華潤置地有限公司
China Resources Land Limited

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 1109)

ANNOUNCEMENT OF RESULTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2017

HIGHLIGHTS

- Consolidated revenue for Year 2017 amounted to HK$118.59 billion, up by 8.5% YoY. Development property revenue increased by 5.9% YoY to HK$104.56 billion, rental income of investment property (including hotel operations) up by 21.1% YoY to HK$8.78 billion.
- Consolidated gross profit margin significantly increased to 40.3% in Year 2017 from 33.7% in Year 2016. Development property gross profit margin increased to 39.8% in Year 2017 from 32.3% in Year 2016, while investment property (including hotel operations) gross profit margin rose slightly to 61.3% in Year 2017 from 60.6% in Year 2016.
- In 2017, core profit attributable to the owners of the Company excluding revaluation gain from investment properties reached HK$19.16 billion, representing a YoY growth of 17.7%; profit attributable to the owners of the Company including the revaluation gain from investment properties increased by 18.0% YoY to HK$23.02 billion.
- Booked GFA amounted to approximately 7.21 million square meters in Year 2017, decreased by 1.5% as compared with 7.33 million square meters in Year 2016.
- As of 31 December 2017, the Group has locked in unbooked contracted value of RMB126.09 billion that are subject to recognition in 2018 and years to come, among which, RMB78.67 billion will be recognized in 2018 as development property revenue.
- During Year 2017, the Group acquired land bank of 11.97 million square meters. As of 31 December 2017, the Group's total land bank was approximately 48.98 million square meters.
- Earnings per share achieved HK$3.32, up by 18.0% as compared with HK$2.81 in Year 2016, while core earnings per share attributable to the owners of the Company increased by 17.7% YoY to HK$2.76.
- The Board recommended a final dividend of HK86.7 cents per share. Together with the interim dividend of HK10.0 cents per share, the total dividend for Year 2017 was up by 37.4% YoY to HK96.7 cents per share, with a payout ratio of approximately 35.0% of core net profit attributable to the owners of the Company in Year 2017, payout ratio increased by 5pt from 30.0% in Year 2016.

The board of directors (the "Board") of China Resources Land Limited (the "Company") is pleased to announce the audited consolidated results of the Company and its subsidiaries (the "Group") for the year ended 31 December 2017 ("Year 2017") as follows:

CONSOLIDATED INCOME STATEMENT

		Year ended 31 December	
		2017	**2016**
	NOTES	***HK$'000***	***HK$'000***
Revenue	*5*	118,587,887	109,327,527
Cost of sales		(70,851,167)	(72,438,555)
Gross profit		47,736,720	36,888,972
Gain on changes in fair value of investment properties		6,002,069	4,830,649
Net loss on changes in fair value of financial instruments at fair value through profit or loss		(21,607)	–
Other income, other gains and losses		1,785,842	2,588,792
Selling and marketing expenses		(3,898,041)	(3,245,449)
General and administrative expenses		(4,219,143)	(3,082,962)
Share of profit of investments in joint ventures		149,337	618,180
Share of profit (loss) of investments in associates		86,409	(17,572)
Finance costs	*6*	(1,527,325)	(193,318)
Profit before taxation		46,094,261	38,387,292
Income tax expenses	*7*	(20,685,595)	(15,888,148)
Profit for the year	*8*	25,408,666	22,499,144
Profit for the year attributable to:			
Owners of the Company		23,016,685	19,500,880
Non-controlling interests		2,391,981	2,998,264
		25,408,666	22,499,144
		HK$	***HK$***
Earnings per share	*10*		
Basic		3.32	2.81
Diluted		N/A	N/A

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Year ended 31 December	
	2017	**2016**
	HK$'000	***HK$'000***
Profit for the year	25,408,666	22,499,144
Other comprehensive income		
Item that may be reclassified subsequently to profit or loss		
Exchange gain (loss) arising on translation of foreign operations	5,210,577	(12,074,421)
Item that will not be reclassified subsequently to profit or loss		
Exchange gain arising on translation to presentation currency	5,477,749	–
	10,688,326	(12,074,421)
Total comprehensive income for the year	36,096,992	10,424,723
Total comprehensive income attributable to:		
Owners of the Company	31,622,247	9,169,980
Non-controlling interests	4,474,745	1,254,743
	36,096,992	10,424,723

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	NOTE	31.12.2017 HK$'000	31.12.2016 HK$'000
NON-CURRENT ASSETS			
Property, plant and equipment		9,830,913	9,031,416
Investment properties		118,683,181	95,141,210
Intangible assets		504,434	–
Land use rights		2,736,891	2,257,561
Goodwill		13,810	13,810
Investments in joint ventures		8,512,646	3,679,335
Investments in associates		7,635,329	6,386,403
Available-for-sale investments		62,061	56,574
Financial assets at fair value through profit or loss		8,400	–
Prepayments for non-current assets		930,214	405,271
Deferred taxation assets		5,854,774	3,824,508
Amounts due from joint ventures		10,354,581	3,647,902
Amounts due from associates		7,496,096	3,185,621
Amounts due from non-controlling interests		2,304,303	1,470,735
		174,927,633	129,100,346
CURRENT ASSETS			
Properties for sale		267,360,130	195,662,615
Other inventories		1,140,357	762,507
Trade receivables, other receivables, prepayments and deposits	*11*	50,268,522	44,291,363
Amounts due from customers for contract works		504,104	271,613
Amount due from the ultimate holding company		137	–
Amounts due from intermediate holding companies		22,319	12,394
Amounts due from fellow subsidiaries		974,399	180,562
Amounts due from joint ventures		1,420,285	51,115
Amounts due from associates		2,628,692	1,888,810
Amounts due from non-controlling interests		1,163,254	857,669
Prepaid taxation		9,833,359	7,291,808
Cash and bank balances		64,322,516	46,673,952
		399,638,074	297,944,408

