRS 15 on 1 January 2017.

New and revised standards, amendments and interpretations to existing standards have been issued and relevant to the Group but are not effective for the financial year beginning on 1 January 2017 and have not been early adopted:

		Effective for the financial year beginning on or after
Amendments to HKFRS 2	Classification and measurement of share-based payment transactions	1 January 2018
Amendments to HKFRS 4	Insurance Contracts	1 January 2018
HK (IFRIC) 22	Foreign Currency Transactions and Advance Consideration	1 January 2018
Amendments to HKAS 40	Transfers of investment properties	1 January 2018
Amendments to HKAS 28	Investments in associates and joint ventures	1 January 2018
HKFRS 16	Leases	1 January 2019
HK (IFRIC) 23	Uncertainty over income tax treatment	1 January 2019
Amendments to HKFRS 10 and HKAS 28	Sale or contribution of assets between an investor and its associates or joint ventures	To be determined

The Group is yet to assess the impact of the above new and revised standards, amendments and interpretations to existing standards on the Group’s consolidated financial statements.

NOTES TO THE INTERIM FINANCIAL INFORMATION

3 Significant accounting policies *(Continued)*

- (c) The Group has elected to early adopt HKFRS 15 as issued by the HKICPA for its 2017 financial year, because the new accounting policies provide more reliable and relevant information for users to assess the amounts, timing and uncertainty of future cash flows. From 1 January 2017 onwards, the Group has adopted the following accounting policies on revenues. The effects of the adoption of HKFRS 15 are set out in Note 4.

Revenues are recognised when or as the control of the asset is transferred to the customer. Depending on the terms of the contract and the laws that apply to the contract, control of the asset may be transferred over time or at a point in time. Control of the asset is transferred over time if the Group's performance:

- provides all of the benefits received and consumed simultaneously by the customer;
- creates and enhances an asset that the customer controls as the Group performs; or
- do not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

If control of the asset transfers over time, revenue is recognised over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation. Otherwise, revenue is recognised at a point in time when the customer obtains control of the asset.

The progress towards complete satisfaction of the performance obligation is measured based on one of the following methods that best depict the Group's performance in satisfying the performance obligation:

- direct measurements of the value transferred by the Group to the customer; or
- the Group's efforts or inputs to the satisfaction of the performance obligation.

For property development and sales contracts for which the control of the property is transferred at a point in time, revenue is recognised when the customer obtains the physical possession or the legal title of the completed property and the Group has present right to payment and the collection of the consideration is probable.

For contract where the period between the payment by the customer and the transfer of the promised property or service exceeds one year, the transaction price is adjusted for the effects of a significant financing component.

Incremental costs incurred to obtain a contract, if recoverable, are capitalised as contract assets and subsequently amortised when the related revenue is recognised.

4 Change in accounting policy

As explained in note 3(c) above, the Group has early adopted HKFRS 15 as issued in July 2014 from 1 January 2017, which resulted in changes in accounting policies and adjustments to the amounts recognised in the consolidated financial statements. In accordance with the transitional provisions in HKFRS 15, comparative figures have not been restated.

The accounting policies were changed to comply with HKFRS 15. HKFRS 15 replaces the provisions of HKAS 18 Revenue (“HKAS18”) and HKAS 11 Construction contracts (“HKAS11”) that relate to the recognition, classification and measurement of revenue and costs.

The effects of the adoption of HKFRS 15 are as follows:

Presentation of contract assets and liabilities

Reclassifications were made as at 1 January 2017 to be consistent with the terminology used under HKFRS 15:

- Contract liabilities for progress billing recognised in relation to property development activities were previously presented as advanced proceeds received from customers.
- Contract assets recognised in relation to construction activities were previously presented as trade and other receivables – amounts due from customers for contract work.

Accounting for property development activities

In prior reporting periods, the Group accounted for property development activities when significant risk and rewards of ownership has been transferred to the customers on delivery in its entirety at a single time upon vacant possession and not continuously as construction progresses.

Under HKFRS 15, properties that have no alternative use to the Group due to contractual reasons and when the Group has an enforceable right to payment from the customers for performance completed to date, the Group recognises revenue as the performance obligation is satisfied over time in accordance with the input method for measuring progress.

The excess of cumulative revenue recognised in profit or loss over the cumulative billings to purchasers of properties is recognised as contract assets.

The excess of cumulative billings to purchasers of properties over the cumulative revenue recognised in profit or loss is recognised as contract liabilities.

NOTES TO THE INTERIM FINANCIAL INFORMATION

4 Change in accounting policy *(Continued)*

Accounting for costs incurred to obtain a contract

Following the adoption of HKFRS 15, stamp duty, sales commissions and other costs directly attributable to obtaining a contract, if recoverable, are capitalised as contract assets.

- (a) The impact on the Group's financial position by the application of HKFRS 15 as compared to HKAS 18 and HKAS 11 that was previously in effect before the adoption of HKFRS 15 is as follows:

	As at 1 January 2017			Restated RMB'000
	As previously stated RMB'000	Reclassifications under HKFRS 15 RMB'000	Adjustments under HKFRS 15 RMB'000	
Consolidated statement of financial position (extract)				
Properties under development	268,725,626	–	(8,949,148)	259,776,478
Trade and other receivables	117,377,247	(667,059)	(2,201,476)	114,508,712
Contract assets	–	667,059	6,089,288	6,756,347
Advanced proceeds received from customers	192,408,932	(167,885,253)	(24,523,679)	–
Trade and other payables	151,789,260	–	12,197,462	163,986,722
Contract liabilities	–	167,885,253	1,996,785	169,882,038
Deferred income tax liabilities	6,928,304	–	1,680,286	8,608,590
Retained earnings	39,967,106	–	3,152,346	43,119,452
Non-controlling interests	11,486,805	–	435,464	11,922,269

NOTES TO THE INTERIM FINANCIAL INFORMATION



4 Change in accounting policy (Continued)

- (b) The amount by each financial statements line items affected in the current period and period to date by the application of HKFRS 15 as compared to HKAS 18 and HKAS 11 that was previously in effect before the adoption of HKFRS 15 is as follows:

	As at 30 June 2017		
	Results without the early adoption of HKFRS 15 RMB'000	Effects of the early adoption of HKFRS 15 RMB'000	Results as reported RMB'000
<u>Consolidated statement of financial position (extract)</u>			
Properties under development	371,093,991	(14,787,275)	356,306,716
Trade and other receivables	194,179,983	(4,641,859)	189,538,124
Contract assets	–	9,932,187	9,932,187
Advanced proceeds received from customers	290,930,455	(290,930,455)	–
Trade and other payables	233,543,945	1,179,329	234,723,274
Contract liabilities	–	270,042,724	270,042,724
Deferred income tax liabilities	10,420,861	3,289,679	13,710,540
Retained earnings	42,538,049	5,906,092	48,444,141
Non-controlling interests	14,886,273	1,015,684	15,901,957
<u>Six months ended 30 June 2017</u>			
	Results without the early adoption of HKFRS 15 RMB'000	Effects of the early adoption of HKFRS 15 RMB'000	Results as reported RMB'000
<u>Consolidated statement of comprehensive income (extract)</u>			
Revenue	62,987,757	14,749,997	77,737,754
Cost of sales	(51,015,016)	(9,626,193)	(60,641,209)
Selling and marketing costs	(3,120,249)	(217,063)	(3,337,312)
Administrative expenses	(4,074,949)	36,618	(4,038,331)
Income tax expenses	(2,427,182)	(1,609,393)	(4,036,575)
<u>Consolidated cash flow statement (extract)</u>			
Cash generated from operations			
– Profit for the period	5,039,433	3,333,966	8,373,399
Changes in working capital:			
– Properties under development and completed properties held for sale	(61,836,351)	14,787,275	(47,049,076)
– Contract assets	–	(9,932,187)	(9,932,187)
– Contract liabilities	–	59,590,642	59,590,642
– Advanced proceeds received from customers	80,478,373	(80,478,373)	–
– Trade and other receivables	(63,555,374)	4,641,859	(58,913,515)
– Trade and other payables	77,582,693	1,179,329	78,762,022

