



Shenzhen Properties Group

深房集团

**SHENZHEN SPECIAL ECONOMIC ZONE REAL ESTATE
& PROPERTIES (GROUP) CO., LTD.**

INTERIM REPORT 2021

2021-031

August 2021

Part I Important Notes, Table of Contents and Definitions

The Board of Directors (or the “Board”), the Supervisory Committee as well as the directors, supervisors and senior management of ShenZhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd. (hereinafter referred to as the “Company”) hereby guarantee the factuality, accuracy and completeness of the contents of this Report and its summary, and shall be jointly and severally liable for any misrepresentations, misleading statements or material omissions therein.

Liu Zhengyu, chairman of the Company’s Board, Zhao Zhongliang, the Company’s Chief Financial Officer, and Qiao Yanjun, head of the Company’s financial department (equivalent to financial manager) hereby guarantee that the Financial Statements carried in this Report are factual, accurate and complete.

All the Company’s directors have attended the Board meeting for the review of this Report and its summary.

Certain descriptions about the Company’s operating plans or work arrangements for the future mentioned in this Report and its summary, the implementation of which is subject to various factors, shall NOT be considered as promises to investors. Therefore, investors are reminded to exercise caution when making investment decisions.

The Company is subject to the Guideline No. 3 of the Shenzhen Stock Exchange on Information Disclosure by Industry—for Listed Companies Engaging in Real Estate.

Risks facing the Company have been explained in detail in “X Risks Facing the Company and Countermeasures” in “Part III Management Discussion and Analysis” herein.

The Company has no interim dividend plan, either in the form of cash or stock.

This Report and its summary have been prepared in both Chinese and English. Should there be any discrepancies or misunderstandings between the two versions, the Chinese versions shall prevail.

Table of Contents

Part I Important Notes, Table of Contents and Definitions	2
Part II Corporate Information and Key Financial Information	6
Part III Management Discussion and Analysis	9
Part IV Corporate Governance	23
Part V Environmental and Social Responsibility	25
Part VI Significant Events.....	26
Part VII Share Changes and Shareholder Information	33
Part VIII Preferred Shares.....	38
Part IX Bonds	39
Part X Financial Statements	40

Documents Available for Reference

1. The financial statements with the personal signatures and stamps of the Company's legal representative, Chief Financial Officer and head of the financial department; and
2. The originals of all the documents and announcements disclosed by the Company on Securities Times, China Securities Journal and Ta Kung Pao during the Reporting Period.

Definitions

Term	Definition
“Shenzhen SASAC” or the “Municipal SASAC”	The State-owned Assets Supervision and Administration Commission of the People’s Government of Shenzhen Municipal
SIHC	Shenzhen Investment Holdings Co., Ltd.
The “Company”, the “Group”, “SPG” or “we”	ShenZhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd. and its consolidated subsidiaries, except where the context otherwise requires
Shenzhen Property Management	Shenzhen Property Management Co., Ltd.
Petrel Hotel	Shenzhen Petrel Hotel Co., Ltd.
Zhentong Engineering	Shenzhen Zhentong Engineering Co., Ltd.
Huazhan Construction Supervision	Shenzhen Huazhan Construction Supervision Co.,Ltd.
Jianbang Group	Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd.

Part II Corporate Information and Key Financial Information

I Corporate Information

Stock name	SPG, SPG-B	Stock code	000029, 200029
Stock exchange for stock listing	Shenzhen Stock Exchange		
Company name in Chinese	深圳经济特区房地产(集团)股份有限公司		
Abbr. (if any)	深房集团		
Company name in English (if any)	ShenZhen Special Economic Zone Real Estate&Properties (Group).co., Ltd.		
Abbr. (if any)	SPG		
Legal representative	Liu Zhengyu		

II Contact Information

	Board Secretary	Securities Representative
Name	Luo Yi	Hong Lu
Address	47/F, SPG Plaza, Renmin South Road, Shenzhen, Guangdong, P.R.China	47/F, SPG Plaza, Renmin South Road, Shenzhen, Guangdong, P.R.China
Tel.	(86 755) 82293000-4715	(86 755) 82293000-4712
Fax	(86 755) 82294024	(86 755) 82294024
Email address	spg@163.net	spg@163.net

III Other Information

1. Contact Information of the Company

Indicate by tick mark whether any change occurred to the registered address, office address and their zip codes, website address and email address of the Company in the Reporting Period.

Applicable Not applicable

No change occurred to the said information in the Reporting Period, which can be found in the 2020 Annual Report.

2. Media for Information Disclosure and Place where this Report is Kept

Indicate by tick mark whether any change occurred to the information disclosure media and the place for keeping the Company's

periodic reports in the Reporting Period.

Applicable Not applicable

The newspapers designated by the Company for information disclosure, the website designated by the CSRC for disclosing the Company's periodic reports and the place for keeping such reports did not change in the Reporting Period. The said information can be found in the 2020 Annual Report.

IV Key Financial Information

Indicate by tick mark whether there is any retrospectively restated datum in the table below.

Yes No

	H1 2021	H1 2020	Change (%)
Operating revenue (RMB)	694,598,218.47	596,258,495.40	16.49%
Net profit attributable to the listed company's shareholders (RMB)	132,447,122.14	97,274,985.72	36.16%
Net profit attributable to the listed company's shareholders before exceptional gains and losses (RMB)	131,437,988.58	85,184,270.99	54.30%
Net cash generated from/used in operating activities (RMB)	-285,540,751.46	-212,242,798.59	-34.53%
Basic earnings per share (RMB/share)	0.1309	0.0962	36.07%
Diluted earnings per share (RMB/share)	0.1309	0.0962	36.07%
Weighted average return on equity (%)	3.47%	2.68%	0.79%
	30 June 2021	31 December 2020	Change (%)
Total assets (RMB)	6,204,351,775.64	4,936,916,746.74	25.67%
Equity attributable to the listed company's shareholders (RMB)	3,843,098,587.64	3,797,512,488.22	1.20%

V Accounting Data Differences under Chinese Accounting Standards (CAS) and International Financial Reporting Standards (IFRS) and Foreign Accounting Standards

1. Net Profit and Equity Differences under CAS and IFRS

Applicable Not applicable

Unit: RMB

	Net profit attributable to the listed company's shareholders		Equity attributable to the listed company's shareholders	
	H1 2021	H1 2020	Ending amount	Beginning amount

Under CAS	132,447,122.14	97,274,985.72	3,843,098,587.64	3,797,512,488.22
Adjusted as per IFRS				
Under IFRS	132,447,122.14	97,274,985.72	3,843,098,587.64	3,797,512,488.22

2. Net Profit and Equity Differences under CAS and Foreign Accounting Standards

Applicable Not applicable

No such differences for the Reporting Period.

3. Reasons for Accounting Data Differences Above

Applicable Not applicable

XI Exceptional Gains and Losses

Applicable Not applicable

Unit: RMB

Item	Amount	Note
Non-operating income and expense other than the above	1,345,511.41	
Less: Income tax effects	336,377.85	
Total	1,009,133.56	--

Explanation of why the Company classifies a gain/loss item as exceptional according to the definition in the Explanatory Announcement No. 1 on Information Disclosure for Companies Offering Their Securities to the Public—Exceptional Gain/Loss Items, or reclassifies any exceptional item listed in the said explanatory announcement as recurrent:

Applicable Not applicable

No such cases for the Reporting Period.

Part III Management Discussion and Analysis

I Principal Activity of the Company in the Reporting Period

(I) Industry development in the Reporting Period

In the Reporting Period, domestic economy continued to recover steadily, and registered a stable performance with good momentum for reinforcement and growth. In order to achieve the central government's target of stabilizing land and housing prices as well as market expectations, real estate regulators have successfully implemented a series of policies, including "three red lines", real estate loan concentration management mechanism in 2020 and "concentrated supply of land" in the first half of 2021. These policies resulted in a significant difference between different cities and different districts in the same city and an overall stable and slow trend in nationwide real estate market.

(II) Operating performance of the Company in the Reporting Period

1. Steadily advancing of key tasks

(1) Achievements in real estate sales target. The Company strengthened project promotion and customer development through multiple channels, and accelerated the pace of destocking. In the first half of this year, incremental contracted sales reached 70.2% of the annual target, exceeding the scheduled plan.

(2) Smoothly advanced project construction. In Shenzhen, the Company completed the construction of municipal road monitoring work for Longgang Project in March, and achieved completion acceptance in April; in Shantou, the Company completed the completion acceptance for Tianyuewan Phase II at the end of June; in Huizhou, the Company has recovered the construction for Linxijun Project since the end of June.

(3) Breakthrough in project expansion. In the Reporting Period, the Company successfully acquired 51% of Jianbang Group's equity shares, laying a good foundation for the sustainable development of the main business. At present, the transaction transfer and registration change have been completed.

(4) Improving asset quality and efficiency. First, the Company completed resource asset system inventory, which has laid a foundation for subsequent asset revitalization and efficiency improvement; second, it continued to promote the revitalization of inefficient assets, and strived to reduce the loss of hotel rooms; third, it actively expanded the renting, and the occupancy rate of SPG Plaza has increased significantly; fourth, it further planned the integration of business sectors and optimize the asset structure layout.

(5) Stable and orderly safe production. First, the Company implemented safe production accountability level by level, and strengthened safety hazard investigation and treatment; second, it strictly implemented pandemic prevention and control requirements, and performed prevention and control against the pandemic and recovery of production; third, it properly handled all kinds of complaint petitions as well as events affecting social stability, to create a good atmosphere for celebrating "The 100th Anniversary of the Founding of CPC". In the first half of this year, the Company's safe production, pandemic prevention and control, and complaint petitions as well as events affecting social stability kept stable.

2. Continuous improvement of corporate management

(1) Improvement in efficiency of financial management. First, the Company completed the distribution of profits for 2020, achieving normal cash dividend for three consecutive fiscal years; it attained financial benefits through agreed deposits and other means, fully improving the use efficiency of idle funds.