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

	NOTE	**31.12.2017** *HK$'000*	**31.12.2016** *HK$'000*
CURRENT LIABILITIES			
Trade and other payables	*12*	76,595,482	58,645,409
Advances received from pre-sales of properties		142,805,881	105,663,376
Amounts due to customers for contract works		192,548	150,461
Amount due to the ultimate holding company		–	103
Amounts due to intermediate holding companies		1,798,136	12,150
Amounts due to fellow subsidiaries		3,112,135	6,683,541
Amounts due to joint ventures		499,965	428,060
Amounts due to associates		1,439,988	158,137
Amounts due to non-controlling interests		6,233,545	4,853,013
Taxation payable		23,462,916	15,525,980
Bank borrowings — due within one year		30,213,452	11,988,217
Senior notes — due within one year		240,222	–
Medium-term notes — due within one year		240,474	–
		286,834,744	204,108,447
NET CURRENT ASSETS		112,803,330	93,835,961
TOTAL ASSETS LESS CURRENT LIABILITIES		287,730,963	222,936,307
EQUITY			
Share capital		693,094	693,094
Reserves		142,394,189	115,744,410
Equity attributable to owners of the Company		143,087,283	116,437,504
Non-controlling interests		29,335,420	22,721,138
		172,422,703	139,158,642
NON-CURRENT LIABILITIES			
Bank borrowings — due after one year		68,444,221	46,734,125
Senior notes — due after one year		15,203,184	15,342,590
Medium-term notes — due after one year		11,935,314	5,686,201
Financial liabilities at fair value through profit or loss		306,694	–
Amount due to an associate		–	425,070
Amounts due to non-controlling interests		4,742,596	3,168,554
Deferred taxation liabilities		14,676,251	12,421,125
		115,308,260	83,777,665
TOTAL OF EQUITY AND NON-CURRENT LIABILITIES		287,730,963	222,936,307

NOTES:

1. MERGER ACCOUNTING

Merger accounting for business combination involving businesses under common control

On 26 August 2016, Hugeluck Enterprises Limited ("Hugeluck"), a wholly-owned subsidiary of China Resources (Holdings) Company Limited ("CRH"), entered into a share transfer agreement, to transfer its entire interest in Shining Jade Enterprises Limited and its subsidiaries ("Shining Jade Group") to the Group for a consideration of RMB6,236,000,000 (equivalent to approximately HK$7,296,000,000). The consideration was satisfied by cash in which RMB3,400,000,000 (equivalent to approximately HK$3,977,935,000) was settled during the year ended 31 December 2016 and remaining balance of RMB2,836,000,000 (equivalent to approximately HK$3,318,065,000) was recognised as amounts due to fellow subsidiaries as at 31 December 2016. The remaining consideration was settled during the year ended 31 December 2017. The acquisition was completed on 11 October 2016 by passing an ordinary resolution at an extraordinary general meeting held on that date. The principal activities of Shining Jade Group are property development and car park operations in the People's Republic of China (the "PRC").

Before 30 June 2016, Urban Car Park Holdings Limited ("Urban Car Park Holdings") was wholly-owned by China Resources Urban Car Park Investment Partnership, L.P. ("the Partnership") with Urban Car Park Capital Partners Limited being the general partner. The Partnership was 45.28% owned by Shiftwell Investment Limited ("Shiftwell"), a wholly-owned subsidiary of the CRH, and 54.72% owned by three limited partners ("Limited Partners"). The principal activity of the Urban Car Park Holdings is car park operations in the PRC. Accordingly, CRH's interest in Urban Car Park Holdings was accounted for as an associate by CRH. On 30 June 2016, the Limited Partners transferred their 54.72% interest in the Partnership to Shiftwell for a consideration of US$42,969,000 (equivalent to approximately HK$333,389,000). Urban Car Park Holdings became a wholly-owned subsidiary of Shiftwell and CRH and a goodwill of HK$13,810,000 arising from this acquisition was recognised by CRH. On the same date, Shiftwell transferred the entire interest in Urban Car Park Holdings to Shining Jade Group. Accordingly, Urban Car Park Holdings became a wholly-owned subsidiary of Shining Jade Group after the above acquisition and restructuring.

The directors of the Company have determined to adopt merger accounting to the acquisition of Shining Jade Group, being a business combination involving businesses under common control, under Accounting Guideline 5 Merger Accounting for Common Control Combinations ("AG 5") issued by the Hong Kong Institute of Certified Public Accountants (the "HKICPA"). The Group and the entities acquired are regarded as continuing entities. Under merger accounting, based on the guidance set out in AG 5, the consolidated financial statements incorporate the financial statement items of the combining businesses in which the common control combination occurs as if they had been combined from the date when the combining businesses first came under the control of the controlling party.

2. BASIS OF PREPARATION

The consolidated financial statements of the Group have been prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the HKICPA. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and by the disclosure requirements of the Hong Kong Companies Ordinance.

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

The preparation of financial statements in conformity with HKFRSs requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the accounting policies of the Group.

3. CHANGE IN ACCOUNTING POLICIES AND DISCLOSURES

(a) In the current year, the Group has applied, for the first time, the following amendments to HKFRSs issued by the HKICPA:

Amendments to HKAS 7	Disclosure Initiative
Amendments to HKAS 12	Recognition of Deferred Tax Assets for Unrealised Losses
Amendments to HKFRS12	As part of the Annual Improvements to HKFRSs 2014–2016 Cycle

(b) The Group has not early applied any new and revised HKFRSs that have been issued but are not yet effective.

4. CHANGE OF FUNCTIONAL CURRENCY

In prior years, the Company's functional currency was Hong Kong dollars. As at 1 July 2017, the directors of the Company had re-evaluated the economic environment of the Company and determined that the functional currency of the Company has been changed from Hong Kong dollars to Renminbi given its major funding and financing activities were raised increasingly in Renminbi.

5. SEGMENT INFORMATION

Information reported to the executive directors of the Company, being the chief operating decision makers ("CODM") of the Group, was specifically focused on the segments of development properties for sale, property investments and management, hotel operations and construction, decoration services and others for the purpose of resource allocation and performance assessment. These divisions are the basis on which the Group reports its segment information under HKFRS 8 Operating Segments.

Segment results represent the profit earned or loss incurred before taxation by each segment without allocation of income or expenses which are not recurring in nature or unrelated to the CODM's assessment of the Group's operating performance, e.g. other income, other gains and losses, gain on changes in fair value of investment properties, net loss on changes in fair value of financial instruments at fair value through profit or loss, central administration costs, share of profit (loss) of investments in joint ventures and associates and finance costs. Segment revenues and results are the measure reported to the CODM for the purposes of resource allocation and performance assessment.

Segment revenues and results

The following is an analysis of the Group's revenue and results by operating and reportable segments.