NOTES TO THE INTERIM FINANCIAL INFORMATION

4 Change in accounting policy *(Continued)*

(c) Details of contract assets are as follows:

	30 June 2017 RMB'000	1 January 2017 RMB'000
Contract assets related to sales and construction of properties	4,718,333	3,328,104
Contract assets related to other construction contracts	1,001,343	667,059
Costs for obtaining contracts	4,212,511	2,761,184
Total contract assets	9,932,187	6,756,347

5 Judgements and Estimates

The preparation of the interim financial information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing this interim financial information, in addition to the significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty applied to the 2016 Financial Statements, the following judgements and estimates were applied:

Judgements and estimates in revenue recognition for property development activities

The Group develops and sells residential and commercial properties in different countries. Revenue is recognised over time when the Group's performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date; otherwise, revenue is recognised at a point in time when the buyer obtains control of the completed property. The properties have generally no alternative use for the Group due to contractual restrictions. However, whether there is an enforceable right to payment and hence the related contract revenue is recognised over time, depends on the terms of each contract and the relevant laws that apply to that contract. To assess the enforceability of right to payment, the Group has reviewed the terms of its contracts, the relevant local laws, the local regulators' views and obtained legal advice, when necessary.

The Group recognises property development revenue over time by reference to the progress towards complete satisfaction of that performance obligation at the reporting date. This is measured based on the Group's efforts or budgeted inputs to the satisfaction of the performance obligation. Significant judgement and estimation are required in determining the completeness and accuracy of the budgets and the extent of the costs incurred and the allocation of cost to that property unit. Changes in cost estimates in future periods can have effect on the Group's revenue recognised. In making the above estimation, the Group relies on past experience and work of contractors and surveyors.

For property development and sales contracts for which the control of the property is transferred at a point in time, revenue is recognised when the buyer obtains the physical possession or legal title of the completed property and the consideration amount is collected. The Group seldom provides long credit or payment terms to its property buyer.

NOTES TO THE INTERIM FINANCIAL INFORMATION



6 Financial risk management

6.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk (including foreign exchange risk, price risk, cash flow and fair value interest rate risk), credit risk and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance. The Group uses derivative financial instruments to hedge certain risk exposures.

The interim financial information does not include all financial risk management information and disclosures required in the annual financial statements, and should be read in conjunction with the 2016 Financial Statements.

There have been no significant changes in the risk management department since the last year end or in any risk management policies since the last year end.

6.2 Liquidity risk

The table below analyses the Group's non-derivative financial liabilities and net-settled derivative financial liabilities into relevant maturity grouping based on the remaining period at the date of statement of financial position to the contractual maturity date. Derivative financial liabilities are included in the analysis if their contractual maturities are essential for an understanding of the timing of the cash flows. The amounts disclosed in the table are the contractual undiscounted cash flows.

	Less than 1 year RMB'000	Between 1 and 2 years RMB'000	Between 2 and 5 years RMB'000	Over 5 years RMB'000	Total RMB'000
Unaudited					
At 30 June 2017					
Senior notes (principal amount plus interest)	1,969,657	7,389,177	14,542,520	13,150,169	37,051,523
Bank and other borrowings (principal amount plus interest)	31,235,288	30,828,145	33,359,059	2,713,525	98,136,017
Corporate bonds (principal amount plus interest)	13,926,694	17,320,350	8,098,185	2,078,000	41,423,229
Derivative financial instruments	97,510	53,041	-	-	150,551
Trade and other payables (excluding other taxes payable and salaries payable)	206,789,282	-	-	-	206,789,282
Receipts under securitisation arrangements	6,777,527	-	-	-	6,777,527
Dividend payable	2,176,743	-	-	-	2,176,743
Total	262,972,701	55,590,713	55,999,764	17,941,694	392,504,872

NOTES TO THE INTERIM FINANCIAL INFORMATION

6 Financial risk management *(Continued)*

6.2 Liquidity risk *(Continued)*

	Less than 1 year RMB'000	Between 1 and 2 years RMB'000	Between 2 and 5 years RMB'000	Over 5 years RMB'000	Total RMB'000
Audited					
At 31 December 2016					
Senior notes (principal amount plus interest)	2,016,933	2,016,933	21,079,158	13,836,280	38,949,304
Bank and other borrowings (principal amount plus interest)	33,756,108	19,868,415	19,169,155	2,590,197	75,383,875
Corporate bonds (principal amount plus interest)	9,923,618	16,858,955	12,288,185	2,078,000	41,148,758
Receipts under securitisation arrangements	7,230,392	–	–	–	7,230,392
Trade and other payables (excluding other taxes payable and salaries payable)	137,894,311	–	–	–	137,894,311
Derivative financial instruments	41,762	–	–	–	41,762
Total	190,863,124	38,744,303	52,536,498	18,504,477	300,648,402

NOTES TO THE INTERIM FINANCIAL INFORMATION



6 Financial risk management *(Continued)*

6.3 Fair value estimation

The table below analyses financial instruments carried at fair value, by level of the inputs to valuation techniques used to measure fair value.

	Level 1 RMB'000	Level 2 RMB'000	Level 3 RMB'000	Total RMB'000
At 30 June 2017				
Assets				
Financial assets at fair value through other comprehensive income	-	-	861,063	861,063
Derivative financial instruments	-	730,847	-	730,847
Financial assets at fair value through profit or loss	397,570	8,119,700	-	8,517,270
Total	397,570	8,850,547	861,063	10,109,180
Liabilities				
Derivative financial instruments	-	150,551	-	150,551
At 31 December 2016				
Assets				
Financial assets at fair value through other comprehensive income	-	-	870,734	870,734
Derivative financial instruments	-	1,221,532	-	1,221,532
Financial assets at fair value through profit or loss	1,188,096	6,133,140	-	7,321,236
Total	1,188,096	7,354,672	870,734	9,413,502
Liabilities				
Derivative financial instruments	-	41,762	-	41,762

There were no transfers among level 1, 2 and 3 during the period.

There were no changes in valuation techniques during the period.

NOTES TO THE INTERIM FINANCIAL INFORMATION

7 Segment information

The executive directors review the Group's internal reporting in order to assess performance and allocate resources. The executive directors have determined the operating segments based on these reports.

The executive directors assess the performance of the Group organised into five business segments as follows:

- Property development;
- Construction, fitting and decoration;
- Property investment;
- Property management; and
- Hotel operation.

The executive directors assess the performance of the operating segments based on a measure of operating profit, adjusted by excluding fair value changes on derivative financial instruments and financial assets at fair value through profit or loss, and including share of post-tax profits of joint ventures and associates.

Segment assets consist primarily of property, plant and equipment, intangible assets, land use rights, investment properties, contract assets, properties under development, completed properties held for sale, inventories, receivables and operating cash. They exclude deferred income tax assets, financial assets at fair value through other comprehensive income, financial assets at fair value through profit or loss and derivative financial instruments. Segment liabilities consist primarily of operating liabilities. They exclude senior notes, corporate bonds, receipts under securitisation arrangements, bank and other borrowings, current and deferred income tax liabilities and derivative financial instruments.

Capital expenditure comprises additions to property, plant and equipment, land use rights, investment properties and intangible assets.

Revenue consists of the following:

	Six months ended 30 June	
	2017 RMB'000	2016 RMB'000
Sales and construction of properties under property development activities	74,474,618	55,406,431
Rendering of other construction, fitting and decoration services	1,105,801	192,326
Rental income	76,167	52,771
Rendering of property management services	1,207,814	969,036
Rendering of hotel services	873,354	741,928
	77,737,754	57,362,492

NOTES TO THE INTERIM FINANCIAL INFORMATION



7 Segment information (Continued)

Sales between segments are carried out according to the terms and conditions agreed by the respective segments' management.