(2) Pay close attention to the implementation of cost control. The Company strictly implemented full cost, whole process, and penetration management, and paid close attention to the budget and final accounting of major projects, achieving good results in cost control.

(3) Significant improvement in lease management. The Company promoted lease property through multiple channels and tried its best to "retain existing customers and develop new customers". In the Reporting Period, the Company's cumulative lease revenue increased by 64.6% year-on-year, accounting for 51.2% of the annual target.

(4) Human resource management innovation. First, the Company has explored the establishment of a sound incentive/constraint mechanism, and introduced employee investment mechanism in Linxijun Project, allowing employees to share the profit of market-based project operations and management, so as to stimulate employees' enthusiasm and creativity; second, it completed the selection of some middle-level management personnel, providing new vitality and power for the Company's development; third, it carried out work for full coverage of special review of personnel files, promoting human resources optimization and sustainable development.

3. Clean and righteous corporate culture

(1) Pragmatic approach in Party building. Always adhering to the leadership role of the Party building, the Company actively organized "Three Sessions and One Class", "First Topics" learning, themed Party day, special Party class and other activities, and integrated the education of the Party history into everyday life, consolidating the belief of the Party members and cadres.

(2) The development of clean and honest Party conduct was further deepened. The Company has drafted the list of key tasks for development of clean and honest Party conduct and anti-corruption work, as well as key points of annual supervision. Besides, the Company signed 2021 responsibility letters regarding such development, promoting comprehensive and strict administration of the Party to be implemented at the grassroots level. The Company also convened special meetings of supervision system and conducted special investigation, effectively strengthening political supervision and purifying political ecology.

(3) Agglomerate mental efforts through corporate culture development. The Company organized football, tennis, badminton, table tennis, yoga and other interest group and sports activities, enriching employees' lifestyle after work. The Company successfully held the "SPG Cup" Table Tennis Invitational Competition, carried out the "Zouhongqiao" outdoor activities and "Employee Collective Birthday Party", creating a sound environment where the Company builds platforms and the employees participate, enhancing corporate cohesiveness.

The Company is subject to the Guideline No. 3 of the Shenzhen Stock Exchange on Information Disclosure by Industry—for Listed Companies Engaging in Real Estate.

New additions to the land bank:

Name of land lot or project	Location	Planned use of land	Site area (m ²)	Floor area with plot ratio (m ²)	How the land is obtained	The Company's interest	Total land price (RMB'0,000)	Consideration of the Company's interest (RMB'0,000)
Linxinyuan (the Linxijun project)	Changbu Village, Xinxu Town, Huiyang District, Huizhou City, Guangdong Province	Commercial and residential	198,676.60	397,353.20	Acquisition	51.00%	60,667	45,000

Cumulative land bank:

Name of project/area	Site area (0,000 m ²)	Floor area (0,000 m ²)	Floor area available for
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			development (0,000 m ²)
Xinfeng Building in Shantou	0.59	2.66	2.66
Linxinyuan Phase II	2.57	7.72	7.72
Linxinyuan Phase III	4.31	9.57	9.57
Linxinyuan Phase IV	3.23	6.45	6.45
Total	10.70	26.40	26.40

Development status of major projects:

City/region	Name of project	Location	Status	The Company's interest	Time for commencement of construction	% developed	% constructed	Site area (m ²)	Planned floor area with plot ratio (m ²)	Floor area completed in the Current Period (m ²)	Cumulatively completed floor area (m ²)	Expected total investment (RMB'0,000)	Cumulatively investment (RMB'0,000)
Shantou	Tianyuewan Phase II	Chaoyang District	Completed	100.00%	1 October 2018	95%	100.00%	33,362	127,770	127,770	127,770	65,485	55,524
Huizhou	Linxinyuan Phase I	Huiyang	Framework in construction	51.00%	11 June 2021	30%	30.00%	64,278	159,761	0	0	115,750	27,750

Sales status of major projects:

City/region	Name of project	Location	Status	The Company's interest	Floor area with plot ratio (m ²)	Floor area available for sale (m ²)	Cumulatively pre-sold/sold floor area (m ²)	Floor area pre-sold/sold in the Current Period (m ²)	Pre-sale/sales revenue generated in the Current Period (RMB'0,000)	Cumulatively settled floor area (m ²)	Floor area settled in the Current Period (m ²)	Pre-sale/sales revenue settled in the Current Period (RMB'0,000)
Shenzhen	Chuanqi Donghu Mingyuan	Luohu District	Ready for sale	100.00%	55,727	32,857	31,973	6,694	45,140	25,701	7,596	47,714
Shenzhen	Cuilinyuan	Longgan District	Ready for sale	100.00%	60,111	56,137	52,048	114	372	51,969	338	1,148
Shantou	Tianyuewan Phase I	Chaoyang District	Ready for sale	100.00%	153,470	160,372	106,440	8,829	4,770	95,822	7,350	3,883

Shantou	Tianyue wan Phase II	Chaoyan g District	On pre-sale	100.00%	127,770	137,059	9,819	8,584	5,113		0
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Rental status of major projects:

Name of project	Location	Use	The Company's interest	Rentable area (m ²)	Cumulative rented area (m ²)	Average occupancy rate
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Primary land development:

Applicable Not applicable

Financing channels:

Financing channel	Ending balance of financings	Financing cost range/average financing cost	Maturity structure			
			Within 1 year	1-2 years	2-3 years	Over 3 years

Development strategy and operating plan for the coming year:

As comes the second half of 2021, the global pandemic continues to evolve. Therefore, the international environment becomes more complicated and challenging, and domestic economic recovery remains unstable and uneven. The government upholds the principle that “housing is for living in, not for speculation”, encourages both housing purchase and renting, and implements city-specific policies to promote the steady and healthy development of the real estate market. As the real estate enterprises have gradually shifted their development goals from “quantity first” to “quality first”, the industry is expected to become more concentrated and face new changes.

The Company will resolutely implement the decisions and deployment of the CPC Shenzhen Municipal Committee, Shenzhen Municipal People's Government, State-owned Assets Supervision and Management Commission of Shenzhen Municipal People's Government, and Shenzhen Investment Holdings Co., Ltd. The “Dual Zone” construction in Shenzhen and the policy of deepening the reform of state-owned assets and enterprises have brought strategic opportunities for the Company to plan for projects reserves, stabilize operation and management, innovate the profit model, and open up growth areas to get off to a good start in the 14th Five-Year Plan period.

(I) Adhere to two-wheel drive for further optimization of business layout. First, the Company will intensify efforts to research real estate policies and work on land development surveys and land reserves to continually improve performance indicators and strengthen the foundation for high-quality development. Second, the Company will foster new growth drivers to increase profits.

(II) Focus on operation to increase competitiveness. First, the Company will promote project construction and marketing to fulfill the annual mandates. Second, the Company will pay close attention to property leasing to ensure the accomplishment of annual goals. Third, the company will step up to increase quality and efficiency for assets that have been ineffectively operated and clear out zombie companies. Both actions will strive for substantial results.

(III) Make sound overall planning to conduct major works in an orderly fashion. Taking major tasks that influence and drive the overall as its main direction and focusing on implementation and effects, the Company will coordinately advance such major tasks to ensure full completion of annual goals.

(IV) Strengthen the foundation and work on Party building and a fine Party culture. The 100th anniversary of the founding of the Party is an opportunity. Playing a leadership role, the Party organization will set the right direction, keep in mind the big picture, ensure the implementation of Party policies and principles, and mobilize and give

full play to the exemplary and vanguard role of Party members. Also, it will be strict in Party discipline, firmly promote a fine Party culture and a corruption-free environment, and implement the “Two Responsibilities” in the process. The Company will take a two-pronged approach on both Party building and business operation, integrating Party leadership into corporate governance to lead to high-quality development of the Company.

(V) Make unremitting efforts on production safety, epidemic prevention and control and stability maintenance of petitioning. First, the Company will regularly improve the mechanism of production safety management by implementing the accountability system for production safety, intensifying efforts on checking potential safety hazards, and enhancing safety governance in major areas. Such actions will help maintain a stable production safety, creating sound conditions to achieve annual business objectives. Second, the Company will adhere to regular pandemic prevention and control with targeted measures and promote vaccination for all the staff, ensuring that all duties are performed, and measures are elaborated to guarantee a steady situation of pandemic prevention and control. Third, the Company will coordinately focus on stability maintenance of petitioning and public opinion monitoring to create a harmonious and stable environment for business development.

Provision of guarantees for homebuyers on bank mortgages:

Applicable Not applicable

Project	Guarantee period	Guarantee amount (RMB'0,000)	Note
Cuilinyuan	Until the property ownership certificate is registered as collateral and handed over to bank for keeping	4,238.32	
Chuanqi Donghu Mingyuan	Until the property ownership certificate is registered as collateral and handed over to bank for keeping	4,550.44	
Tianyuewan	Until the property ownership certificate is registered as collateral and handed over to bank for keeping	29,270.98	
Total		38,059.74	

Joint investments by directors, supervisors and senior management and the listed company (applicable for such investments where the directors, supervisors and senior management are the major source of investment):

Applicable Not applicable

II Core Competitiveness Analysis

As a pioneer of real estate development enterprises in Shenzhen, the Company has created a number of "first places" in the history of real estate development in China. For example, the first to use the paid state-owned land, the first to introduce the foreign investment for the cooperative land development, the first to raise development funds by means of pre-sale of buildings, the first to carry out public bidding for construction projects in accordance with international practices, the first to set up a property management company to the buildings and residences developed in an all-rounded manner, the first to win the bid in the auction of land use rights held in the

Shenzhen Special Economic Zone, etc.

Over the past 40 years, the company has developed more than 100 high-rise buildings, 500 multi-storey residential buildings, and 400 garden villas, with a cumulative building area of more than 4 million square meters. It has paid great efforts to the establishment of a modern enterprise HR management system and works hard in building a professional and high-quality development team. It also keeps improving the management mechanism and processes for project development. As a result, its planning, construction, cost control, sales ability and brand image have been effectively improved. More importantly, its main business operation ability and core competitiveness have been greatly enhanced.