5. SEGMENT INFORMATION (CONTINUED)

Segment revenues and results (Continued)

Year ended 31 December 2017

	Development properties for sale *HK$'000*	Property investments and management *HK$'000*	Hotel operations *HK$'000*	Construction, decoration services and others *HK$'000*	Consolidated *HK$'000*
Segment revenue	104,558,607	7,877,429	1,380,634	13,572,450	127,389,120
Inter-segment revenue	–	(473,966)	–	(8,327,267)	(8,801,233)
Revenue from external customers	104,558,607	7,403,463	1,380,634	5,245,183	118,587,887
Segment results	37,789,821	2,961,703	(17,901)	160,109	40,893,732
Other income, other gains and losses					1,785,842
Gain on changes in fair value of investment properties					6,002,069
Net loss on changes in fair value of financial instruments at fair value through profit or loss					(21,607)
Unallocated expenses					(1,274,196)
Share of profit of investments in joint ventures					149,337
Share of profit of investments in associates					86,409
Finance costs					(1,527,325)
Profit before taxation					46,094,261

Year ended 31 December 2016

	Development properties for sale *HK$'000*	Property investments and management *HK$'000*	Hotel operations *HK$'000*	Construction, decoration services and others *HK$'000*	Consolidated *HK$'000*
Segment revenue	98,727,260	6,605,805	985,345	10,321,014	116,639,424
Inter-segment revenue	–	(338,974)	–	(6,972,923)	(7,311,897)
Revenue from external customers	98,727,260	6,266,831	985,345	3,348,091	109,327,527
Segment results	29,421,037	2,626,581	(196,175)	(112,027)	31,739,416
Other income, other gains and losses					2,588,792
Gain on changes in fair value of investment properties					4,830,649
Unallocated expenses					(1,178,855)
Share of profit of investments in joint ventures					618,180
Share of loss of investments in associates					(17,572)
Finance costs					(193,318)
Profit before taxation					38,387,292

6. FINANCE COSTS

	Year ended 31 December 2017 *HK$'000*	2016 *HK$'000*
Total interests on bank borrowings, senior notes, medium-term notes and others	(5,393,325)	(4,412,707)
Total bank charges	(244,909)	(210,398)
Less: Amounts capitalised in properties under development for sale, investment properties under construction and construction in progress	3,848,340	3,171,180
	(1,789,894)	(1,451,925)
Exchange gain	262,569	1,258,607
	(1,527,325)	(193,318)

7. INCOME TAX EXPENSES

	Year ended 31 December 2017 *HK$'000*	2016 *HK$'000*
The income tax expenses comprise of:		
Hong Kong Profits Tax	–	(171)
Tax charge in other jurisdiction	(4,381)	–
PRC Enterprise Income Tax ("EIT") and withholding income tax	(10,977,704)	(10,807,134)
PRC Land Appreciation Tax ("LAT")	(10,214,281)	(6,631,418)
Deferred taxation	510,771	1,550,575
	(20,685,595)	(15,888,148)

(a) Hong Kong Profits Tax

Hong Kong Profits Tax is calculated at 16.5% (2016: 16.5%) of the estimated assessable profits.

(b) EIT

Under the Law of the People's Republic of China on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate of the Group's PRC subsidiaries is 25% from 1 January 2008 onwards.

(c) PRC withholding income tax

PRC withholding income tax of 10% shall be levied on the dividends declared by the companies established in the PRC to their foreign investors out of their profits earned after 1 January 2008. A lower 5% withholding tax rate may be applied when the immediate holding companies of the PRC subsidiaries are incorporated or operated in Hong Kong and fulfill the requirements to the tax treaty arrangements between the PRC and Hong Kong.

7. INCOME TAX EXPENSES (CONTINUED)

(d) LAT

The provision for LAT is estimated according to the requirements set forth in the relevant PRC tax laws and regulations. LAT has been provided at ranges of progressive rates of the appreciation value, with certain allowable deductions.

(e) Overseas income tax

The Company was incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Law, Cap. 22 of the Cayman Islands and accordingly, is exempted from Cayman Islands income tax. The Company's subsidiaries incorporated in the British Virgin Islands were incorporated under the International Business Companies Act of the British Virgin Islands and, accordingly, are exempted from British Virgin Islands income tax.

(f) Tax charge in other jurisdiction

Tax charge in other jurisdiction mainly represents the current tax charge in the United Kingdom (the "UK"). Under the United Kingdom Tax Law, the tax rate of the subsidiary operating in the UK is 20%.

8. PROFIT FOR THE YEAR

	Year ended 31 December	
	2017	**2016**
	HK$'000	***HK$'000***
Profit for the year has been arrived at after charging the following items:		
Depreciation of property, plant and equipment	539,508	475,934
Amortisation of land use rights	40,629	27,330

9. DIVIDENDS

	Year ended 31 December	
	2017	**2016**
	HK$'000	***HK$'000***
2017 interim dividend, HK10.0 cents (2016: HK9.2 cents) per ordinary share	693,094	637,646
2017 final dividend, proposed, of HK86.7 cents (2016: HK61.2 cents) per ordinary share *(Note)*	6,009,125	4,241,735
	6,702,219	4,879,381

Note:

At a meeting held by the Board on 20 March 2018, the Board proposed a final dividend in respect of the year ended 31 December 2017 of HK86.7 cents per ordinary share of the Company, totalling approximately HK$6,009,125,000 based on the latest number of ordinary shares of 6,930,939,579 shares of the Company in issue. This proposed dividend is not reflected as a dividend payable in these consolidated financial statements, but will be reflected as a profit appropriation in the consolidated financial statements of the Company for the year ending 31 December 2018.

A final dividend for the year ended 31 December 2016 of HK61.2 cents per ordinary share, totalling approximately HK$4,241,735,000 had been approved in the Company's Annual General Meeting on 2 June 2017 and paid during the year.

10. EARNINGS PER SHARE

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

	Year ended 31 December	
	2017	**2016**
	HK$'000	***HK$'000***
Earnings		
Earnings for the purpose of basic earnings per share (profit for the year attributable to owners of the Company)	23,016,685	19,500,880

	Year ended 31 December	
	2017	**2016**
Number of shares		
Number of ordinary shares for the purpose of basic earnings per share	6,930,939,579	6,930,939,579

No diluted earnings per share is presented for the years ended 31 December 2017 and 2016 as there were no potential ordinary shares outstanding.