The Group's revenue is mainly attributable to the market in mainland China and over 90% of the Group's non-current assets are located in mainland China. No geographical information is therefore presented.

The Group has a large number of customers, none of whom contributed 10% or more of the Group's revenue.

The segment information provided to the executive directors for the reportable segments is as follows:

	Property development RMB'000	Construction, fitting and decoration RMB'000	Property investment RMB'000	Property management RMB'000	Hotel operation RMB'000	Total Group RMB'000
Six months ended 30 June 2017						
Total revenue	74,474,618	10,063,617	76,167	1,414,934	910,999	86,940,335
Recognised at a point in time	59,724,621	-	-	-	-	59,724,621
Recognised over time	14,749,997	10,063,617	76,167	1,414,934	910,999	27,215,714
Inter-segment revenue	-	(8,957,816)	-	(207,120)	(37,645)	(9,202,581)
Revenue (from external customers)	74,474,618	1,105,801	76,167	1,207,814	873,354	77,737,754
Depreciation and amortisation of property, plant and equipment, intangible assets and land use rights	234,110	14,073	-	7,212	327,995	583,390
Amortisation of incremental costs for obtaining contracts with customers	180,445	-	-	-	-	180,445
Segment results	11,253,927	91,574	194,474	257,486	(75,235)	11,722,226
At 30 June 2017						
Total segment assets after elimination of inter-segment balances	735,591,877	12,635,545	9,406,468	2,474,349	13,647,471	773,755,710
Capital expenditure	959,173	13,580	11,061	15,330	596,032	1,595,176
Total segment liabilities after elimination of inter-segment balances	492,139,215	10,333,803	34,287	1,405,435	1,089,244	505,001,984

NOTES TO THE INTERIM FINANCIAL INFORMATION

7 Segment information *(Continued)*

	Property development RMB'000	Construction, fitting and decoration RMB'000	Property investment RMB'000	Property management RMB'000	Hotel operation RMB'000	Total Group RMB'000
Six months ended 30 June 2016						
Segment revenue	55,406,431	8,660,987	52,771	1,130,004	770,544	66,020,737
Inter-segment revenue	–	(8,468,661)	–	(160,968)	(28,616)	(8,658,245)
Revenue (from external customers)	55,406,431	192,326	52,771	969,036	741,928	57,362,492
Depreciation and amortisation	260,837	13,031	–	12,688	184,195	470,751
Segment results	8,695,592	46,770	417,005	187,498	(123,269)	9,223,596
At 31 December 2016						
Total segment assets after elimination of inter-segment balances	538,238,604	10,581,790	9,784,491	2,236,630	13,494,271	574,335,786
Capital expenditure	1,389,217	18,823	107,035	23,089	1,033,103	2,571,267
Total segment liabilities after elimination of inter-segment balances	335,241,443	6,838,329	12,768	1,378,201	964,896	344,435,637

As at 30 June 2017, segment assets of the property development segment and property management segment included the amounts of investments in joint ventures and associates accounted for using the equity method totalling RMB15,375,782,000 (31 December 2016: RMB11,184,502,000) and RMB21,604,000 (31 December 2016: nil), respectively.

Reportable segment results are reconciled to profit before income tax as follows:

	Six months ended 30 June	
	2017	2016
	RMB'000	RMB'000
Total segment results	11,722,226	9,223,596
Changes in fair value of derivative financial instruments	(168,221)	(42,792)
Fair value gains on financial assets at fair value through profit or loss	25,474	22,014
Finance income — net	830,495	6,406
Profit before income tax	12,409,974	9,209,224

NOTES TO THE INTERIM FINANCIAL INFORMATION



7 Segment information *(Continued)*

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

	30 June 2017 RMB'000	31 December 2016 RMB'000
Total segment assets after elimination of inter-segment balances	773,755,710	574,335,786
Deferred income tax assets	10,802,790	7,822,313
Financial assets at fair value through other comprehensive income	861,063	870,734
Derivative financial instruments	730,847	1,221,532
Financial assets at fair value through profit or loss	8,517,270	7,321,236
Total assets	794,667,680	591,571,601
Total segment liabilities after elimination of inter-segment balances	505,001,984	344,435,637
Dividend payable	2,176,743	–
Deferred income tax liabilities	13,710,540	6,928,304
Current income tax liabilities	16,892,041	15,310,412
Receipts under securitisation arrangements	6,642,542	7,043,440
Bank and other borrowings	88,983,827	69,222,804
Senior notes	28,569,894	29,264,448
Corporate bonds	38,235,867	37,709,624
Derivative financial instruments	150,551	41,762
Total liabilities	700,363,989	509,956,431

NOTES TO THE INTERIM FINANCIAL INFORMATION

8 Property, plant and equipment and investment properties

	Property, plant and equipment RMB'000	Investment properties RMB'000
Six months ended 30 June 2017		
Opening net book amount at 1 January 2017	20,877,029	9,773,430
Acquisition of subsidiaries (note 29)	107,849	–
Other additions	1,563,209	11,061
Transfer from properties under development and completed properties held for sale	–	213,909
Revaluation gains upon transfers	–	30,301
Fair value change	–	129,179
Transfer to properties under development	–	(344,890)
Disposal of subsidiaries	(12,165)	(438,100)
Other disposals	(203,363)	–
Depreciation	(538,614)	–
Exchange differences	4,740	–
Closing net book amount at 30 June 2017	21,798,685	9,374,890
Six months ended 30 June 2016		
Opening net book amount at 1 January 2016	20,019,841	8,686,295
Acquisition of a subsidiary	7,668	–
Other additions	1,039,931	14,421
Transfer from properties under development and completed properties held for sale	–	648,162
Revaluation gains upon transfers	–	280,054
Fair value change	–	80,528
Disposals	(163,509)	(70,615)
Depreciation	(432,677)	–
Exchange differences	39,248	–
Closing net book amount at 30 June 2016	20,510,502	9,638,845

The Group's investment properties were valued at transfer or business acquisition dates, and at 30 June 2017 by Jones Lang LaSalle Corporate Appraisal and Advisory Limited, an independent and professionally qualified valuer who holds recognised relevant professional qualifications and has recent experience in the locations and segments of the investment properties valued. For all investment properties, their current use equates the highest and best use.

There were no changes to the valuation techniques during the current period.

The Group's policy is to recognise transfers into and transfers out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer. At 30 June 2017 and 31 December 2016, the Group had only level 3 investment properties.

NOTES TO THE INTERIM FINANCIAL INFORMATION



9 Properties under development

	30 June 2017 RMB'000	31 December 2016 RMB'000
Properties under development expected to be completed:		
– Within a normal operating cycle included under current assets	295,776,820	216,383,252
– Beyond a normal operating cycle included under non-current assets	60,529,896	52,342,374
	356,306,716	268,725,626
Amount comprises:		
– Construction costs	201,472,356	165,107,836
– Land use rights	144,453,487	95,484,336
– Borrowings costs capitalised	10,380,873	8,133,454
	356,306,716	268,725,626

The normal operating circle of the Group's property development generally ranges from one to two years.

At 30 June 2017, properties under development amounting to RMB216,501,346,000 (31 December 2016: RMB160,526,815,000) were expected to be completed for sale beyond one year.

The capitalisation rate used to determine the amount of interest on general borrowings incurred eligible for capitalisation for the six months ended 30 June 2017 was 5.75% per annum (six months ended 30 June 2016: 6.33% per annum). Most of the properties under development are located in the People's Republic of China ("PRC").

NOTES TO THE INTERIM FINANCIAL INFORMATION

10 Investments in joint ventures

	Six months ended	
	30 June 2017 RMB'000	30 June 2016 RMB'000
At 1 January	7,311,153	803,934
Additions	2,132,732	3,809,260
Disposals	(5,015)	–
Share of post-tax (losses)/profits	(119,738)	426,484
– Gains arising from negative goodwill	304,510	443,647
– Share of results	(424,248)	(17,163)
At 30 June	9,319,132	5,039,678

The balance comprises the following:

	30 June 2017 RMB'000	31 December 2016 RMB'000
Unlisted investments		
– Share of net assets	9,218,372	7,210,393
– Goodwill	100,760	100,760
	9,319,132	7,311,153

Additions during the period mainly included the acquisitions of equity interests in property development companies and the investments in newly established property development companies jointly with certain third parties. None of these acquisitions was significant to the Group.