III Core Business Analysis

See contents under the heading “I Principal Activity of the Company in the Reporting Period” above.

Year-on-year changes in key financial data:

Unit: RMB

	H1 2021	H1 2020	Change (%)	Main reason for change
Operating revenue	694,598,218.47	596,258,495.40	16.49%	
Cost of sales	331,975,678.55	343,908,087.46	-3.47%	
Selling expense	16,815,600.06	8,536,448.38	96.99%	Sales halt in H1 2020 caused by the pandemic
Administrative expense	40,299,584.22	40,253,977.26	0.11%	
Finance costs	-16,414,487.59	-5,747,585.98	-185.59%	Notice on increase in deposit interest in the Reporting Period
Income tax expense	47,841,099.11	43,599,689.97	9.73%	
Net cash generated from/used in operating activities	-285,540,751.46	-212,242,798.59	-34.53%	Payment for land by project company in the Reporting Period
Net cash generated from/used in investing activities	-1,750,516,694.28	1,020,263,040.32	-271.58%	Payment for share acquisition and purchase of monetary fund in the Reporting Period
Net cash generated from/used in financing activities	243,164,282.22	-166,923,900.00	245.67%	Receiving borrowings from shareholders by project company
Net increase in cash and cash equivalents	-1,792,911,046.07	641,032,673.52	-379.69%	Payment for share acquisition and purchase of monetary fund in the

				Reporting Period
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Major changes in the profit structure or sources of the Company in the Reporting Period:

Applicable Not applicable

No such cases in the Reporting Period.

Breakdown of operating revenue:

Unit: RMB

	H1 2021		H1 2020		Change (%)
	Operating revenue	As % of total operating revenue (%)	Operating revenue	As % of total operating revenue (%)	
Total	694,598,218.47	100%	596,258,495.40	100%	16.49%
By business segment					
Real estate	479,956,940.17	69.10%	382,458,149.70	64.14%	25.49%
Construction service	107,167,710.21	15.43%	124,548,909.59	20.89%	-13.96%
Rental service	30,225,726.14	4.35%	21,780,551.36	3.65%	38.77%
Property management service	70,348,672.05	10.13%	63,715,063.94	10.69%	10.41%
Other	6,899,169.90	0.99%	3,755,820.81	0.63%	83.69%
By product					
Housing units	479,562,902.07	69.04%	381,862,911.60	64.04%	25.59%
Shops and parking place	394,038.10	0.06%	595,238.10	0.10%	-33.80%
Other	214,641,278.30	30.90%	213,800,345.70	35.86%	0.39%
By geographic segment					
Guangdong Province	635,008,108.14	91.42%	546,573,961.29	91.67%	16.18%
Other regions in China	59,300,114.59	8.54%	49,542,269.40	8.31%	19.70%
Overseas	289,995.74	0.04%	142,264.71	0.02%	103.84%

Operating division, product category or operating segment contributing over 10% of operating revenue or operating profit:

Applicable Not applicable

Unit: RMB

	Operating revenue	Cost of sales	Gross profit margin	YoY change in operating revenue (%)	YoY change in cost of sales (%)	YoY change in gross profit margin (%)
By business segment						
Real estate	479,956,940.17	137,669,876.19	71.32%	25.49%	-0.24%	7.40%
Construction	107,167,710.21	104,546,845.37	2.45%	-13.96%	-14.43%	0.55%

service						
Rental service	30,225,726.14	17,487,210.75	42.14%	38.77%	2.38%	20.57%
Property management service	70,348,672.05	68,110,422.82	3.18%	10.41%	10.00%	0.36%
Other	6,899,169.90	4,161,323.42	39.68%	83.69%	-45.59%	143.31%
By product						
Housing units	479,562,902.07	137,432,957.73	71.34%	25.59%	-0.24%	7.42%
Shops and parking place	394,038.10	236,918.46	39.87%	-33.80%	-0.32%	-20.20%
Other	214,641,278.30	194,305,802.36	9.47%	0.39%	-5.63%	5.78%
By geographic segment						
Guangdong Province	635,008,108.14	272,780,664.52	57.04%	16.18%	-7.52%	11.01%
Other regions in China	59,300,114.59	59,195,014.03	0.18%	19.70%	20.90%	-1.00%
Overseas	289,995.74		100.00%	103.84%		0.00%

Main business data of the most recent period restated according to changed statistical caliber for the Reporting period

Applicable Not applicable

Any over 30% YoY movements in the data above and why:

Applicable Not applicable

IV Non-Core Business Analysis

Applicable Not applicable

IV Analysis of Assets and Liabilities

1. Significant Changes in Asset Composition

Unit: RMB

	End of Reporting Period		End of the same period of last year		Increase/decrease in proportion	Notes to significant changes
	Amount	Proportion to total assets	Amount	Proportion to total assets		
Monetary assets	882,306,006.32	14.22%	2,687,465,070.01	54.44%	-40.22%	Caused by purchase of monetary fund
Accounts receivable	74,309,539.94	1.20%	59,590,944.06	1.21%	-0.01%	

Inventories	2,974,957,505.77	47.95%	1,220,464,112.56	24.72%	23.23%	Caused by acquisition of project company
Investment property	603,353,638.54	9.72%	616,365,621.53	12.48%	-2.76%	
Long-term equity investments	377,489.65	0.01%	377,489.65	0.01%	0.00%	
Fixed assets	26,885,430.32	0.43%	28,039,978.43	0.57%	-0.14%	
Short-term borrowings	70,773,140.58	1.14%	76,893,995.94	1.56%	-0.42%	
Contract liabilities	375,038,081.55	6.04%	196,786,977.19	3.99%	2.05%	Caused by acquisition of project company
Accounts payable	99,752,685.51	1.61%	176,926,614.28	3.58%	-1.97%	
Taxes payable	498,393,009.62	8.03%	459,709,646.95	9.31%	-1.28%	
Other payables	582,192,504.40	9.38%	277,105,129.74	5.61%	3.77%	Caused by borrowings provided by shareholders of project company

2. Major Assets Overseas

Applicable Not applicable

3. Assets and Liabilities at Fair Value

Applicable Not applicable

4. Restricted Asset Rights as at the Period-End

Item	Ending carrying value	Reasons
Discount of notes receivable	7,818,054.79	Endorsement or discount of undue commercial acceptance bills
Accounts receivable	62,955,085.79	Pledge for short-term borrowings
Total	70,773,140.58	--

V Investment Analysis

1. Total Investments Made

Applicable Not applicable

2. Significant Equity Investments Made in the Reporting Period

Unit: RMB

Name of investee enterprise	Main businesses	Investment methods	Invested amount	Shareholding percentage	Funding Resources	Partners	Investment Duration	Product type	Status as on the date of the balance sheet	Predicted return	Investment return in the current period	Whether involved in any legal actions	Date of disclosure (if any)	Disclosure index (if any)
Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd.	Real estate development	acquisition	450,000,000.00	51%	Self-owned	Guangzhou Bopite Enterprise Management Consulting Co., Ltd.	Five years	Real estate development	Completed	637,500,000.00	-91,307.39	No	6 May 2021	Announcement on Acquisition of 51% of Equity in Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd. (No.: 2021-019) disclosed on China Securities, Securities Times, Ta Kung Pao and Cninfo.
Total	--	--	450,000,000.00	--	--	--	--	--	--	637,500,000.00	-91,307.39	--	--	--

3. Significant Non-equity Investments Ongoing in the Reporting Period

Applicable Not applicable

4. Financial Investments

(1) Securities Investments

Applicable Not applicable

No such cases in this Reporting Period

(2) Investment in Derivative Financial Instruments

Applicable Not applicable

No such cases in this Reporting Period

VII Sale of Major Assets and Equity Interests

1. Sale of Major Assets

Applicable Not applicable

No such cases in this Reporting Period

2. Sale of Major Equity Interests

Applicable Not applicable

VIII Principal Subsidiaries and Joint Stock Companies

Principal subsidiaries and joint stock companies with an over 10% effect on the Company's net profit:

Unit: RMB

Company name	Relationship with the Company	Main business scope	Registered capital	Total assets	Net assets	Operating revenue	Operating profit	Net profit
Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd.	Subsidiary	Development of real estate	2,800,000.00	1,023,102,075.02	-1,549,917.29	0.00	-91,307.39	-91,307.39
Shenzhen SPG Longgang Development Co., Ltd.	Subsidiary	Development of real estate	30,000,000.00	291,381,110.38	116,441,993.42	12,349,349.52	2,565,776.40	1,933,857.30
Shantou SEZ, Wellam FTY, Building Development, Co., Ltd.	Subsidiary	Development of real estate	91,226,120.44	171,965,270.41	122,065,273.72	486,539.69	-433,963.83	-325,472.86
Shantou Huafeng Real Estate Development Co., Ltd.	Subsidiary	Development of real estate	80,000,000.00	952,838,038.56	16,202,291.90	38,827,292.52	-5,899,083.53	-4,439,312.03
Great Wall Estate Co., Inc. (U.S.)	Subsidiary	Lease	2,051,146.00	18,103,134.85	-82,279,011.14	260,141.10	-127,844.80	-127,844.80
Shenzhen	Subsidiary	Installation	10,000,000.00	354,346,510.04	24,662,150.24	107,897,719.95	52,797.59	52,797.59

Zhentong Engineering Co., Ltd.		and construction						
Shenzhen Property Management Co., Ltd.	Subsidiary	Property management	7,250,000.00	96,154,839.52	33,708,573.94	73,071,549.40	2,560,817.58	1,891,025.01
Shenzhen Petrel Hotel Co., Ltd.	Subsidiary	Hotel Service	30,000,000.00	46,411,619.33	39,806,172.20	7,280,593.26	-2,343,315.93	-2,343,315.93
Shenzhen Huazhan Construction Supervision Co., Ltd.	Subsidiary	Construction supervision	8,000,000.00	9,782,457.53	9,582,055.63	961,700.17	-349,055.94	-354,129.71
Xin Feng Enterprise Co., Ltd.	Subsidiary	Investment and management	502,335.00	126,007,345.51	-452,775,018.16	2,173,952.38	1,775,215.94	1,740,183.41

Subsidiaries obtained or disposed in the Reporting Period:

Name	Way of gaining and disposing subsidiaries	Influence on overall production and operation as well as performance
Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd.	Share acquisition	The revenue and profit are respectively expected to be RMB6 billion and RMB637.5 million for the period from Y2023 to Y2025.