11. TRADE RECEIVABLES, OTHER RECEIVABLES, PREPAYMENTS AND DEPOSITS

	31.12.2017	**31.12.2016**
	HK$'000	***HK$'000***
Trade and bills receivables *(Note a)*	2,894,591	1,504,972
Less: allowance for doubtful debts *(Note a)*	(112,482)	(107,073)
	2,782,109	1,397,899
Prepayments for acquisition of land use rights *(Note b)*	13,682,897	18,713,754
Other receivables	23,575,373	15,783,985
Less: allowance for doubtful debts	(389,590)	(367,611)
	23,185,783	15,416,374
Prepayments and deposits	10,617,733	8,763,336
	50,268,522	44,291,363

Notes:

(a) Trade and bills receivables

Proceeds receivable in respect of sale of properties are settled in accordance with the terms stipulated in the sale and purchase agreements. Generally, purchasers of properties are required to settle the balance within 30 days as specified in the sales and purchase agreements or not granted with any credit period.

11. TRADE RECEIVABLES, OTHER RECEIVABLES, PREPAYMENTS AND DEPOSITS (CONTINUED)

Notes: (Continued)

(a) Trade and bills receivables (Continued)

Except for the proceeds receivable from sale of properties that mentioned above, rental income from lease of properties and proceeds from construction contracts which are receivable in accordance with the terms of the relevant agreements, the Group generally allows a credit period of not exceeding 45 days to its customers.

The following is an aging analysis of trade and bills receivables (net of allowance of doubtful debts) based on the date of the properties delivered and sales were recognised at the end of the reporting period:

	31.12.2017	**31.12.2016**
	HK$'000	***HK$'000***
0–30 days	1,211,953	584,380
31–60 days	207,441	103,256
61–90 days	148,490	75,054
91–180 days	268,841	258,768
181–365 days	521,842	136,997
Over 1 year	423,542	239,444
	2,782,109	1,397,899

(b) Prepayments for acquisition of land use rights

The amount represents the prepayments made by the Group for the acquisition of land use rights in the PRC for property development for sale. The land use right certificates have not yet been obtained by the Group at the end of the reporting period.

12. TRADE AND OTHER PAYABLES

	31.12.2017	**31.12.2016**
	HK$'000	***HK$'000***
Trade and bills payables *(Notes a and b)*	50,115,550	41,624,329
Other payables *(Note c)*	26,479,932	17,021,080
	76,595,482	58,645,409

Notes:

(a) The average credit period of trade payables ranges from 30 to 60 days.

(b) The following is an aging analysis of trade and bills payables at the end of the reporting period based on the invoice date:

	31.12.2017	**31.12.2016**
	HK$'000	***HK$'000***
0–30 days	18,896,129	15,466,019
31–60 days	1,365,938	1,244,515
61–90 days	1,158,662	727,659
91–180 days	3,286,025	2,770,865
181–365 days	6,955,953	12,396,465
Over 1 year	18,452,843	9,018,806
	50,115,550	41,624,329

(c) Amounts mainly include receipt in advance, other taxes payable, temporary receipts and accrued salaries.

FOREWORD

China's GDP grew 6.9% in 2017, while the economic transformation from high-speed growth to high-quality growth has been optimizing the economic structure. Coupled with financial and credit policy tightening, real estate regulations continued to deepen in a city-specific approach with focus shifted from control of demand-side to structural optimization of supply-side, and regulatory effect gradually emerged. In addition, short-term regulation and long-term mechanism were more integrated. While avoiding rapid rise in home price, the government strongly fostered residential leasing market and further expanded trials of joint property rights housing scheme, with an aim to build a housing system that ensures supply through multiple channels and encourages both housing purchases and rentals, and to establish a long-term mechanism that promotes stable and healthy development of the real estate market.

In 2017, China's national real estate investment rose 7.0% YoY to RMB11.0 trillion, whereas commodity housing sales totaled RMB13.4 trillion with GFA sold reached 1.69 billion square meters, reflecting YoY growth of 13.7% and 7.7% respectively[1]. The Group has conducted an in-depth analysis on the macroeconomic policy and adopted appropriate regional resource allocation strategies in order to ensure a sustainable growth of the Company. The Group achieved contracted sales of RMB152.12 billion in the year of 2017, up 40.8% from the same period in 2016, beat the Group's full-year sales target set in the beginning of 2017 by 26.8% and ranked top 10 by contracted sales among PRC developers in 2017.

During the year under review, China's total retail sales of consumer goods reached RMB36.6 trillion, up 10.2% YoY as physical consumption continued to recover[2]. Benefited from its excellent mall operation and management expertise, the Group's shopping malls achieved total retail sales of RMB35.87 billion, reflecting 33.9% YoY growth, which was well above the market average performance.

In 2017, under "2+X" business model, the Group explored business innovations in senior housing, industry fund, overseas investment, leasing apartment, industrial town and culture & sport businesses to incubate new engines for the Group's long-term earnings growth.

RESULTS REVIEW

In year 2017, the Group realized a consolidated turnover of HK$118.59 billion, core net profit attributable to the shareholders of the Company excluding revaluation gain from investment properties amounted to HK$19.16 billion, profit attributable to the shareholders of the Company including revaluation gain from investment properties amounted to HK$23.02 billion, the Group's earnings per share achieved HK$3.32, of which core net profit attributable to shareholders is HK$2.76 per share. As of 31 December 2017, the net assets per share amounted to HK$20.64, representing an increase of 22.9% comparing to the end of 2016.

The Board of the Company has resolved to recommend a final dividend of HK$86.7 cents per share, up 41.7% comparing to the final dividend of 2016.

[1, 2] Data resource: NBS

DEVELOPMENT PROPERTY

The Group is committed to provide high quality residential property and premium services to customers as well as continuously focusing on the quality improvement of its products and services. During the reporting year, by looking at the big picture and seizing the momentum of Chinese urbanization progress, the Group focused on core mega metropolitan areas, regional center cities and provincial capitals for resource allocation.

In year 2017, the Group realized HK$104.56 billion turnover from development property, up 5.9% YoY, with gross profit margin at 39.8%, significantly expanded by 7.5pt YoY.