The negative goodwill was mainly resulted from the fact that the joint ventures partners intended to cooperate with a leading property developer in the PRC to resolve liquidity issues or bring in industry expertise.

As at 30 June 2017, certain borrowings of joint ventures were secured by the Group's certain interests in joint ventures with an aggregate carrying value of RMB428,145,000 (31 December 2016: RMB65,893,000), and certain borrowings of joint ventures were guaranteed by the Group (note 27).

NOTES TO THE INTERIM FINANCIAL INFORMATION



11 Investments in associates

	Six months ended	
	30 June 2017 RMB'000	30 June 2016 RMB'000
At 1 January	3,873,349	884,492
Additions	2,079,036	1,115,881
Share of post-tax profits/(losses)	125,869	(47,585)
– Gains arising from negative goodwill	274,137	–
– Share of results	(148,268)	(47,585)
At 30 June	6,078,254	1,952,788

Additions during the period mainly included the acquisitions of equity interests in property development companies and the investments in newly established property development companies together with third parties. None of these acquisitions was significant to the Group.

The negative goodwill was mainly resulted from the fact that other shareholders intended to cooperate with a leading property developer in the PRC to resolve liquidity issues or bring in industry expertise.

As at 30 June 2017, certain borrowings of associates were secured by the Group's certain interests in associates with an aggregate carrying value of RMB1,065,120,000 (31 December 2016: RMB55,000,000), and certain borrowings of associates were guaranteed by the Group (note 27).

12 Trade and other receivables

	30 June 2017 RMB'000	31 December 2016 RMB'000
Included in current assets		
Trade receivables — net (note (a))	16,805,150	13,673,129
Other receivables — net (note (b))	138,870,618	84,989,714
Loans to third parties	1,819,851	1,969,159
Prepayments for land (note (c))	15,524,628	6,820,629
Other prepayments	10,039,133	9,869,116
	183,059,380	117,321,747
Included in non-current assets		
Loans to third parties	705,500	55,500
Prepayments for acquisitions of property development companies	5,773,244	–
	6,478,744	55,500
	189,538,124	117,377,247

NOTES TO THE INTERIM FINANCIAL INFORMATION

12 Trade and other receivables *(Continued)*

(a) Details of trade receivables are as follows:

	30 June 2017 RMB'000	31 December 2016 RMB'000
Trade receivables	16,874,737	13,728,684
Less: allowance for impairment	(69,587)	(55,555)
Trade receivables — net	16,805,150	13,673,129

Trade receivables mainly arise from sales of properties. Property buyers are generally granted credit terms of 1 to 6 months. The ageing analysis of trade receivables based on revenue recognition date is as follows:

	30 June 2017 RMB'000	31 December 2016 RMB'000
Within 90 days	15,382,771	12,003,625
Over 90 days and within 180 days	679,786	714,221
Over 180 days and within 365 days	367,857	490,522
Over 365 days	444,323	520,316
	16,874,737	13,728,684

At 30 June 2017 and 31 December 2016, trade receivables were denominated in RMB.

The Group applies the simplified approach to provide for expected credit losses prescribed by HKFRS 9. As at 30 June 2017, a provision of RMB69,587,000 was made against the gross amount of trade receivables (31 December 2016: RMB55,555,000).

There is no concentration of credit risk with respect to trade receivables as the Group has a large number of customers. Trade receivables were collateralised by the titles of the properties sold.

NOTES TO THE INTERIM FINANCIAL INFORMATION



12 Trade and other receivables *(Continued)*

(b) Details of other receivables are as follows:

	30 June 2017 RMB'000	31 December 2016 RMB'000
Amounts due from related parties	33,683,845	17,568,947
Land auction and other deposits	30,389,977	14,292,195
Amounts due from customers for contract work	–	667,059
Others*	75,421,479	52,909,399
	139,495,301	85,437,600
Less: allowance for impairment	(624,683)	(447,886)
Other receivables — net	138,870,618	84,989,714

* These receivables mainly included current accounts due from the other shareholders of certain subsidiaries, joint ventures and associates of the Group for various payments on their behalf, which are interest-free, unsecured and repayable on demand.

(c) Prepayments for land are mainly related to acquisition of land use rights upon successfully bidding at the land auctions conducted by the PRC government. The relevant land use right certificates have not been obtained at 30 June 2017.

13 Cash and cash equivalents

	30 June 2017 RMB'000	31 December 2016 RMB'000
Cash at bank and in hand	109,453,571	78,434,654
Short-term bank deposits	10,676,000	18,056,233
	120,129,571	96,490,887
Less: restricted cash	(10,016,467)	(11,843,988)
	110,113,104	84,646,899

The short-term bank deposits are denominated in RMB and have terms ranging from 1 to 3 months. The effective interest rate of these deposits as at 30 June 2017 was 2.57% per annum (31 December 2016: 2.54% per annum).

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

NOTES TO THE INTERIM FINANCIAL INFORMATION

13 Cash and cash equivalents *(Continued)*

Cash and deposits are denominated in the following currencies:

	30 June 2017 RMB'000	31 December 2016 RMB'000
RMB	106,274,687	90,541,406
HKD	2,475,791	705,041
USD	7,055,966	1,552,046
RM	3,930,048	3,308,429
Other currencies	393,079	383,965
	120,129,571	96,490,887

The conversion of RMB and RM denominated balances into other currencies and the remittance of bank balances and cash out of the PRC and Malaysia are subject to relevant rules and regulations of foreign exchange control promulgated by the PRC and Malaysian governments.

14 Financial assets at fair value through profit or loss

	30 June 2017 RMB'000	31 December 2016 RMB'000
Listed equity security — China (note (a))	397,570	1,188,096
Wealth management products (note (b))	8,119,700	6,133,140
	8,517,270	7,321,236

- (a) It represented a 2.29% (31 December 2016: 9.16%) equity interest in Shenzhen Tiantu Investment Management Co., Ltd, which is mainly engaged in investment activities and is listed on the National Equities Exchange and Quotations in the PRC. The fair value of the investment at 30 June 2017 was calculated using the quoted market price.
- (b) Wealth management products are mainly investments in financial instruments issued by banks. They have initial terms ranging from 30 to 365 days. The fair values of these investments approximated their carrying values as at 30 June 2017.

NOTES TO THE INTERIM FINANCIAL INFORMATION



15 Trade and other payables

	30 June 2017 RMB'000	31 December 2016 RMB'000
Trade payables (note (a))	98,706,501	76,074,204
Other payables (note (b))	107,527,739	61,422,617
Other taxes payable	23,409,699	8,211,358
Salaries payable	4,524,293	5,683,591
Accrued expenses	555,042	397,490
	234,723,274	151,789,260

(a) The ageing analysis of trade payables mainly based on the date of invoices was as follows:

	30 June 2017 RMB'000	31 December 2016 RMB'000
Within 90 days	83,787,038	63,517,129
Over 90 days and within 180 days	11,058,195	9,412,965
Over 180 days and within 365 days	2,537,659	1,876,190
Over 365 days	1,323,609	1,267,920
	98,706,501	76,074,204

(b) Other payables mainly included deposits from property purchasers and current accounts due to certain joint ventures, associates and other shareholders of certain subsidiaries, joint ventures and associates of the Group and outstanding considerations to acquire certain subsidiaries, joint ventures and associates. These amounts are interest-free, unsecured and repayable on demand.