Information about principal subsidiaries and joint stock companies:

- In May 2021, through the payment of consideration of RMB450 million, the Group acquired 51% equity interest in Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd. The project company will develop the Linxingyuan Project with a gross site area of 200,000 square meters and a total capacity building area of 4 billion square meters, which will be developed in four phases and is expected to achieve revenue of RMB6 billion and total profit of approximately RMB1.8 billion from 2023 to 2025. The Group has control over the project company, which will be included in the scope of consolidation in May 2021.
- The subordinate subsidiaries engaged in real estate development also include: Shenzhen SPG Longgang Development Co., Ltd., Shantou SEZ, Wellam FTY, Building Development, Co., Ltd., Shantou Huafeng Real Estate Development Co., Ltd. The Cuilinyuan project developed by Shenzhen SPG Longgang Development Co., Ltd. brought forward RMB12 million in H1 2021 (the percentage of accumulative sales carried forward was 95%), accounting for 2.40% of the Company's operating revenue. Jinyedao and YuejingDongfang developed by Shantou SEZ, Wellam FTY, Building Development, Co., Ltd. left a few amount of remaining buildings for sale. And Shantou Huafeng Real Estate Development Co., Ltd. was responsible for the development of Tianyuewan project (divided into Phase I and Phase II). Tianyuewan Phase I was opened for sale in October 2016 and completed in December 2019. The Phase II started construction in November 2018 and was completed at the end of June 2021. The overall sales progress is relatively slow with an accumulated sales rate of about 68% for Phase I and 7% for Phase II.
- Shenzhen Zhentong Engineering Co., Ltd. was engaged in the business of building installation and maintenance with the H1 2021 operating revenues of RMB108 million and of 15.53% to the operating revenues of the Company.

4. Shenzhen Property Management Co., Ltd was engaged in the industry of property management, and the business was steady. The H1 2021 operating revenues was of RMB73 million that was of 10.52% to the operating revenues of the Company.
5. The H1 2021 net profit of Xin Feng Enterprise Co., Ltd. was of RMB1.74 million which mainly due to the changes of exchange rate and it conducts no business.
6. The H1 2021 net profit of Shenzhen Petrel Hotel Co., Ltd. was of RMB-2.34 million which mainly due to the epidemic.

IX Structured Bodies Controlled by the Company

Applicable Not applicable

X Risks Facing the Company and Countermeasures

1. Macroeconomic risks and countermeasures

The real estate industry has a greater correlation with the macroeconomy and is more influenced by the macroeconomic cycle. At present, along with the accelerated rate of global vaccination and the lifting of lockdown measures in various countries, the global economic recovery has been significantly enhanced, but the world economic situation remains complicated and severe due to the repeated ups and downs of the pandemic and frequent variants of the virus. The Company will continue to pay attention to the international and domestic macroeconomic situation and actively adjust its business strategy.

2. Industry regulation risks and countermeasures

Under the guidance of "housing is for living in, not for speculation", the regulation and control policies are progressive. The market is entering a period of adjustment and the industry is entering a stage of profound changes. The development of the Company is undergoing new tests. The Company will continue to deepen its research on industry policies, follow the national strategies, innovate its operating model and optimize its development method.

3. Business operating risks and countermeasures

Due to the implementation of a series of policies such as the real estate loan concentration management mechanism and "centralized land supply", it poses new challenges for the Company to expand its development land reserve. The Company will pay close attention to policy changes, formulate targeted land expansion plans, and actively explore new ways to expand land resources to strengthen the foundation of the main business. At the same time, the Company will actively explore new areas and cultivate new business models.

Part IV Corporate Governance

I Annual and Extraordinary General Meeting Convened during the Reporting Period

1. General Meetings Convened during the Reporting Period

Meeting	Type	Investor participation ratio	Convened date	Disclosure date	Index to disclosed information
The 2020 Annual General Meeting	Annual General Meeting	63.55%	28 April 2021	29 April 2021	Resolutions of 2020 Annual General Meeting disclosed on China Securities, Securities Times, Ta Kung Pao and www.cninfo.com.cn (No.: 2021-011)
The 1 st Extraordinary General Meeting of 2021	Extraordinary General Meeting	63.55%	16 July 2021	17 July 2021	Resolutions of the 1 st Extraordinary General Meeting of 2021 disclosed on China Securities, Securities Times, Ta Kung Pao and www.cninfo.com.cn (No.: 2021-026)

2. Extraordinary General Meeting Convened at Request of Preference Shareholders with Resumed Voting Rights

Applicable Not applicable

II Change of Directors, Supervisors and Senior Management

Applicable Not applicable

No changes occurred to the Company's directors, supervisors and senior management during the Reporting Period. For their information, see the 2020 Annual Report.

III Interim Dividend Plan

Applicable Not applicable

The Company has no interim dividend plan, either in the form of cash or stock.

IV Equity Incentive Plans, Employee Stock Ownership Plans or Other Incentive Measures for Employees

Applicable Not applicable

No such cases in the Reporting Period.

Part V Environmental and Social Responsibility

I Major Environmental Issues

Indicate by tick mark whether the Company or any of its subsidiaries is a heavily polluting business identified by the environmental protection authorities of China.

Yes No

Administrative penalties imposed for environmental problems during the Reporting Period

Name	Reason	Case	Result	Influence on production and operation	Rectification measures
N/A	N/A	N/A	N/A	N/A	N/A

Other environmental information disclosed with reference to the heavily polluting business

The Company and its subsidiaries are not imposed any administrative penalties for environmental problems during the Reporting Period.

Reason for failure of disclosing other environmental information

The Company and its subsidiaries isn't a heavily polluting business identified by the environmental protection authorities of China.

II Social Responsibility

While pursuing sustainable and healthy development, the Company actively fulfils its social responsibilities and demonstrates its corporate social values. The Company adheres to compliance management, cares for employees, treats suppliers and customers with integrity, and supports poverty alleviation. The Company is committed to public welfare activities, serves national pandemic prevention and control, and contributes to society with practical actions. During the Reporting Period, the Company supported the work of family affairs in the region, donated RMB30,000 to families in need in Jiabei Community, Nanhu Sub-district, and jointly launched the activity of "Positive Energy from the Youth to the Party" with Shenzhen Min Ai Integrated Service Center for the Disabled. Property management companies affiliated with the Company have twinned with community workstations to prevent and control pandemic and carried out volunteer services for nucleic acid testing, and have completed testing on 41,000 residents in 27 communities, 334 buildings and 19,310 households.

Part VI Significant Events

I Commitments of the Company's De Facto Controller, Shareholders, Related Parties and Acquirers, as well as the Company Itself and Other Entities Fulfilled in the Reporting Period or Ongoing at the Period-End

√ Applicable □ Not applicable

Commitment	Promisor	Type of commitment	Details of commitment	Date of commitment making	Term of commitment	Fulfillment
Commitments made in share reform						
Commitments made in acquisition documents or shareholding alteration documents						
Commitments made in time of asset restructuring	The Company	Asset restructuring	The Company's major asset restructuring was terminated, and trading of the stocks was resumed on 9 November 2020. The Company promises that it will not initiate the major asset restructuring after the announcement of termination was disclosed within at least two months.	9 November 2020	Two months	Completed
Commitments made in time of IPO or refinancing						
Equity incentive commitments						
Other commitments made to minority interests						
Fulfilled on time	Yes					
Specific reasons for failing to fulfill commitments on time and plans for next step (if any)	N/A					

II Occupation of the Company's Capital by the Controlling Shareholder or any of Its Related Parties for Non-Operating Purposes

Applicable Not applicable

No such cases in the Reporting Period.

III Irregularities in the Provision of Guarantees

Applicable Not applicable

No such cases in the Reporting Period.

IV Engagement and Disengagement of Independent Auditor

Are the interim financial statements audited?

Yes No

The interim financial statements have not been audited.

V Explanations Given by the Board of Directors and the Supervisory Committee Regarding the Independent Auditor's "Modified Opinion" on the Financial Statements of the Reporting Period

Applicable Not applicable

VI Explanations Given by the Board of Directors Regarding the Independent Auditor's "Modified Opinion" on the Financial Statements of Last Year

Applicable Not applicable

VII Insolvency and Reorganization

Applicable Not applicable

No such cases in the Reporting Period.

VIII Legal Matters

Significant lawsuits and arbitrations:

Applicable Not applicable

General information	Involved amount (RMB'0,000)	Provision	Progress	Decisions and effects	Execution of decisions	Disclosure date	Index to disclosed information
Xi'an Project	2,100	No	In execution	① Xi'an Business Tourism Company Limited (hereinafter	Shaanxi High People's Court Sold all assets	20 March 2021	Annual Report 2020

Lawsuit				referred to as “Business Company”) had to pay for the compensation RMB36.62 million and the relevant interest (from 14 September 1998 to the payment day) to Xi’an Fresh Peak Company within one month after the judgment entering into force. If the Business Company failed to pay in time, it had to pay double debt interests to Xi’an Fresh Peak Company for the overdue period; ② Xi’an Joint Commission on Commerce had jointly and severally obligation of the interests of the compensation; ③ Business Company shall bear RMB227,500 of the acceptance fee and the security fee.	of Business Company by auction in accordance with laws in 2004. The applicant has received RMB15.20 million. Now Business Company has no executable properties and Xi’an Joint Commission on Commerce has been refusing to execute the ruling. It is difficult to recover the rest.	(full text) (No.: 2021-007) on www.cninfo.com.cn
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Other legal matters:

Applicable Not applicable

IX Punishments and Rectifications

Applicable Not applicable

No such cases in the Reporting Period.