INVESTMENT PROPERTY

As at the end of 2017, the Group's investment properties in operation had a total GFA of 6.89 million square meters, including 16 MIXc malls, 11 Hi5/MIXc One (excluding asset light projects), leading the market in scale.

In 2017, 5 shopping malls, namely Xi'an Xixian MIXc, Shanghai MIXc, Shenzhen MIXc World, Beijing Miyun MIXc One and Taizhou MIXc, were opened with market leading opening rates on their opening days. At the same time, the Group expanded its IP exposure to Nanjing, Changchun, Kunming, Yantai and Nanchang by acquiring 5 commercial projects with total GFA of 0.71 mn square meters, which will come on stream for operation in 2021 as planned.

In 2017, the Group's turnover from investment properties realized a YoY growth of 21.1% to HK$8.78 billion, of which turnover from shopping mall business amounted to HK$6.14 billion, turnover from office business amounted to HK$1.26 billion and turnover from hotel business amounted to HK$1.38 billion, up 20.1%, 9.5% and 40.1% YoY respectively.

During the year under review, the Group endeavored to become a leader in China's investment property market. First, the Group further increased its commercial property scale with investment focus in Beijing, Shanghai, Shenzhen and strong tier 2 cities. Second, the Group continuously improved its professional capability and operation efficiency and leveraged its management expertise by practising asset light models. On top of these, the Group proactively explored innovative opportunities in new commercial forms and models, i.e. commercial internet ecosystem and the new retail development trend.

LAND BANK

During the year under review, the Group proactively replenished its land bank by acquiring 64 land parcels with total land premium of RMB104.47 billion (of which attributable land premium was RMB65.34 billion). Total GFA acquired was 11.97 million square meters, of which 10.06 million square meters were for development properties and 1.91 million square meters were for properties held.

As of 31 December 2017, the Group has expanded its geographical exposure to 60 cities worldwide with a total land bank GFA of 48.98 million square meters, of which 40.82 million square meters were for development properties and 8.16 million square meters were for investment properties. Total land bank can support upcoming 3 years development of the Group. Land bank GFA in tier 1 and 2 cities accounted for 75.0% of total, the geographical mix as well as the high quality of its land bank matches well with the Group's business model.

INNOVATIVE DEVELOPMENT

In year 2017, the Group focused on city upgrade, consumption upgrade, industrial upgrade and technology upgrade to promote its innovative development in comprehensive regional development and operation, senior housing, leasing apartment, industrial town and culture & sports businesses.

In relation to city upgrade, the Group developed together with cities through participations in stadium BOT (build-operate-transfer) projects and city infrastructure constructions, playing a part in the urban redevelopment progress. Meanwhile, the Group steadily fosters its culture & sports businesses in accordance with its overall investment strategy.

In relation to consumption upgrade, the Group implemented the management theme of "transformation, innovation and quality development" by keeping an open mindset, being aware of the difficulties and risks in times of peace, while continuously explored innovative opportunities in senior housing, leasing apartment and culture & sports businesses.

In relation to industrial upgrade, the Group took advantage from its parent's business diversification and has made progress in building up industrial resources platform and project exploration, with key themes covering science and technology, agriculture, healthcare and industrial park etc., to assist industrial transformation and upgrade and to promote consumption experience and lifestyle revolution.

In relation to technology upgrade, mobile interactive App "e-Mix", smart community and cost management system "i-Cost" were successfully launched on-line.

FINANCIAL POLICY

The Group adhered to its prudent financial policies. As of 31 December 2017, both total and net interest-bearing debt ratios were maintained at relatively low levels in property industry, with total interest-bearing debt ratio increased slightly to 42.3% versus 36.4% as at the year end of 2016, while net interest-bearing debt ratio expanded to 35.9% from 23.8% by 2016 year-end. During the reporting year, Standard and Poor's, Moody's and Fitch maintained the Company's credit ratings at "BBB+/stable", "Baa1/stable" and "BBB+/stable" respectively.

ENVIRONMENT, SOCIAL AND GOVERNANCE

Upholding to its social responsibility commitment of "Better Quality, Better City", the Group proactively fulfilled its social responsibilities in economic, environmental and social sustainable development to build an influential public welfare brand image.

The Group systematically optimized its green building strategy and set up green and health residential product classification system and was honored Top 10 Sustainable Operation Enterprises in 2017 China Construction Chain Summit. By integrating the concepts of green, environmental-protection, energy conservation and high efficiency into real-estate development, the Group endeavors to create a real green and healthy living environment for its customers.

For years, the Group fully supported the development of "China Resources Hope Town". In addition to sending outstanding employees to work as project managers or be in charge of construction and cost management, multi-faceted resources and professional supports have been provided by the Group's respective regions where the hope towns locate.

The Group actively engaged in urban development to promote regional economic growth and improve residents living quality by providing more possibilities for their ideal lives. The Group has successfully held "China Resources • Shenzhen Nanshan Half Marathon" since 2015, the purposes of which include promoting health concept of sports and fitness, showing the new image of the city, and combining public welfare with charity activities, which was well received by local government and the public.

Furthermore, the Group attached great importance to corporate social responsibilities and published independent social responsibility reports from 2013 to 2015. In 2016, the Group started to publish "sustainability report" in compliance to ESG index system of Hong Kong Stock Exchange as an upgrade from social responsibility report. Under the principle of "improving internal ESG management through report preparation process", the Group promoted duty fulfillment in all levels of its subsidiaries.

OUTLOOK

In year 2018, in line with Chinese national and regional development strategy, the Group will continue to allocate its investment resources by looking at the big picture and try to seize first mover advantage in national strategic regions. Meanwhile, the Group will focus on scale growth and efficient operation by improving management capacity, accelerating asset turnover and increasing construction efficiency.

For the commercial aspect, the Group has formed the most reputable commercial brand in Mainland China and accumulated mature and leading operational expertise. In the future, the Group will steadily expand the scale with focus on tier 1 and 2 cities and solidify the foundation by keep improving professional and organizational capabilities. Six new malls are scheduled to open in 2018 to scale up the Group's commercial property portfolio.

While keeping market leading position in key businesses, the Group will proactively explore diversified innovative opportunities to foster new earnings growth engines. The Group will also keep practising "green, healthy, safe and sustainable development" principle while building up high quality professional team. By enhancing four key capacities including investment allocation, efficient operation, commercial management and innovative development, the Group will continue to ensure sustainable growth.