NOTES TO THE INTERIM FINANCIAL INFORMATION

16 Senior notes

	Six months ended	
	30 June 2017 RMB'000	30 June 2016 RMB'000
As at 1 January	29,264,448	20,878,179
Interest expenses	1,017,270	813,081
Coupon paid	(1,000,793)	(783,339)
Exchange differences	(711,031)	440,491
	28,569,894	21,348,412
Less: current portion included in current liabilities	(468,929)	–
Included in non-current liabilities	28,100,965	21,348,412

- (a) Except for the senior notes amounting to USD250,000,000, all senior notes are listed on the Singapore Exchange Securities Trading Limited.
- (b) Except for the senior notes amounting to USD250,000,000 that will mature in year 2019, the Company has call options to redeem all senior notes in whole or in part prior to their maturity at the redemption price as defined in the indenture agreements of these senior notes. Apart from the above early redemption option, the holders of the senior notes in an aggregated principal amount of USD350,000,000 that will mature in year 2026 have a put option to request the Company to repurchase their notes on 15 December 2021 at the price equal to 100% of the principal amounts of their notes. The directors consider that the fair values of these call and put options were insignificant on initial recognition and at 30 June 2017 and 31 December 2016.
- (c) All of the Group's senior notes are subject to the fulfilment of covenants relating to certain of the Group's debt servicing financial indicators. The Group regularly monitors its compliance with these covenants. As at 30 June 2017, none of the covenants had been breached.

NOTES TO THE INTERIM FINANCIAL INFORMATION



17 Corporate bonds

	Six months ended	
	30 June 2017 RMB'000	30 June 2016 RMB'000
As at 1 January	37,709,624	15,258,499
Additions	–	7,960,000
Interest expenses	895,349	483,159
Coupon paid	(372,000)	–
Exchange differences	2,894	15,860
	38,235,867	23,717,518
Less: current portion included in current liabilities	(13,311,424)	–
Included in non-current liabilities	24,924,443	23,717,518

Certain corporate bonds issued by the Group contain a liability component and coupon rate adjustment options. Liability component represents the present value of the contractually determined stream of future cash flows discounted at the prevailing market interest rate at that time applicable to instruments of comparable credit status and providing substantially the same cash flows, on the same terms, but without the embedded derivatives.

The directors consider that the fair values of the above coupon rate adjustment options were insignificant on initial recognition and at 30 June 2017 and 31 December 2016.

NOTES TO THE INTERIM FINANCIAL INFORMATION

18 Bank and other borrowings

	30 June 2017 RMB'000	31 December 2016 RMB'000
Included in non-current liabilities:		
— secured	25,945,717	21,456,699
— unsecured	51,522,550	30,120,672
Less: current portion	(15,332,278)	(12,867,292)
	62,135,989	38,710,079
Included in current liabilities:		
— secured	4,534,720	7,433,863
— unsecured	6,980,840	10,211,570
Current portion of non-current liabilities	15,332,278	12,867,292
	26,847,838	30,512,725

The Group's borrowings as at 30 June 2017 of RMB25,777,302,000 (31 December 2016: RMB26,802,562,000), were jointly secured by certain properties, land use rights and equipment of the Group with total carrying values of RMB24,871,332,000 (31 December 2016: RMB24,495,397,000). The Group's borrowings as at 30 June 2017 of RMB4,703,135,000 (31 December 2016: RMB2,088,000,000) were guaranteed by the Company and secured by the Group's equity interests in certain subsidiaries.

The annual weighted average effective interest rate of bank and other borrowings is 5.81% per annum for the six months ended 30 June 2017 (year ended 31 December 2016: 6.01% per annum).

The carrying amounts of the bank and other borrowings approximated their fair values as these borrowings are mainly floating-rate borrowings.

The carrying amounts of bank and other borrowings are denominated in the following currencies:

	30 June 2017 RMB'000	31 December 2016 RMB'000
RMB	65,536,300	54,768,769
HKD	6,687,314	3,932,713
USD	14,189,431	8,190,914
RM	1,374,577	1,531,550
Other	1,196,205	798,858
	88,983,827	69,222,804

Certain of the Group's bank and other borrowings are subject to the fulfilment of covenants relating to certain of the Group's debt servicing financial indicators. The Group regularly monitors its compliance with these covenants. As at 30 June 2017, none of these covenants had been breached.

NOTES TO THE INTERIM FINANCIAL INFORMATION



19 Share capital and premium

	Number of ordinary shares	Nominal value of ordinary shares HKD'000	Equivalent nominal value of ordinary shares RMB'000	Share premium RMB'000	Treasury shares RMB'000	Total RMB'000
Authorised						
At 1 January 2016, 31 December 2016 and 30 June 2017, HKD0.10 per share	100,000,000,000	10,000,000				
Issued and fully paid:						
At 1 January 2016	22,588,019,782	2,258,802	2,116,865	27,475,982	(380,236)	29,212,611
Buy-back of shares	–	–	–	–	(3,535,394)	(3,535,394)
Cancellation of shares	(981,277,000)	(98,128)	(84,486)	(3,046,223)	3,130,709	–
At 31 December 2016 and 1 January 2017	21,606,742,782	2,160,674	2,032,379	24,429,759	(784,921)	25,677,217
Buy-back of shares (note (a))	–	–	–	–	(640,985)	(640,985)
Cancellation of shares	(266,121,000)	(26,612)	(23,690)	(1,021,980)	1,045,670	–
At 30 June 2017	21,340,621,782	2,134,062	2,008,689	23,407,779	(380,236)	25,036,232

(a) Buy-back of shares

The Group bought back a total of 161,345,000 of the Company's shares during the six months ended 30 June 2017. The total consideration paid to buy back these shares was RMB640,985,000, which has been deducted from equity attributable to the owners of the Company.

NOTES TO THE INTERIM FINANCIAL INFORMATION

20 Other reserves and retained earnings

	Other reserves											
	Merger reserve	Statutory reserve	Share option reserve	Financial assets at fair value through other comprehensive income reserve			Cash flow hedge reserve	Deferred costs of hedging reserve	Others	Total	Retained earnings	Total
				Translation reserve	Revaluation reserve	Translation reserve						
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
Balance at 1 January 2016	(149,801)	3,859,814	86,446	13,415	(870,517)	1,464,237	-	-	(461,455)	3,942,139	31,808,028	35,750,167
Profit for the year	-	-	-	-	-	-	-	-	-	-	11,516,815	11,516,815
Transfer to statutory reserves	-	352,697	-	-	-	-	-	-	-	352,697	(352,697)	-
2015 final and 2016 interim dividends	-	-	-	-	-	-	-	-	-	-	(3,005,040)	(3,005,040)
Capital injection from non-controlling interests	-	-	-	-	-	-	-	-	86,400	86,400	-	86,400
Employee share scheme – Value of employee service	-	-	44,629	-	-	-	-	-	38,205	82,834	-	82,834
Change in fair value of financial assets at fair value through other comprehensive income, net of tax	-	-	-	45,921	-	-	-	-	-	45,921	-	45,921
Changes in ownership interests in subsidiaries without change of control	-	-	-	-	-	-	-	-	(48,410)	(48,410)	-	(48,410)
Currency translation differences	-	-	-	-	228,380	-	-	-	-	228,380	-	228,380
Deferred gains on cash flow hedges, net of tax	-	-	-	-	-	-	89,982	-	-	89,982	-	89,982
Deferred costs of hedging, net of tax	-	-	-	-	-	-	-	(295,901)	-	(295,901)	-	(295,901)
Balance at 31 December 2016	(149,801)	4,212,511	131,075	59,336	(642,137)	1,464,237	89,982	(295,901)	(385,260)	4,484,042	39,967,106	44,451,148
Balance at 1 January 2017	(149,801)	4,212,511	131,075	59,336	(642,137)	1,464,237	89,982	(295,901)	(385,260)	4,484,042	39,967,106	44,451,148
Adjustment on adoption of HKFRS 15 (note 4)	-	-	-	-	-	-	-	-	-	-	3,152,346	3,152,346
Restated balance at 1 January 2017	(149,801)	4,212,511	131,075	59,336	(642,137)	1,464,237	89,982	(295,901)	(385,260)	4,484,042	43,119,452	47,603,494
Profit for the period	-	-	-	-	-	-	-	-	-	-	7,501,432	7,501,432
2016 final dividends	-	-	-	-	-	-	-	-	-	-	(2,176,743)	(2,176,743)
Employee share scheme – Value of employee service	-	-	139,991	-	-	-	-	-	-	139,991	-	139,991
Change in fair value of financial assets at fair value through other comprehensive income, net of tax	-	-	-	32,474	-	-	-	-	-	32,474	-	32,474
Changes in ownership interests in subsidiaries without change of control	-	-	-	-	-	-	-	-	21,815	21,815	-	21,815
Currency translation differences	-	-	-	-	(113,625)	-	-	-	-	(113,625)	-	(113,625)
Deferred losses on cash flow hedges, net of tax	-	-	-	-	-	-	(59,604)	-	-	(59,604)	-	(59,604)
Deferred gains of hedging, net of tax	-	-	-	-	-	-	-	416,268	-	416,268	-	416,268
Balance at 30 June 2017	(149,801)	4,212,511	271,066	91,810	(755,762)	1,464,237	30,378	120,367	(363,445)	4,921,361	48,444,141	53,365,502