X Credit Quality of the Company as well as its Controlling Shareholder and De Facto Controller

Applicable Not applicable

XI Major Related-Party Transactions

1. Continuing Related-Party Transactions

Related party	Relationship with the Company	Type of transaction	Specific transaction	Pricing principle	Transaction price	Total value (RMB'0,000)	As % of total value of all same-type transactions	Approved transaction line (RMB'0,000)	Over the approved line or not	Method of settlement	Obtainable market price for sam	Disclosure date	Index to disclosed information
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							tions				e-ty pe trans actio ns		
Shenzhen Jianan (Group) Co., Ltd.	Controlled by the same company as the parent	Engineering construction	Wholly-owned subsidiary undertook engineering construction of related party	Negotiate through agreements	--	260		260	Not	Bank transfer	--	20 March 2021	2020 Annual Report (No.: 2021-007) disclosed on www.cninfo.com.cn
Shenzhen Jianan (Group) Co., Ltd.	Controlled by the same company as the parent	Engineering construction	Wholly-owned subsidiary paid total account for construction contracted to related party	Negotiate through agreements	--	4,033.5		4,033.5	Not	Bank transfer	--	20 March 2021	2020 Annual Report (No.: 2021-007) disclosed on www.cninfo.com.cn
Total				--	--	4,293.5	--	4,293.5	--	--	--	--	--
Large-amount sales return in detail				N/A									
Give the actual situation in the Reporting Period (if any) where an estimate had been made for the total value of continuing related-party transactions by type to occur in the Reporting Period				N/A									
Reason for any significant difference between the transaction price and the market reference price (if applicable)				N/A									

2. Related-Party Transactions Regarding Purchase or Sales of Assets or Equity Interests

Applicable Not applicable

No such cases in the Reporting Period.

3. Related Transactions Regarding Joint Investments in Third Parties

Applicable Not applicable

No such cases in the Reporting Period.

4. Amounts Due to and from Related Parties

Applicable Not applicable

No such cases in the Reporting Period.

5. Transactions with Related Finance Companies, or Finance Companies Controlled by the Company

Applicable Not applicable

The Company did not make deposits in, receive loans or credit from and was not involved in any other finance business with any related finance company, finance company controlled by the Company or any other related parties.

6. Other Major Related-Party Transactions

Applicable Not applicable

No such cases in the Reporting Period.

XII Major Contracts and Execution thereof

1. Entrustment, Contracting and Leases

(1) Entrustment

Applicable Not applicable

No such cases in the Reporting Period.

(2) Contracting

Applicable Not applicable

No such cases in the Reporting Period.

(3) Leases

Applicable Not applicable

No such cases in the Reporting Period.

2. Major Guarantees

Applicable Not applicable

No such cases in the Reporting Period.

3. Cash Entrusted for Wealth Management

Unit: RMB'0,000

Type	Funding source	Amount	Undue amount	Unrecovered overdue amount	Unrecovered overdue amount with provision for impairment
Bank financial products	Self-funded	60,000	60,104.81	0	0
Bank financial products	Self-funded	70,000	70,128.14	0	0
Total		130,000	130,232.95	0	0

Particulars of cash entrusted for wealth management with single significant amount or low security, bad liquidity, and no capital preservation

Applicable Not applicable

Wealth management entrustments with possible impairments including an expectedly unrecoverable principal:

Applicable Not applicable

4. Significant Continuing Contracts

Applicable Not applicable

5. Other Significant Contracts

Applicable Not applicable

No such cases in the Reporting Period.

XIII Other Significant Events

In order to implement the plan of the State Council for transferring parts of state-owned capital to enrich the social security fund, in January 2021, SIHC, the controlling shareholder of the Company, decided to transfer 64,288,426 tradable ordinary A-shares of the Company (accounting for 6.355% of the total share capital) to Shenzhen State-owned Equity Management Co., Ltd. (hereinafter referred to as "State-owned Equity Company") free of charge to enrich the social security fund. State-owned Equity Company is a wholly-owned subsidiary newly established by SIHC to manage the transferred state-owned equity in a special account. In March 2021, the registration procedure for the above share transfer was completed. Before and after the free transfer of state-owned equity, the controlling shareholder and actual controller of the Company remained unchanged. For more details, see the Suggestive Announcement on the Free Transfer of Parts of State-owned Equity of

Controlling Shareholders to Enrich the Social Security Fund (Announcement No. 2021-001) and the Announcement on the Completion of Free Transfer Registration of Parts of State-owned Equity of Controlling Shareholders to Enrich the Social Security Fund (Announcement No. 2021-003) disclosed on 29 January and 18 March 2021.

After deliberation and approval at the 2020 General Meeting of Shareholders, the Company decided to purchase liability insurance for Directors, Supervisors and Senior Managers. For more details, please refer to the Announcement on Purchasing Liability Insurance for Directors, Supervisors and Senior Managers (Announcement No. 2021-008) and the Announcement on the Resolution of the 2020 General Meeting of Shareholders (Announcement No. 2021-011) disclosed on 20 March and 29 April 2021. During the Reporting Period, the issue regarding Liability Insurance for Directors, Supervisors and Senior Managers has been completed.

After deliberation and approval at the 61st Meeting of the 7th Board of Directors, the Company purchased wealth management products with its own funds during the Reporting Period. For more details, see the Announcement on Resolutions of the 61st Meeting of the 7th Board of Directors (Announcement No. 2021-012), the Announcement on Authorizing the Management Group to Use Own Funds to Purchase Wealth Management Products (Announcement No. 2021-017) and the Announcement on the Progress of Using Own Funds to Purchase Wealth Management Products (Announcement No. 2021-022) disclosed on 29 April and 4 June 2021.

After deliberation and approval at the 62nd Meeting of the 7th Board of Directors, the Company decided to acquire 51% equity of Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd. held by Guangzhou Bopi Enterprise Management Consulting Co., Ltd. with its own capital of RMB450 million. Transaction transfer and registration changes were completed in the Reporting Period. For more details, see the Announcement on Resolutions of the 62nd Meeting of the 7th Board of Directors (Announcement No. 2021-018), the Announcement on Acquisition of 51% Equity of Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd. (Announcement No. 2021-019) and the Announcement on Progress of Acquisition of 51% Equity of Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd. (Announcement No. 2021-020) disclosed on 6 May and 15 May 2021.

The Measures for the Management of Employees' Co-investment and the Measures for the Management of Employees' Co-investment of Linxijun Project were deliberated and approved at the 63rd Meeting of the 7th Board of Directors and the 2021 First Extraordinary General Meeting. For more details, see the Announcement on Resolutions of the 63rd Meeting of the 7th Board of Directors (Announcement No. 2021-023) and the Announcement on Resolutions of the 2021 First Extraordinary General Meeting of Shareholders (Announcement No. 2021-026) disclosed on 1 July and 17 July 2021.

XIV Significant Events of Subsidiaries

Applicable Not applicable

Part VII Share Changes and Shareholder Information

I Share Changes

1. Share Changes

Unit: share

	Before		Increase/decrease (+/-)					After	
	Shares	Percentage (%)	New issues	Shares as dividend converted from profit	Shares as dividend converted from capital reserves	Other	Subtotal	Shares	Percentage (%)
1. Restricted shares	0	0.00%	0	0	0	0	0	0	0.00%
1.1 Shares held by the state	0	0.00%	0	0	0	0	0	0	0.00%
1.2 Shares held by state-own legal person	0	0.00%	0	0	0	0	0	0	0.00%
1.3 Shares held by other domestic investors	0	0.00%	0	0	0	0	0	0	0.00%
Among which: shares held by domestic legal person	0	0.00%		0	0	0	0	0	0.00%
Shares held by domestic natural person	0	0.00%	0	0	0	0	0	0	0.00%
1.4 Oversea shareholdings	0	0.00%	0	0	0	0	0		0.00%
Among which: shares held by oversea legal person	0	0.00%	0	0	0	0	0	0	0.00%
Shares held by oversea natural person	0	0.00%	0	0	0	0	0	0	0.00%
2. Unrestricted shares	1,011,660,000	100.00%	0	0	0	0	0	1,011,660,000	100.00%
2.1 RMB ordinary shares	891,660,000	88.14%	0	0	0	0	0	891,660,000	88.14%
2.2 Domestically listed foreign shares	120,000,000	11.86%	0	0	0	0	0	120,000,000	11.86%
2.3 Oversea listed foreign shares	0	0.00%	0	0	0	0	0	0	0.00%
2.4 Other	0	0.00%	0	0	0	0	0	0	0.00%

3. Total shares	1,011,660,000	100.00%	0	0	0	0	0	1,011,660,000	100.00%
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Reasons for share changes:

Applicable Not applicable

Approval of share changes:

Applicable Not applicable

Transfer of share ownership:

Applicable Not applicable

Progress on any share repurchase:

Applicable Not applicable

Progress on reducing the repurchased shares by means of centralized bidding:

Applicable Not applicable

Effects of share changes on the basic and diluted earnings per share, equity per share attributable to the Company's ordinary shareholders and other financial indicators of the prior year and the prior accounting period, respectively:

Applicable Not applicable

Other information that the Company considers necessary or is required by the securities regulator to be disclosed:

Applicable Not applicable

2. Changes in Restricted Shares

Applicable Not applicable

II. Issuance and Listing of Securities

Applicable Not applicable

III. Total Number of Shareholders and Their Shareholdings

Unit: share

Total number of ordinary shareholders at the period-end	61,695	Total number of preference shareholders with resumed voting rights at the period-end (if any) (see Note 8)	0					
Shareholding of ordinary shareholders holding more than 5% shares or the top 10 of ordinary shareholders								
Name of shareholder	Nature of shareholder	Shareholding percentage	Total ordinary shares held at the period-end	Increase/decrease in the Reporting Period	Restricted ordinary shares held	Non-restricted ordinary shares held	Shares in pledge, marked or frozen	
							Status of shares	Amount
Shenzhen Investment Holdings Co., Ltd	State-owned legal person	57.19%	578,595,836	-64,288,426		578,595,836		