MANAGEMENT DISCUSSION AND ANALYSIS

In Year 2017, both of the Group's development property and investment property maintained stable momentum, while contracted sales performance and construction progress of projects were in line with management's expectations, laying a solid foundation for 2018.

Review of Development Property Contracted Sales in Year 2017

In Year 2017, the Group achieved contracted sales of RMB152.12 billion with contracted GFA of 9.543 million square meters, representing an increase of 40.8% and 23.0% as compared to the same period last year.

The Group's contracted sales breakdown by region in Year 2017 is set out in the table below:

	Contracted Sales		Contracted GFA	
Region	*RMB'000*	*%*	*Sq.m.*	*%*
North China Region	39,013,471	25.5%	2,097,085	22.0%
East China Region	33,792,362	22.2%	2,018,762	21.2%
South China Region	36,895,699	24.3%	1,161,835	12.2%
West China Region	15,911,577	10.5%	1,730,952	18.1%
Northeast China Region	15,178,893	10.0%	1,560,307	16.3%
Central China Region	11,064,113	7.3%	958,112	10.0%
Others	261,395	0.2%	15,549	0.2%
Total	**152,117,510**	**100.0%**	**9,542,602**	**100.0%**

Review of Development Property Revenue in Year 2017

In Year 2017, the Group achieved development property revenue of HK$104.56 billion, up 5.9% from the same period in 2016, with booked GFA of 7.214 million square meters, which represented a corresponding decline of 1.5% as compared to the same period in 2016. Gross profit margin of development property reached 39.8% in Year 2017, expanded from 32.3% in Year 2016.

The Group's revenue breakdown by region in Year 2017 is listed below:

Region	Revenue *HK$'000*	GFA Booked *Sq.m.*
North China Region	27,993,425	1,723,727
East China Region	24,171,625	1,677,973
South China Region	23,224,051	704,436
West China Region	8,491,849	1,060,894
Northeast China Region	10,709,278	1,065,679
Central China Region	9,683,112	969,313
Others	285,267	12,231
Total	**104,558,607**	**7,214,253**

As of 31 December 2017, the Group has locked in unbooked contracted sales of RMB126.09 billion that are subject to recognition as development property revenue in 2018 and years to come, among which RMB78.67 billion will be recognized in 2018, laying a solid foundation for the Group's 2018 full year results.

Review of Investment Property Business in Year 2017

As of 31 December 2017, the book value of the investment properties of the Group amounted to HK$118.68 billion, accounting for 20.7% of the Group's total assets value. In compliance with accounting policies, the Group engaged an independent third party to revalue its investment properties, including those under construction, and a revaluation gain of HK$3.86 billion (net of taxation and minority interests) was booked in the Year based on the appraisal report. In Year 2017, rental income of investment properties, including hotel operation, amounted to HK$8.78 billion, representing a 21.1% growth from the same period in 2016.

The following table sets out the details of the Group's rental income and occupancy rates of key investment properties in Year 2017:

		Revenue (HK$'000)			Avg. Occupancy Rate (%)		
Investment Property	**Opening Date**	**2017**	2016	%YoY	**2017**	2016	Pt YoY
Shenzhen Mixc	19/12/2004	1,073,180	986,415	8.8%	99.5%	98.8%	0.7%
Hangzhou Mixc	22/04/2010	551,294	508,155	8.5%	92.5%	91.3%	1.2%
Shenyang Mixc	15/05/2011	634,222	506,761	25.2%	98.8%	98.0%	0.8%
Chengdu Mixc	11/05/2012	297,478	245,252	21.3%	95.4%	93.1%	2.3%
Nanning Mixc	01/09/2012	566,762	498,022	13.8%	98.8%	99.7%	-0.9%
Zhengzhou Mixc	19/04/2014	110,876	78,628	41.0%	80.7%	86.8%	-6.1%
Chongqing Mixc	19/09/2014	281,246	233,774	20.3%	92.5%	93.9%	-1.4%
Wuxi Mixc	20/12/2014	130,290	116,635	11.7%	85.0%	78.0%	7.0%
Qingdao Mixc	30/04/2015	381,293	272,250	40.1%	87.7%	82.8%	4.9%
Hefei Mixc	25/09/2015	222,148	176,172	26.1%	96.3%	95.5%	0.8%
Ganzhou Mixc	19/09/2015	131,436	113,383	15.9%	95.7%	96.1%	-0.4%
Wenzhou Mixc	30/04/2016	207,021	127,851	61.9%	87.8%	82.8%	5.0%
Xi'an Xixian Mixc	21/04/2017	43,533	–	N/A	96.7%	–	N/A
Shanghai Mixc[1]	23/09/2017	106,293	–	N/A	90.0%	–	N/A
Taizhou Mixc	31/12/2017	–	–	N/A	100.0%	–	N/A
Shanghai Times Square Commercial	18/01/1997	12,829	117,632	-89.1%	Closed for renovation	79.6%	N/A
Beijing Phoenix Plaza Commercial	31/12/2011	103,904	105,026	-1.1%	97.5%	96.4%	1.1%
Beijing Qinghe Hi5	03/07/2011	277,400	280,129	-1.0%	99.5%	99.7%	-0.2%
Hefei Shushan Hi5	01/05/2014	38,248	32,875	16.3%	100.0%	98.8%	1.2%
Ningbo Yuyao Hi5	28/06/2014	70,762	62,309	13.6%	97.0%	92.0%	5.0%
Shanghai Nanxiang Hi5	25/10/2014	41,011	38,374	6.9%	97.4%	99.2%	-1.8%
Shandong Zibo Mixc One	27/05/2015	139,352	113,637	22.6%	90.6%	87.8%	2.8%
Shenyang Tiexi Mixc One	30/09/2015	176,591	133,882	31.9%	94.0%	92.8%	1.2%
Changsha Xingsha Mixc One	28/11/2015	62,541	46,985	33.1%	99.6%	99.4%	0.2%
Shangdong Rizhao Mixc One	26/09/2016	64,434	15,496	N/A	98.6%	100.0%	N/A
Shenzhen Mixc World	27/09/2017	73,482	–	N/A	96.2%	–	N/A
Beijing Miyun Mixc One	10/11/2017	6,936	–	N/A	99.6%	–	N/A
Beijing CR Building	18/06/1999	226,724	236,284	-4.0%	96.9%	96.6%	0.3%
Shenzhen CR Building	09/12/2004	170,906	160,786	6.3%	97.6%	100.0%	-2.4%
Shenyang CR Building	09/05/2011	93,763	101,922	-8.0%	93.1%	92.3%	0.8%
Chengdu CR Building	20/04/2012	85,055	67,324	26.3%	93.2%	86.1%	7.1%
Nanning CR Building	06/06/2012	35,074	30,952	13.3%	81.2%	81.6%	-0.4%
Hangzhou CR Building	23/03/2015	70,347	34,910	101.5%	71.5%	44.6%	26.9%
Shanghai Times Square Office	01/07/1997	110,040	124,681	-11.7%	85.3%	93.1%	-7.8%
Beijing Phoenix Plaza Office	01/12/2011	334,039	334,987	-0.3%	95.7%	94.2%	1.5%