NOTES TO THE INTERIM FINANCIAL INFORMATION



21 Other income and gains – net

	Six months ended 30 June	
	2017	2016
	RMB'000	RMB'000
Other income		
– Management and consulting service income	199,535	–
– Forfeiture of advances received from customers	30,752	47,520
– Government grants	12,642	86,702
	242,929	134,222
Other gains/(losses)		
– Gains arising from negative goodwill (note 29)	1,263,470	22,430
– Fair value gains on financial assets at fair value through profit or loss	25,474	22,014
– Gains/(losses) on disposal of property, plant and equipment	9,254	(7,643)
– Changes in fair value of derivative financial instruments	(168,221)	(42,792)
– Others	320,060	135,708
	1,450,037	129,717
Total other income and gains – net	1,692,966	263,939

22 Expenses by nature

	Six months ended 30 June	
	2017	2016
	RMB'000	RMB'000
Advertising costs	744,096	555,039
Amortisation of intangible assets	10,057	6,380
Business taxes and other levies	1,676,729	3,209,579
Costs of properties recognised in profit or loss	60,004,792	41,549,555
Amorisation of incremental costs for obtaining contracts	180,445	–
Donations	470,230	80,352
Depreciation	387,619	383,766
Employee benefit expenses	3,316,569	2,139,444
Land use rights amortisation	34,719	31,694
Rental expenses	234,524	113,367
Others	957,072	1,093,918
Total cost of sales, selling and marketing costs and administrative expenses	68,016,852	49,163,094

NOTES TO THE INTERIM FINANCIAL INFORMATION

23 Finance income – net

	Six months ended 30 June	
	2017 RMB'000	2016 RMB'000
Finance income:		
– Interest income on short-term bank deposits	405,540	269,903
– Net foreign exchange gains on financing activities	424,955	–
	830,495	269,903
Finance costs:		
– Interest expenses:		
– Bank and other borrowings	(2,301,635)	(1,850,511)
– Senior notes (note 16)	(1,017,270)	(813,081)
– Corporate bonds (note 17)	(895,349)	(483,159)
– Receipts under securitisation arrangements	(155,325)	–
	(4,369,579)	(3,146,751)
Less: amounts capitalised on qualifying assets	4,369,579	3,146,751
	–	–
– Net foreign exchange losses on financing activities	–	(380,771)
Less: amounts capitalised on qualifying assets	–	117,274
	–	(263,497)
Finance income – net	830,495	6,406

NOTES TO THE INTERIM FINANCIAL INFORMATION



24 Income tax expenses

	Six months ended 30 June	
	2017	2016
	RMB'000	RMB'000
Current income tax		
– Corporate income tax	2,663,747	2,131,312
– Land appreciation tax (note (c))	1,504,896	827,405
	4,168,643	2,958,717
Deferred income tax		
– Corporate income tax	(276,068)	(27,868)
– Withholding income tax on profit to be distributed in future (note (d))	144,000	73,500
	(132,068)	45,632
	4,036,575	3,004,349

- (a) Hong Kong profits tax has been provided at the rate of 16.5% (2016:16.5%) on the estimated assessable profits of the Group's subsidiaries in Hong Kong.
- (b) PRC corporate income tax has been provided at corporate income tax rate of 25%.
- (c) PRC land appreciation tax is levied at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds of sales of properties less deductible expenditures including cost of land use rights and all property development expenditures.
- (d) Withholding income tax is provided on the dividends to be distributed by the PRC subsidiaries of the Group. The relevant overseas holding companies have obtained endorsement from various PRC tax bureaus to enjoy the treaty benefit of 5% withholding income tax rate on dividends received from the PRC subsidiaries of the Group. Accordingly, withholding income tax has been provided at 5% of the profit expected to be distributed by the PRC subsidiaries of the Group.

25 Dividend

On 22 August 2017, the Board of Directors declared an interim dividend of RMB15.02 cents per share in the form of cash for the six months ended 30 June 2017, totalling RMB3,205,901,000 (2016 interim dividend: RMB6.92 cents per share, totalling RMB1,556,610,000). This interim dividend has not been recognised as liabilities in this interim financial information.

The final dividend in respect of 2016 of RMB10.20 cents (equivalent to HKD11.56 cents) per share, totalling RMB2,176,743,000 which has taken into account the effect of the buy-back of the Company's shares, has been approved in the annual general meeting of the Company on 18 May 2017 and paid in cash in July 2017.

NOTES TO THE INTERIM FINANCIAL INFORMATION

26 Earnings per share

(a) Basic

Basic earnings per share is calculated by dividing the profit attributable to owners of the Company by the weighted average number of ordinary shares in issue during the period, excluding ordinary shares purchased by the Group and held as treasury shares (note 19).

	Six months ended 30 June	
	2017	2016
Profit attributable to owners of the Company (RMB'000)	7,501,432	5,389,583
Weighted average number of ordinary shares in issue (thousands)	21,461,702	22,289,163
Earnings per share — Basic (RMB cents per share)	34.95	24.18

(b) Diluted

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

	Six months ended 30 June	
	2017	2016
Profit attributable to owners of the Company (RMB'000)	7,501,432	5,389,583
Weighted average number of ordinary shares in issue (thousands)	21,461,702	22,289,163
Adjustments — share options and awarded shares (thousands)	42,138	12,154
Weighted average number of ordinary shares for diluted earnings per share (thousands)	21,503,840	22,301,317
Earnings per share — Diluted (RMB cents per share)	34.88	24.17

NOTES TO THE INTERIM FINANCIAL INFORMATION



27 Guarantees

	30 June 2017 RMB'000	31 December 2016 RMB'000
Guarantees in respect of mortgage facilities for certain purchasers (note (a))	219,761,073	127,502,653
Guarantees to joint ventures and associates in respect of borrowings (note (b))	22,325,464	18,617,370
	242,086,537	146,120,023

Note:

- (a) It represents the guarantees in respect of mortgage facilities granted by certain banks relating to the mortgage loans arranged for certain purchasers of the Group's properties. Pursuant to the terms of the guarantees, upon default in mortgage payments by these purchasers, the Group is responsible for repaying the outstanding mortgage principals together with accrued interest and penalty owed by the defaulted purchasers to the banks and the Group is entitled to retain the legal title and take over the possession of the related properties. The amount will be discharged upon earlier of (i) issuance of the real estate ownership certificate which are generally available within three months after the purchasers take possession of the relevant properties; and (ii) the satisfaction of mortgaged loan by the purchasers of properties.
- (b) These represented the maximum exposure of the guarantees provided for the borrowings of certain joint ventures and associates (note 30(b)).