Shenzhen State-owned Equity Management Co., Ltd.	Domestic non-state-owned legal person	6.35%	64,288,426	+64,288,426		64,288,426		
Yang Jianmin	Domestic natural person	0.39%	3,960,377			3,960,377		
Lin Weirong	Domestic natural person	0.32%	3,202,800			3,202,800		
Pan Jun	Domestic natural person	0.21%	2,132,300			2,132,300		
Liu Yuqing	Domestic natural person	0.19%	1,947,900			1,947,900		
Liang Weicheng	Domestic natural person	0.17%	1,735,100			1,735,100		
Zang Xiangfeng	Domestic natural person	0.16%	1,612,163			1,612,163		
Nanjing Fengrun Investment Development Co., Ltd.	Domestic non-state-owned legal person	0.16%	1,568,247			1,568,247		
He Qiao	Domestic natural person	0.15%	1,554,800			1,554,800		
Strategic investor or general legal person becoming a top-10 ordinary shareholder due to rights issue (if any) (see Note 3)	None							
Related or acting-in-concert parties among the shareholders above	Among the top 10 shareholders of the Company, Shenzhen State-owned Equity Management Co., Ltd. is a wholly-owned subsidiary of Shenzhen Investment Holdings Co., Ltd. The Company does not know whether there exists associated relationship among the other shareholders, or whether they are persons acting in concert as prescribed in the Administrative Measures for the Acquisition of Listed Companies.							
Explain if any of the shareholders above was involved in entrusting/being entrusted with voting rights or waiving voting rights	None							
Special account for share repurchases (if any) among the top 10 shareholders (see note 11)	None							
Top 10 unrestricted shareholders								
Name of shareholder	Unrestricted shares held at the period-end	Shares by type						
		Type	Shares					
Shenzhen Investment Holdings Co., Ltd	578,595,836	RMB shares	ordinary	578,595,836				

Shenzhen State-owned Equity Management Co., Ltd.	64,288,426	RMB ordinary shares	64,288,426
Yang Jianmin	3,960,377	RMB ordinary shares	3,960,377
Lin Weirong	3,202,800	RMB ordinary shares	3,202,800
Pan Jun	2,132,300	RMB ordinary shares	2,132,300
Liu Yuqing	1,947,900	RMB ordinary shares	1,947,900
Liang Weicheng	1,735,100	RMB ordinary shares	1,735,100
Zang Xiangfeng	1,612,163	RMB ordinary shares	1,612,163
Nanjing Fengrun Investment Development Co., Ltd.	1,568,247	RMB ordinary shares	1,568,247
He Qiao	1,554,800	RMB ordinary shares	1,554,800
Related or acting-in-concert parties among top 10 unrestricted public shareholders, as well as between top 10 unrestricted public shareholders and top 10 shareholders	Among the top 10 unrestricted public shareholders of the Company, Shenzhen State-owned Equity Management Co., Ltd. is a wholly-owned subsidiary of Shenzhen Investment Holdings Co., Ltd. The Company does not know whether there exists associated relationship among the other shareholders, or whether they are persons acting in concert as prescribed in the <i>Administrative Measures for the Acquisition of Listed Companies</i> .		
Top 10 ordinary shareholders involved in securities margin trading (if any) (see Note 4)	Among the top 10 shareholders of the Company, the third, fourth, sixth, seventh, eighth and tenth shareholders respectively held 1,466,400 shares, 1,999,900 shares, 1,887,900 shares, 1,735,100 shares, 1,000,663 shares and 1,010,000 shares in their credit securities accounts.		

Indicate by tick mark whether any of the top 10 ordinary shareholders or the top 10 unrestricted ordinary shareholders of the Company conducted any promissory repo during the Reporting Period.

Yes No

No such cases in the Reporting Period.

IV Change in Shareholdings of Directors, Supervisors and Senior Management

Applicable Not applicable

No such cases in the Reporting Period. For details, see Annual Report 2020.

V Change of the Controlling Shareholder or the De Facto Controller

Change of the controlling shareholder in the Reporting Period

Applicable Not applicable

No such cases in the Reporting Period.

Change of the de facto controller in the Reporting Period

Applicable Not applicable

No such cases in the Reporting Period.

Part VIII Preference Shares

Applicable Not applicable

No preference shares in the Reporting Period.

Part IX Bonds

Applicable Not applicable

Part X. Financial Statements

I. Auditor's Report

Whether the semi-annual report has been audited?

Yes No

The semi-annual report of the Company has not been audited.

II. Financial Statements

The financial statements of the company have been prepared in China Yuan.

1. Consolidated Statement of Financial Position

Prepared by Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd

As at 30 June 2021

Presented in RMB

Item	30 June 2021	30 June 2020
Current assets:		
Cash at bank and on hand	882,306,006.32	2,687,465,070.01
Provision of Settlement fund		
Funds lent		
Financial assets held for trading	1,302,329,484.00	
Derivative financial assets		
Notes receivable	40,590,521.89	35,438,045.34
Accounts receivable	74,309,539.94	59,590,944.06
Accounts receivable financing		
Prepayments	4,572,021.68	3,205,534.51
Insurance premiums receivables		
Cession premiums receivables		
Provision of cession premiums		
Other receivables	18,818,282.54	32,745,043.84
Including: Interest receivable		
Dividends receivable	1,052,192.76	1,052,192.76
Recoursable Financial assets acquired		

Inventories	2,974,957,505.77	1,220,464,112.56
Contractual assets		
Assets held for sale		
Non-current assets due within one year		
Other current assets	132,804,668.25	102,907,134.79
Total current assets	5,430,688,030.39	4,141,815,885.11
Non-current assets:		
Loans and payments		
Debt investment		
Investments in other debt obligations		
Long-term receivables		
Long-term equity investments	377,489.65	377,489.65
Investments in other equity instrument	38,081,275.18	37,510,860.51
Other non-current financial assets		
Investment property	603,353,638.54	616,365,621.53
Fixed assets	26,885,430.32	28,039,978.43
Construction in progress		
Productive living assets		
Oil and gas assets		
Use rights assets		
Intangible assets		
Development costs		
Goodwill		
Long-term prepaid expense	678,423.76	61,667.53
Deferred tax assets	104,287,487.80	112,745,243.98
Other non-current assets		
Total non-current assets	773,663,745.25	795,100,861.63
Total assets	6,204,351,775.64	4,936,916,746.74
Current liabilities:		
Short-term loans	70,773,140.58	76,893,995.94
Borrowings from central bank		
Deposit funds		

Financial liabilities at fair value through		
Derivative financial liabilities		
Notes payable	330,993,002.80	
Accounts payable	99,752,685.51	176,926,614.28
Advances from customers	21,336,752.68	5,940,092.15
Contractual liabilities	375,038,081.55	196,786,977.19
Funds from sale of financial assets with repurchase agreements		
Deposits from customer and interbank		
Funds received as an agent of stock exchange		
Funds received as stock underwrite		
Payroll payable	54,471,652.80	60,467,834.09
Tax payable	498,393,009.62	459,709,646.95
Other payables	582,192,504.40	277,105,129.74
Including: Interest payable	16,535,277.94	16,535,277.94
Dividends payable		
Handling charges and commissions payable		
Cession premiums payables		
Liabilities held for sale		
Non-current liabilities due within one year		
Other current liabilities	18,752,463.49	8,917,027.07
Total current liabilities	2,051,703,293.43	1,262,747,317.41
Non-current liabilities:		
Provision for insurance contracts		
Long-term loans		
Debentures payable		
Including: Preferred shares		
Perpetual bonds		
Lease liabilities		
Long-term payables	8,245,567.40	7,480,233.43
Long-term employee benefits		

payable		
Provisions		
Deferred income		
Deferred tax liabilities	9,601,940.74	9,601,940.74
Other non-current liabilities		
Total non-current liabilities	17,847,508.14	17,082,174.17
Total liabilities	2,069,550,801.57	1,279,829,491.58
Equity:		
Share capital	1,011,660,000.00	1,011,660,000.00
Other equity instruments		
Including: Preferred shares		
Perpetual bonds		
Capital reserves	978,244,910.11	978,244,910.11
Less: treasury shares		
Other comprehensive income	29,316,447.41	28,163,050.13
Specific reserve		
Surplus reserve	218,724,273.67	218,724,273.67
Generic Risk Reserve		
Retained earnings	1,605,152,956.45	1,560,720,254.31
Total equity attributable to shareholders of the company	3,843,098,587.64	3,797,512,488.22
Non-controlling interests	291,702,386.43	-140,425,233.06
Total equity	4,134,800,974.07	3,657,087,255.16
Total liabilities and equity	6,204,351,775.64	4,936,916,746.74

Legal representative: Zhengyu Liu
accounting department: Yanjun Qiao

General Accountant: Zhongliang Zhao

The head of the

2、Financial Position Statement of the Parent Entity

Presented in RMB

Item	30 June 2021	30 June 2020
Current assets:		
Cash at bank and on hand	643,929,563.08	2,329,517,987.02
Financial assets at fair value through profit or loss	1,302,329,484.00	

Derivative financial assets		
Notes receivable		
Accounts receivable	311,815.21	5,418,024.74
Accounts receivable financing		
Prepayments	200,000.00	200,000.00
Other receivables	1,405,959,127.23	1,160,414,195.39
Including: Interest receivable		
Dividends receivable		
Inventories	106,232,584.55	207,606,220.98
Contractual assets		
Assets held for sale		
Non-current assets due within one year		
Other current assets	9,541,021.50	945,499.13
Total current assets	3,468,503,595.57	3,704,101,927.26
Non-current assets:		
Debt investment		
Investments in other debt obligations		
Long-term receivables		
Long-term equity investments	600,584,167.95	150,584,167.95
Investments in other equity instruments	14,076,578.89	13,508,202.32
Other non-current financial assets		
Investment property	487,883,822.03	499,145,554.67
Fixed assets	16,575,227.39	17,743,083.73
Construction in progress		
Productive living assets		
Oil and gas assets		
Use rights assets		
Intangible assets		
Development costs		
Goodwill		
Long-term prepaid expense	675,857.90	61,667.53
Deferred tax assets	83,740,299.64	83,740,299.64