Investment Property	Opening Date	Revenue (HK$'000) 2017	2016	%YoY	Avg. Occupancy Rate (%) 2017	2016	Pt YoY
Beijing Qinghe Hi5 Office	25/02/2013	22,151	22,367	-1.0%	100.0%	100.0%	0.0%
20 Gresham Street London Office	30/09/2008	102,992	–	N/A	100.0%	N/A	N/A
Others	N/A	454,105	342,975	32.4%	N/A	N/A	N/A
Shenzhen Grand Hyatt Hotel	01/07/2010	483,054	458,641	5.3%	86.8%	79.7%	7.1%
Shimei Bay Le Meridien Hotel	01/11/2008	74,164	66,079	12.2%	51.2%	37.9%	13.3%
Shenyang Grand Hyatt Hotel	30/08/2013	224,163	219,378	2.2%	68.5%	67.7%	0.8%
Dalian Grand Hyatt Hotel	12/09/2014	229,958	196,906	16.8%	56.6%	49.8%	6.8%
Xiaojing Bay Le Meridien Hotel	30/09/2016	91,306	8,409	N/A	44.1%	16.1%	N/A
Zibo Sheraton Hotel	07/10/2016	71,715	15,181	N/A	63.6%	50.8%	N/A
Hangzhou Park Hyatt Hotel	28/09/2016	206,273	20,751	N/A	58.6%	21.5%	N/A
Total		**8,784,098**	**7,252,176**	**21.1%**	N/A	N/A	N/A

Note: The Group holds 50% interest in Shanghai Mixc, which is not consolidated by the Group.

Details of the Group's key investment properties opened in Year 2017 are listed below:

Investment Property		**City**	**Interest Attributable to the Group** *(%)*	**Total GFA** *(Sq.m.)*	**Attributable GFA** *(Sq.m.)*
Xi'an Xixian Mixc		Xi'an	100%	164,003	164,003
Comprising:	Commercial			105,503	105,503
	Car park			58,500	58,500
Shanghai Mixc		Shanghai	50%	219,823	109,911
Comprising:	Commercial			174,000	87,000
	Car Park			45,823	22,911
Beijing Miyun Mixc One		Beijing	97.3%	153,660	149,444
Comprising:	Commercial			107,039	104,102
	Car Park			46,621	45,342
Shenzhen Mixc World		Shenzhen	100%	467,982	467,982
Comprising:	Commercial			227,760	227,760
	Car Park			240,222	240,222
Taizhou Mixc (Phase I)		Taizhou	100%	45,361	45,361
Comprising:	Commercial			18,911	18,911
	Car Park			26,450	26,450
Hefei CR Building (Tower A)		Hefei	100%	67,171	67,171
Comprising:	Office building			67,171	67,171

As of 31 December 2017, the Group's investment properties in operation achieved 6.888 million square meters in total GFA, plus another 8.16 million square meters GFA under construction or planning, details of which are set out below:

		Investment Properties in Operation		**Investment Properties Under Construction or Planning**	
		Total GFA *(Sq.m.)*	**Attributable GFA** *(Sq.m.)*	**Total GFA** *(Sq.m.)*	**Attributable GFA** *(Sq.m.)*
Total GFA		**6,887,967**	**5,997,940**	**8,160,217**	**6,136,705**
Comprising:	Commercial	3,856,873	3,292,153	4,419,253	3,363,125
	Office	561,959	523,884	2,575,737	1,790,984
	Hotel	377,151	310,136	686,273	560,607
	Others	2,091,984	1,871,767	478,954	421,989

Investment properties, shopping mall in particular, are the Group's key business focus. 2017 to 2019 will be the peak years for new openings of the Group's shopping malls. The Group will further improve efficiency in construction and operation to ensure stable rental income growth and continue to strengthen earnings sustainability.

Land Bank

In Year 2017, the Group acquired 64 quality land parcels totalling 11.97 million square meters in GFA with a total land premium of RMB104.47 billion (attributable land premium was RMB65.34 billion). As of 31 December 2017, the total GFA of the Group's land bank amounted to 48.98 million square meters. Region breakdown is set out below:

Region	**Total GFA** *(Sq.m.)*	**Attributable GFA** *(Sq.m.)*
North China Region	9,546,456	7,662,608
East China Region	9,672,837	6,427,526
South China Region	12,653,908	9,062,620
West China Region	7,526,318	7,160,027
Northeast China Region	4,544,148	4,354,614
Central China Region	4,859,565	3,948,100
Others	174,743	172,369
Total	**48,977,975**	**38,787,864**

Sufficient land bank further reinforced the foundation for the Group's sustainable growth in the future. As of 31 December 2017, the Group's geographic presence has been extended to 60 cities across the world.

Going forward, while maintaining healthy financial position with an optimal capital structure, the Group will strictly follow its financial return criteria to replenish quality land bank at low cost. The Group will also adopt a suitable geographical resources distribution strategy with focus on macroeconomic controls of the development opportunities in non-major cities through diversified land bank accesses, to match its development strategies and business model. Further land bank acquisitions will be funded by the Group's internal resources together with external financing.

Loans, Debt Ratios, Asset Pledge and Foreign Exchange Risk

As at 31 December 2017, the Group's total debt was HK$126.28 billion equivalent while its cash and bank balance amounted to HK$64.32 billion. The Group's net interest-bearing debt to equity ratio (including minority interests) was 35.9% , higher than 23.8% as at the end of 2016.