28 Disposal of subsidiaries

During the period, the Group disposed of interests in a number of subsidiaries to certain third parties. Details of the disposal are as follows:

	RMB'000
Total disposal considerations	
– Cash received	21,410
– Cash consideration outstanding and included in other receivables	420,114
– Fair value of investments in joint ventures and associates held after disposal of certain subsidiaries	775,087
	1,216,611
Total net assets of subsidiaries disposed of	1,527,193
Non-controlling interests disposed of	(244,746)
	1,282,447
Losses on disposal	(65,836)
Cash proceeds from disposal, net of cash disposed of	
– Cash consideration received	21,410
– Less: cash and cash equivalents in the subsidiaries disposed of	(209,440)
Net cash outflow on disposal	(188,030)

NOTES TO THE INTERIM FINANCIAL INFORMATION

29 Business combinations

Business combinations during the period mainly included the acquisitions of property development companies and acquisition of additional interests in joint ventures and associates. The directors of the Company consider that none of these subsidiaries acquired during the period was significant to the Group and thus the individual financial information of these subsidiaries on the acquisition date was not disclosed.

The acquired companies' principal activities are property development and management and construction in the PRC. The financial information of these acquired companies on the acquisition date is listed as follows:

(a) Business combinations with negative goodwill

	RMB'000
Total purchase considerations	
– Cash paid	6,415,362
– Cash consideration outstanding and included in other payables	629,514
– Fair value of investments in joint ventures and associates held before business combinations	1,034,487
	8,079,363
Recognised amounts of identifiable assets acquired and liabilities assumed	
Cash and cash equivalents	2,896,619
Property, plant and equipment	107,136
Properties under development and completed properties held for sale	32,030,390
Trade and other receivables	13,436,207
Deferred income tax assets	14,539
Bank and other borrowings	(2,572,775)
Trade and other payables	(14,367,016)
Contract liabilities	(16,875,333)
Current income tax liabilities	(1,175,844)
Deferred income tax liabilities	(2,346,592)
Total identifiable net assets	11,147,331
Non-controlling interests	(1,804,498)
Negative goodwill	(1,263,470)
	8,079,363
Outflow of cash to acquire business, net of cash acquired	
– cash considerations	6,415,362
– cash and cash equivalents in the subsidiaries acquired	(2,896,619)
Cash outflow on acquisitions	3,518,743

Gains arising from negative goodwill was mainly due to the fact that the sellers had the intention to exit from their investments in these acquired businesses due to various operational reasons or other shareholders intended to cooperate with a leading property developer in the PRC to resolve liquidity issues or bring in industry expertise.

NOTES TO THE INTERIM FINANCIAL INFORMATION



29 Business combinations *(Continued)*

(b) Business combinations with goodwill

	RMB'000
Total purchase considerations	
— Cash paid	226,232
— Outstanding and included in other payables	194,838
	421,070
Recognised amounts of identifiable assets acquired and liabilities assumed	
Cash and cash equivalents	1,685,879
Property, plant and equipment	713
Properties under development and completed properties held for sale	2,653,832
Trade and other receivables	1,445,348
Bank and other borrowings	(440,000)
Trade and other payables	(596,317)
Current income tax liabilities	(233,199)
Deferred income tax liabilities	(155,668)
Contract liabilities	(4,005,948)
	354,640
Total identifiable net assets	354,640
Non-controlling interests	(1,459)
Goodwill	67,889
	421,070
Inflow of cash to acquire business, net of cash acquired	
— cash considerations	226,232
— cash and cash equivalents in the subsidiaries acquired	(1,685,879)
	(1,459,647)
Cash inflow on acquisitions	(1,459,647)

The goodwill arose from the acquisition is mainly attributable to economies of scales expected from combining the operations of the Group and the acquired entities.

- (c) The acquired businesses contributed total revenues of RMB2,511,789,000 and net profit of RMB395,450,000 to the Group for the period from their respective acquisition dates to 30 June 2017. Has these companies been consolidated from 1 January 2017, the consolidated statement of comprehensive income would show pro-forma revenue of RMB80,435,013,000 and profit for the period of RMB8,605,681,000.

NOTES TO THE INTERIM FINANCIAL INFORMATION

30 Related party transactions

(a) Ultimate Controlling Shareholder

The Company is ultimately controlled by Ms. Yang Huiyan (the “Ultimate Controlling Shareholder”).

(b) Transactions with related parties

Saved as disclosed in other notes above, the Group had the following significant transactions with related parties during the period:

		Six months ended 30 June	
		2017	2016
		RMB'000	RMB'000
(i)	Entities controlled by the Ultimate Controlling Shareholder		
	Purchase of design service	1,097,963	80,140
	Other transactions	4,079	1,825
		1,102,042	81,965
(ii)	Entities controlled by certain directors and/or their close family members		
	Construction and decoration service income	762	54,242
	Other transactions	1,013	1,066
		1,775	55,308
(iii)	Associates:		
	Providing guarantee in respect of borrowings	8,704,295	3,841,060
	Construction and decoration service income	341,670	320,365
	Other transactions	26,011	2,634
		9,071,976	4,164,059
(iv)	Joint ventures:		
	Providing guarantee in respect of borrowings	13,621,169	3,324,200
	Construction and decoration service income	694,617	229,750
	Other transactions	39,998	3,694
		14,355,784	3,557,644

The prices for the above design service fees, construction and decoration service fees and other transactions were determined in accordance with the terms of the underlying agreements.

NOTES TO THE INTERIM FINANCIAL INFORMATION



30 Related party transactions *(Continued)*

(c) Key management compensation

	Six months ended 30 June	
	2017 RMB'000	2016 RMB'000
Salaries, bonus, share-based compensation expenses and other employee benefits	156,633	56,759

(d) Balances with related parties

As at 30 June 2017, the Group had the following significant balances with its related parties:

	30 June 2017 RMB'000	31 December 2016 RMB'000
(i) Entities controlled by the Ultimate Controlling Shareholder		
Trade receivables	18,676	17,705
Amounts due from customers of contract work	–	19,568
Contract assets	19,568	–
Other receivables	229,781	56,144
Prepayments	23,038	48,497
Trade and other payables	540,098	271,479
(ii) Entities controlled by certain directors and/or their close family members		
Trade receivables	226,306	200,310
Amounts due from customers for contract work	–	50,251
Contract assets	1,871	–
Other receivables	154,559	15,934
Prepayments	1,049	–
Trade and other payables	148,325	76,427
(iii) Associates:		
Trade receivables	133,440	258,559
Amounts due from customers for contract work	–	158,544
Contract assets	381,661	–
Other receivables	12,981,811	8,928,396
Prepayments	385	381
Trade and other payables	17,473,759	12,910,341
(iv) Joint ventures:		
Trade receivables	209,549	188,169
Amounts due from customers for contract work	–	169,608
Contract assets	380,805	–
Other receivables	20,317,694	8,568,473
Trade and other payables	27,603,250	14,262,739

The above balances due from/to related parties are unsecured, interest-free and to be settled according to the contract terms.

NOTES TO THE INTERIM FINANCIAL INFORMATION

31 Subsequent events

On 25 July 2017 and 16 August 2017, the Company issued senior notes in an aggregate principal amount of USD600,000,000 and USD100,000,000, respectively. These notes carry interests at the rate of 4.75% per annum, payable semi-annually on 25 January and 25 July in arrears, and will mature on 25 July 2022, unless redeemed earlier.