Other non-current assets		
Total non-current assets	1,203,535,953.80	764,782,975.84
Total assets	4,672,039,549.37	4,468,884,903.10
Current liabilities:		
Short-term loans		
Financial liabilities at fair value through		
Derivative financial liabilities		
Notes payable		
Accounts payable	36,585,944.45	77,187,914.50
Advances from customers		
Contractual liabilities	320,567,916.55	172,241,938.46
Payroll payable	30,993,173.09	27,255,860.05
Tax payable	489,269,453.56	450,281,265.17
Other payables	182,615,239.41	194,609,459.87
Including: Interest payable	16,535,277.94	16,535,277.94
Dividends payable		
Liabilities held for sale		
Non-current liabilities due within one year		
Other current liabilities	16,028,395.83	8,612,096.92
Total current liabilities	1,076,060,122.89	930,188,534.97
Non-current liabilities:		
Long-term loans		
Debentures payable		
Including: Preferred shares		
Perpetual bonds		
Lease liabilities		
Long-term payables		
Long-term employee benefits payable		
Provisions		
Deferred income		
Deferred tax liabilities	4,812,392.47	4,812,392.47
Other non-current liabilities		

Total non-current liabilities	4,812,392.47	4,812,392.47
Total liabilities	1,080,872,515.36	935,000,927.44
Equity:		
Share capital	1,011,660,000.00	1,011,660,000.00
Other equity instruments		
Including: Preferred shares		
Perpetual bonds		
Capital reserves	964,711,931.13	964,711,931.13
Less: treasury shares		
Other comprehensive income	1,699,528.31	1,131,151.74
Specific reserve		
Surplus reserve	195,594,660.26	195,594,660.26
Retained earnings	1,417,500,914.31	1,360,786,232.53
Total equity	3,591,167,034.01	3,533,883,975.66
Total liabilities and equity	4,672,039,549.37	4,468,884,903.10

3、Consolidated Statement of Profit or Loss and Other Comprehensive Income

Presented in RMB

Item	6 months ended 30 June 2021	6 months ended 30 June 2020
1. Revenue	694,598,218.47	596,258,495.40
Including: Operating revenue	694,598,218.47	596,258,495.40
Interest income		
Insurance premium income		
Handling charge and commission income		
2. Expenses	520,035,493.63	472,559,039.99
Including: operating expenses	331,975,678.55	343,908,087.46
Interest expense		
Handling charge and commission expense		
Refund of Insurance premium		
Net payment for insurance claims		
Net provision for insurance contracts		
Commissions on insurance policies		
Cession charges		
Taxes and surcharges	147,359,118.39	85,608,112.87

Selling and distribution expense	16,815,600.06	8,536,448.38
General and administrative expenses	40,299,584.22	40,253,977.26
Research and development expense		
Financial expense	-16,414,487.59	-5,747,585.98
Including: Interest expense		
Interest income	16,398,025.57	5,932,973.60
Add: Other income	643,733.52	557,379.14
Investment income (“-” for losses)		15,217,058.60
Including: Income from investment in associates and joint ventures (“-” for losses)		
Income from derecognition of financial assets at amortized cost (“-” for loss)		
Foreign exchange gain (“-” for loss)		
Net gain on exposure hedges (“-” for loss)		
Gains from changes in fair value (“-” for losses)	2,329,484.00	
Credit impairment loss (“-” for loss)	1,142,580.28	
Impairment losses (“-” for losses)		534,500.00
Gains from assets disposal (“-” for losses)		
3. Operating profit (“-” for loss)	178,678,522.64	140,008,393.15
Add: Non-operating income	1,370,757.88	2,902,033.77
Less: Non-operating expense	25,246.47	2,001,278.48
4. Profit before income tax (“-” for losses)	180,024,034.05	140,909,148.44
Less: Income tax expense	47,841,099.11	43,599,689.97
5. Net profit for the year (“-” for net losses))	132,182,934.94	97,309,458.47
(5.1 Classification according to operation continuity)		
5.1.1 Net profit from continuing operations (“-” for net loss)	132,182,934.94	97,309,458.47
5.1.2 Net profit from discontinued operations (“-” for net loss)		
5.2 Classification according to attribute		
5.2.1 Members of the parent entity (“-” for net loss)	132,447,122.14	97,274,985.72
5.2.2 Non-controlling interests (“-” for net loss)	-264,187.20	34,472.75
6. Other comprehensive income (net of tax)	459,551.69	706,086.70
Other comprehensive income (net of tax) attributable to members of the parent entity	1,153,397.28	369,487.94

6.1 Other comprehensive income Items that will not be reclassified subsequently to profit or loss	570,414.67	-415,909.17
6.1.1 Remeasurement of defined benefit plan liability or asset		
6.1.2 Other comprehensive income that cannot be transferred to profit or loss under the equity method		
6.1.3 Changes in the fair value of investments in other equity instruments	570,414.67	-415,909.17
6.1.4 Changes in the fair value of the company's credit risks		
6.1.5 Other		
6.2 Other comprehensive income Items that may be reclassified subsequently to profit or loss	582,982.61	785,397.11
6.2.1 Other comprehensive income that can be transferred to profit or loss under equity method		
6.2.2 Changes in the fair value of investments in other debt obligations		
6.2.3 Other comprehensive income arising from the reclassification of financial assets		
6.2.4 Provision for credit impairments in other debt investment		
6.2.5 Effective portion of gains or losses arising from cash flow hedging instruments		
6.2.6 Translation differences arising from translation of foreign currency financial statements	582,982.61	785,397.11
6.2.7 Other		
Other comprehensive income (net of tax) attributable to non-controlling interests	-693,845.59	336,598.76
7. Total comprehensive income for the period	132,642,486.63	98,015,545.17
Attributable to members of parent entity	133,600,519.42	97,644,473.66
Attributable to non-controlling interests	-958,032.79	371,071.51
8. Earnings per share		
8.1 Basic earnings per share	0.1309	0.0962
8.2 Diluted earnings per share	0.1309	0.0962

In a business combination involving enterprises under common control, (net losses)/net profit of combined parties before the combination date is RMB 0.00, and (net losses)/net profit of combined parties in prior period is RMB 0.00. .

Legal representative: Zhengyu Liu
 department: Yanjun Qiao

General Accountant: Zhongliang Zhao

The head of the accounting

4、Statement of Profit or Loss and Other Comprehensive Income For the Parent Entity

Presented in RMB

Item	6 months ended 30 June 2021	6 months ended 30 June 2020
1. Revenue	455,740,814.41	231,361,037.44
Less: Cost of sales	115,125,525.93	64,778,297.24
Taxes and surcharges	142,361,068.95	69,869,636.48
Selling and distribution expense	11,176,992.53	3,544,826.68
General and administrative expenses	24,102,955.71	23,912,101.72
Research and development expense		
Financial expense	-25,571,620.46	-21,037,122.06
Including: Interest expense		
Interest income	27,256,987.84	17,954,071.46
Add: Other income	8,516.31	28,083.69
Investment income (“-” for losses)		15,217,058.60
Including: Income from investment in associates and joint ventures (“-” for losses)		
Income from the derecognition of financial assets at amortized cost (“-” for loss)		
Net gain on exposure hedges (“-” for loss)		
Gains from changes in fair value (“-” for losses)	2,329,484.00	
Credit impairment loss (“-” for loss)	586,866.00	
Impairment losses (“-” for losses)		
Gains from assets disposal (“-” for losses)		
2. Operating profit (“-” for loss)	191,470,758.06	105,538,439.67
Add: Non-operating income	1,334,736.50	170,000.10
Less: Non-operating expense	1,550.00	502,140.62
3. Profit before income tax (“-” for losses)	192,803,944.56	105,206,299.15
Less: Income tax expense	48,074,842.78	27,690,892.73
4. Net profit for the year (“-” for net losses)	144,729,101.78	77,515,406.42
4.1 Net profit from continuing operations (“-” for net loss)	144,729,101.78	77,515,406.42
4.2 Net profit from discontinued operations (“-” for net losses)		

5. Other comprehensive income, net of tax	568,376.57	320,373.69
6.1 Other comprehensive income Items that will not be reclassified subsequently to profit or loss	568,376.57	320,373.69
6.1.1 Remeasurement of defined benefit plan liability or asset		
6.1.2 Other comprehensive income that cannot be transferred to profit or loss under the equity method		
6.1.3 Changes in the fair value of investments in other equity instruments	568,376.57	320,373.69
6.1.4 Changes in the fair value of the company's credit risks		
6.1.5 Other		
6.2 Other comprehensive income Items that may be reclassified subsequently to profit or loss		
6.2.1 Other comprehensive income can be transferred to profit or loss under equity method		
6.2.2 Changes in the fair value of investments in other debt obligations		
6.2.3 Other comprehensive income arising from the reclassification of financial assets		
6.2.4 Provision for credit impairments in other debt investment		
6.2.5 Effective portion of gains or losses arising from cash flow hedging instruments		
6.2.6 Translation differences arising from translation of foreign currency financial statements		
6.2.7 Other		
6. Total comprehensive income for the period	145,297,478.35	77,835,780.11
7. Earnings per share		
8.1 Basic earnings per share	0.0229	0.8119
8.2 Diluted earnings per share	0.0229	0.8119

5、Consolidated Statement Of Cash Flows

Presented in RMB

Item	6 months ended 30 June 2021	6 months ended 30 June 2020
1. Cash flows from operating activities:		
Proceeds from sales of goods	958,228,940.19	685,612,219.39
Net increase deposits from customers and placements from corporations in the same industry		