On 26 July 2017, the Group completed the issuance of RMB5.0 billion onshore medium-term notes, of which RMB3.8 billion notes shall have a term of 3 years at a coupon rate of 4.55% per annum and RMB1.2 billion notes shall have a term of 5 years at a coupon rate of 4.7% per annum.

On 9 March 2018, the Group has completed the issuance of RMB6.0 billion onshore medium term notes with a term of 3 years at a coupon rate of 5.38% per year.

As of 31 December 2017, the Group's net liabilities exposure denominated in non-RMB accounted for 23%. For the total interest-bearing debts, approximately 24% of the interest-bearing debt is repayable within one year while the rest is long-term interest-bearing debt. The Group has maintained its borrowing cost at a sector-low level, with the weighted average cost of funding at 4.16% as at 31 December 2017.

In Year 2017, the international credit rating agencies Standard and Poor's, Moody's and Fitch maintained the Company credit ratings at "BBB+/stable", "Baa1/stable" and "BBB+/stable" respectively.

As of 31 December 2017, the Group had total loan facilities of RMB32.63 billion through asset pledge with pledge tenor ranging from 3 to 14 years, and the Group's total balance of asset-pledged loan was RMB17.39 billion (HK$20.80 billion).

Renminbi exchange rate's two-way volatility may increase as RMB exchange mechanism becomes more market-oriented. The Group's foreign exchange risk was well under control. As such, the RMB exchange rate's fluctuation will not pose a material impact on the Group's financial position, but the Group will closely monitor its exchange risk exposure and adjust its debt profile when necessary based on market changes.

Employee and Compensation Policy

As of 31 December 2017, the Group had 38,087 full time employees in Mainland China and Hong Kong (including property management and agency subsidiaries). The Group remunerates its employees based on their performance, working experience and market salary levels. In addition, performance bonus is granted on a discretionary basis. Other employee benefits include provident fund, insurance and medical coverage.

Contingent Liabilities

Temporary guarantees are provided to banks with respect to mortgage loans procured by some purchasers of the Group's properties. Such guarantees will be released by banks upon the issuance of the real estate ownership certificate to the purchasers or the satisfaction of mortgaged loan by the purchasers, whichever is earlier. In the opinion of the Board, the fair value of the financial guarantee contracts is not significant.

CORPORATE GOVERNANCE

The Company and the Board are committed to establishing good corporate governance practices and procedures. The Company recognizes the importance of maintaining high standards of corporate governance to the long-term stable development of the Group. The Company has adopted the Corporate Governance Code (the "CG Code") set out in Appendix 14 to the Rules Governing the Listing of Securities (the "Listing Rules") on The Stock Exchange of Hong Kong Limited (the "Stock Exchange").

During the year under review, Mr. Tang Yong, vice chairman and executive director of the Company, continues to effectively preside over the daily operations and management of the Board and is responsible for managing the Company's daily operations at the same time. To maintain the operational continuity of the nomination committee, Mr. Wu Xiangdong remained as chairman of the nomination committee after his resignation as chairman of the Company in 2014. The Company believes that the above arrangement does not undermine the effective operation of the Group as a whole. The Company will review the condition of the Board and each board committee to maintain the quality of the Board and the Company's business operation. Mr. Tang Yong, vice chairman and chairmen as well as members of the Audit Committee, Remuneration Committee, Nomination Committee and Corporate Governance Committee were not able to attend the Annual General Meeting of the Company on 2 June 2017 due to other business commitments.

Save for the above arrangements, the Company has complied with the code provisions set out in CG Code for the period from 1 January 2017 to 31 December 2017.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") set out in Appendix 10 to the Listing Rules as code of conduct regarding securities transactions by the Directors of the Company. Having made specific enquiry with all Directors, all Directors confirmed that they have complied with the required standard set out in the Model Code during the year under review.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

Neither the Company nor its subsidiaries purchased, sold or redeemed any of the Company's listed securities during Year 2017.

AUDIT COMMITTEE AND AUDITOR

Final results of Year 2017 have been reviewed by the Audit Committee which comprises five independent non-executive directors and two non-executive directors. The financial information included in this preliminary results announcement for Year 2017 has been agreed by the auditor of the Company.

FINAL DIVIDEND

The Board recommended a final dividend of HK86.7 cents per share for Year 2017 (2016: HK61.2 cents) payable on or about 5 July 2018 to shareholders whose names appear on the Register of Members of the Company on 15 June 2018.

CLOSURE OF REGISTER OF MEMBERS

For determining the entitlement to attend and vote at the annual general meeting of the Company to be held on 1 June 2018, the register of members of the Company will be closed from 28 May 2018 to 1 June 2018 (both days inclusive), during which period no transfer of shares of the Company will be registered. In order to be eligible to attend and vote at the above meeting, unregistered holders of shares of the Company should ensure that all transfer forms accompanied by the relevant share certificates must be lodged with the Branch Share Registrar, at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong for registration no later than 4:30 p.m. on 25 May 2018.

For determining the entitlement to the proposed final dividend for Year 2017 (subject to approval by the shareholders at the annual general meeting), the register of members of the Company will be closed on 15 June 2018, during which no transfer of shares of the Company will be registered. In order to be eligible for the above proposed final dividend, unregistered holders of shares of the Company should ensure that all transfer forms accompanied by the relevant share certificates must be lodged with the Branch Share Registrar, at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong for registration no later than 4:30 p.m. on 14 June 2018.

PUBLICATION OF ANNUAL RESULTS ON THE WEBSITE OF THE STOCK EXCHANGE

The Company's Year 2017 Annual Report containing the relevant information required by the Listing Rules will be published on the website of the Stock Exchange and the Company (http://www.crland.com.hk) in due course.

By Order of the Board
China Resources Land Limited
Tang Yong
Vice Chairman

Hong Kong, 20 March 2018

As at the date of this announcement, the executive directors of the Company are Mr. Wu Xiangdong, Mr. Tang Yong, Mr. Yu Jian, Mr. Zhang Dawei, Mr. Li Xin and Mr. Xie Ji; the non-executive directors of the Company are Mr. Yan Biao, Mr. Chen Ying, Mr. Wang Yan and Mr. Chen Rong; and the independent non-executive directors of the Company are Mr. Andrew Y. Yan, Mr. Ho Hin Ngai, Bosco, Mr. Wan Kam To, Peter, Mr. Zhong Wei and Mr. Sun Zhe.