DIRECTORS

Executive Directors

Mr. YEUNG Kwok Keung (*Chairman*)
 Ms. YANG Huiyan (*Vice Chairman*)
 Mr. MO Bin (*President*)
 Mr. ZHU Rongbin (*Associate President*)
 (resigned on 1 June 2017)
 Mr. WU Jianbin (*Chief Financial Officer*)
 (resigned on 1 April 2017)
 Ms. YANG Ziyang
 Mr. SU Rubo (resigned on 1 April 2017)
 Mr. OU Xueming (resigned on 1 April 2017)
 Mr. YANG Zhicheng
 Mr. XIE Shutai
 Mr. SONG Jun
 Mr. LIANG Guokun
 Mr. SU Baiyuan

Non-executive Director

Mr. CHEN Chong

Independent Non-executive Directors

Mr. LAI Ming, Joseph
 Mr. SHEK Lai Him, Abraham
 Mr. TONG Wui Tung
 Mr. HUANG Hongyan
 Ms. HUANG Xiao (resigned on 1 April 2017)
 Mr. MEI Wenjue
 Mr. YEUNG Kwok On

CHIEF FINANCIAL OFFICER

Mr. WU Jianbin (resigned on 1 April 2017)
 Ms. WU Bijun (appointed on 1 April 2017)

COMPANY SECRETARY

Mr. LEUNG Chong Shun

AUTHORIZED REPRESENTATIVES

Ms. YANG Huiyan
 Mr. MO Bin
 Mr. WU Jianbin (*alternate to Ms. YANG Huiyan*)
 (resigned on 1 April 2017)
 Ms. ZUO Ying (*alternate to Ms. YANG Huiyan*)
 (appointed on 1 April 2017)
 Ms. SIN Lai Lan (*alternate to Mr. MO Bin*)

AUDIT COMMITTEE

Mr. LAI Ming, Joseph (*Chairman*)
 Mr. SHEK Lai Him, Abraham
 Mr. TONG Wui Tung
 Mr. HUANG Hongyan
 Ms. HUANG Xiao (resigned on 1 April 2017)

REMUNERATION COMMITTEE

Mr. TONG Wui Tung (*Chairman*)
 Mr. YEUNG Kwok Keung
 Mr. MO Bin
 Mr. LAI Ming, Joseph
 Mr. SHEK Lai Him, Abraham
 Mr. HUANG Hongyan
 Ms. HUANG Xiao (resigned on 1 April 2017)

NOMINATION COMMITTEE

Mr. YEUNG Kwok Keung (*Chairman*)
 Mr. LAI Ming, Joseph
 Mr. TONG Wui Tung
 Mr. HUANG Hongyan
 Ms. HUANG Xiao (resigned on 1 April 2017)

CORPORATE GOVERNANCE COMMITTEE

Mr. YEUNG Kwok Keung (*Chairman*)
 Ms. YANG Huiyan
 Mr. MO Bin

EXECUTIVE COMMITTEE

Mr. YEUNG Kwok Keung (*Chairman*)
 Ms. YANG Huiyan
 Mr. MO Bin
 Mr. ZHU Rongbin (resigned on 1 June 2017)
 Mr. WU Jianbin (resigned on 1 April 2017)
 Ms. YANG Ziyang
 Mr. YANG Zhicheng

FINANCE COMMITTEE*

Mr. WU Jianbin (*Chairman*) (resigned on 1 April 2017)
 Ms. WU Bijun (*Chairman*) (appointed on 1 April 2017)
 Ms. YANG Huiyan
 Mr. MO Bin
 Mr. YANG Zhicheng (appointed on 1 April 2017)

* Other two members are senior management of the finance centre of the Group

CORPORATE INFORMATION

REGISTERED OFFICE

Cricket Square, Hutchins Drive
P.O. Box 2681
Grand Cayman
KY1-1111
Cayman Islands

PRINCIPAL PLACE OF BUSINESS IN THE PRC

Country Garden Centre
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Guangdong Province 528312
The PRC

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Suite 1702, 17/F
Dina House, Ruttonjee Centre
11 Duddell Street
Central, Hong Kong

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Royal Bank of Canada Trust Company (Cayman) Limited
4th Floor, Royal Bank House
24 Shedden Road, George Town
Grand Cayman KY1-1110
Cayman Islands

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Tricor Investor Services Limited
Level 22, Hopewell Centre
183 Queen's Road East
Hong Kong

PRINCIPAL BANKERS (In Alphabetical Order)

Agricultural Bank of China Limited
Bank of China Limited
Bank of China (Hong Kong) Limited
The Bank of East Asia, Limited
China CITIC Bank Corporation Limited
China Construction Bank Corporation
China Development Bank Corporation

China Guangfa Bank Co., Ltd.
China Merchants Bank Co., Ltd.
China Minsheng Banking Corp., Ltd.
Hang Seng Bank Limited
CIMB Bank Berhad
The Hongkong and Shanghai Banking Corporation Limited
Industrial and Commercial Bank of China Limited
Malayan Banking Berhad
Ping An Bank Company Limited
Postal Savings Bank of China
Shanghai Pudong Development Bank Co., Ltd.
Standard Chartered Bank (Hong Kong) Limited
Wing Lung Bank Limited

AUDITOR

PricewaterhouseCoopers

LEGAL ADVISORS

As to Hong Kong law:

Woo Kwan Lee & Lo
Sidley Austin LLP
lu, Lai & Li

As to PRC law:

Allbright Law Offices
Chongqing Shariea Law Firm
GuangDong GuangXin JunDa Lawyers
Guangdong Guardian Law Firm
King & Wood Mallesons
Shanghai City Development Law Firm, Wuhan Branch
Tahota Law Firm (Chongqing Office)
Tahota Law Firm (Chengdu Office)

STOCK CODES

Stock Exchange	2007
Reuters	2007.HK
Bloomberg	2007 HK Equity

WEBSITE

<http://www.countrygarden.com.cn>

Financial Calendar 2017

Announcement of 2017 Interim Results	22 August
Ex-dividend date for interim dividend	22 September
Record date for Eligible Shareholders to be entitled to interim dividend	28 September
Despatch dividend warrants	10 November

“Audit Committee”	audit committee of the Company
“available cash”	the sum of cash and cash equivalents and the guarantee deposits for construction of pre-sale properties
“Board”	the board of Directors
“Chairman”	the chairman of the Board
“Chief Financial Officer”	chief financial officer of the Company
“Company”	Country Garden Holdings Company Limited, an exempted company incorporated in the Cayman Islands with limited liability, the shares of which are listed on the main board of the Stock Exchange (stock code: 2007)
“core net profit”	profit attributable to owners of the Company excluding the post-tax gains arising from changes in fair value of and transfer to investment properties, net exchange gains/losses on financing activities, the loss on early redemption of senior notes and changes in fair value of derivative financial instruments
“Corporate Governance Code”	Corporate Governance Code as set out in Appendix 14 to the Listing Rules
“Corporate Governance Committee”	corporate governance committee of the Company
“current ratio”	a ratio calculated by dividing current assets by current liabilities
“Director(s)”	director(s) of the Company
“Eligible Shareholders”	the Shareholders whose names appear on the register of members of the Company on Thursday, 28 September 2017
“Employee Incentive Scheme”	employee incentive scheme of the Group adopted on 20 December 2012
“Executive Committee”	executive committee of the Company
“Finance Committee”	finance committee of the Company
“GFA”	gross floor area
“Group/Country Garden”	the Company and its subsidiaries
“HKD/HK dollars”	Hong Kong dollar, the lawful currency of Hong Kong
“HKICPA”	Hong Kong Institute of Certified Public Accountants
“Hong Kong/HKSAR”	the Hong Kong Special Administrative Region of the PRC
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange

GLOSSARY

“Model Code”	Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 to the Listing Rules
“Net current assets”	the value of total current assets after its current liabilities have been subtracted
“net debt”	the value of total debt net of available cash
“Net gearing ratio”	a financial leverage calculated as dividing net debt by total equity excluding perpetual capital securities
“Nomination Committee”	nomination committee of the Company
“PRC/China”	the People’s Republic of China, except where the context requires, geographical references to the PRC exclude Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan
“President”	president of the Company
“Remuneration Committee”	remuneration committee of the Company
“RM”	Ringgit Malaysia, the lawful currency of Malaysia
“RMB”	Renminbi, the lawful currency of the PRC
“SFO”	Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong)
“Share(s)”	ordinary share(s) in the capital of the Company with a par value of HKD0.10 each
“Share Option Schemes”	the share option schemes of the Company adopted on 20 March 2007 and 18 May 2017 respectively
“Shareholder(s)”	shareholder(s) of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“USD”	US dollar, the lawful currency of the United States of America
“%”	per cent



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