Net increase in loans from central bank		
Net increase in loans from other financial institution		
Cash premiums received on original insurance contracts		
Net proceeds from reinsurance		
Net increase in deposits and investment from insures		
Interest, handling charges and commissions received		
Net increase in fund deposits		
Net increase in proceeds from repurchase transactions		
Net proceeds from acting trading of securities		
Refund of taxes		15,618.75
Proceeds from other operating activities	248,150,629.39	42,510,375.71
Sub-total of cash inflows	1,206,379,569.58	728,138,213.85
Payment for goods and services	843,952,869.40	214,833,176.41
Net increase in loans and payments on behalf		
Net increase in deposits in central bank and interbank		
Payments of claims for original insurance contracts		
Net increase in fund paid		
Interest, handling charges and Interest, handling charges and		
Commissions on issuance policies paid		
Payment to and for employees	76,069,285.98	73,647,542.55
Payments of various taxes	224,980,813.32	543,169,493.34
Payment for other operating activities	346,917,352.34	108,730,800.14
Sub-total of cash outflows	1,491,920,321.04	940,381,012.44
Net cash flows from operating activities	-285,540,751.46	-212,242,798.59
2. Cash flows from investing activities:		
Proceeds from disposal of investments		
Investment returns received		20,317,808.22
Net proceeds from disposal of fixed assets, intangible assets and other long-term assets	1,700.00	1,000.00
Net proceeds from disposal of subsidiaries and other business units		
Proceeds from other investing activities		1,000,000,000.00
Sub-total of cash inflows	1,700.00	1,020,318,808.22
Payment for acquisition of fixed assets, intangible assets and other long-term assets	636,636.13	55,767.90

Payment for acquisition of investments		
Net increase in pledged loans		
Net payment for acquisition of subsidiaries and other business units	449,881,758.15	
Payment for other investing activities	1,300,000,000.00	
Sub-total of cash outflows	1,750,518,394.28	55,767.90
Net cash flows from investing activities	-1,750,516,694.28	1,020,263,040.32
3. Cash flows from financing activities:		
Proceeds from investors		
Including: Proceeds from non-controlling shareholders of subsidiaries		
Proceeds from borrowings		
Proceeds from other financing activities	331,178,702.21	
Sub-total of cash inflows	331,178,702.21	
Repayments of borrowings		
Payment for dividends, profit distributions or interest	88,014,419.99	166,923,900.00
Including: Dividends and profits paid to non-controlling profits paid to non-controlling shareholders of subsidiaries		
Payment for other financing activities		
Sub-total of cash outflows	88,014,419.99	166,923,900.00
Net cash flows from financing activities	243,164,282.22	-166,923,900.00
4. Effect of foreign exchange rate changes on cash and cash equivalents	-17,882.55	-63,668.21
5. Net increase in cash and cash equivalents	-1,792,911,046.07	641,032,673.52
Add: Cash and cash equivalents as at the year beginning	2,669,103,926.82	1,507,189,760.35
6. Cash and cash equivalent as at the year end	876,192,880.75	2,148,222,433.87

6. Cash Flow Statement of the Company as the Parent

Presented in RMB

Item	30 June 2021	30 June 2020
1. Cash flows from operating activities:		
Proceeds from sales of goods	646,885,255.16	350,704,786.01
Refund of taxes		
Proceeds from other operating activities	332,351,724.25	7,424,276.64
Sub-total of cash inflows	979,236,979.41	358,129,062.65

Payment for goods and services	43,601,422.20	14,267,901.93
Payment to and for employees	20,102,672.44	17,517,984.42
Payments of various taxes	184,272,398.39	68,674,752.15
Payment for other operating activities	222,180,710.27	261,704,229.68
Sub-total of cash outflows	470,157,203.30	362,164,868.18
Net cash flows from operating activities	509,079,776.11	-4,035,805.53
2. Cash flows from investing activities:		
Proceeds from disposal of investments		
Investment returns received		20,317,808.22
Net proceeds from disposal of fixed assets, intangible assets and other long-term assets	1,000.00	
Net proceeds from disposal of subsidiaries and other business units		
Proceeds from other investing activities		1,000,000,000.00
Sub-total of cash inflows	1,000.00	1,020,317,808.22
Payment for acquisition of fixed assets, intangible assets and other long-term assets	91,626.00	41,498.00
Payment for acquisition of investments		
Net payment for acquisition of subsidiaries and other business units	450,000,000.00	
Payment for other investing activities	1,644,696,200.26	
Sub-total of cash outflows	2,094,787,826.26	41,498.00
Net cash flows from investing activities	-2,094,786,826.26	1,020,276,310.22
3. Cash flows from financing activities:		
Proceeds from investors		
Proceeds from borrowings		
Proceeds from other financing activities		
Sub-total of cash inflows		
Repayments of borrowings		
Payment for dividends, profit distributions or interest	88,014,419.99	166,923,900.00
Payment for other financing activities		
Sub-total of cash outflows	88,014,419.99	166,923,900.00
Net cash flows from financing activities	-88,014,419.99	-166,923,900.00
4. Effect of foreign exchange rate changes on cash and cash equivalents	102,684.42	-191,346.36

5. Net increase in cash and cash equivalents	-1,673,618,785.72	849,125,258.33
Add: Cash and cash equivalents as at the year beginning	2,311,776,619.47	963,737,437.55
6. Cash and cash equivalent as at the year end	638,157,833.75	1,812,862,695.88

7、Consolidated Statement Of Changes in Equity

Presented in RMB

Item	30 June 2021														
	Attributable to shareholders' equity of the parent company												Non-controlling interests	Total equity	
	Share capital	Other equity instruments			Capital reserves	Less: treasury shares	Other comprehensive income	Specific reserve	Surplus reserve	Generic Risk Reserve	Retained earnings	Other			Subtotal
	Preference shares	Perpetual bond	Other												
I. Balance at the end of last year	1,011,660,000.00				978,244,910.11		28,163,050.13		218,724,273.67		1,560,720,254.31		3,797,512,488.22	-140,425,233.06	3,657,087,255.16
Add: Changes of accounting policies															
Correction of prior period errors															
Business combination involving enterprises under common control															
Other															
II. Balance at the Beginning of the Year	1,011,660,000.00				978,244,910.11		28,163,050.13		218,724,273.67		1,560,720,254.31		3,797,512,488.22	-140,425,233.06	3,657,087,255.16

III. Changes in equity during the year (“-“for decrease)										44,432,702.14		45,586,099.42	432,127,619.49	477,713,718.91
(I) Total comprehensive income										132,447,122.14		133,600,519.42	-958,032.79	132,642,486.63
(II) Shareholder’s contributions and decrease of capital														
1. Contribution by ordinary shareholders														
2. Holders of other equity instruments invested capital														
3. Equity settled share-based payments														
4. Other														
(III) Appropriation of profits										-88,014,420.00		-88,014,420.00		-88,014,420.00
1. Appropriation for surplus reserves														
2. Appropriation for general reserves														
3. Distribution to shareholders										-88,014,420.00		-88,014,420.00		-88,014,420.00
4. Other														
(IV) Transfer within equity														
1. Share capital increased by														

capital reserves transfer															
2..Share capital increased by surplus reserves transfer															
3.Transfer of surplus reserve to offset losses															
4. Remeasurement of defined benefit plan liability or asset transfer to retained earnings															
5. Other comprehensive income carried forward to retained earnings															
6. Other															
(V) Special Reserve															
1. Appropriation during the year															
2.Utilization during the year															
(VI) Others													433,08	433,08	
													5,652.	5,652.	
													28	28	
IV. Balance at the end of the period	1,011,660,000.00			978,244,910.11		29,316,447.41		218,724,273.67		1,605,152,956.45		3,843,098,587.64	291,702,386.43	4,134,800,974.07	

Presented in RMB

Item	30 June 2020
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	Attributable to shareholders' equity of the parent company												Non-controlling interests	Total equity	
	Share capital	Other equity instruments			Capital reserves	Less: treasury shares	Other comprehensive income	Specific reserve	Surpluses	General Risk Reserve	Retained earnings	Other			Subtotal
		Preference shares	Perpetual bond	Other											
I. Balance at the end of last year	1,011,660,000.00				978,244,910.11		20,831,004.13		191,222,838.94		1,464,915,816.81		3,666,874,569.99	-141,891,335.84	3,524,983,234.15
Add: Changes of accounting policies															
Correction of prior period errors															
Business combination involving enterprises under common control															
Other															
II. Balance at the Beginning of the Year	1,011,660,000.00				978,244,910.11		20,831,004.13		191,222,838.94		1,464,915,816.81		3,666,874,569.99	-141,891,335.84	3,524,983,234.15
III. Changes in equity during the year ("-" for decrease)							369,487.94				-69,648,914.28		-69,279,426.34	371,071.51	-68,908,354.83
(I) Total comprehensive income							369,487.94				97,274,985.72		97,644,473.66	371,071.51	98,015,545.17
(II) Shareholder's contributions															

and decrease of capital														
1.Contribution by ordinary shareholders														
2. Holders of other equity instruments invested capital														
3. Equity settled share-based payments														
4. Other														
(III) Appropriation of profits										-166,923,900.00		-166,923,900.00		-166,923,900.00
1.Appropriation for surplus														
1.Appropriation for general reserves														
3.Distribution to shareholders										-166,923,900.00		-166,923,900.00		-166,923,900.00
4. Other														
(IV)Transfer within equity														
1.Share capital increased by capital reserves transfer														
2..Share capital increased by surplus reserves transfer														
3.Transfer of surplus reserve to offset losses														
4.														

Remeasurement of defined benefit plan liability or asset transfer to retained earnings															
5. Other comprehensive income carried forward to retained earnings															
6. Other															
(V) Special Reserve															
1. Appropriation during the year															
2. Utilization during the year															
(VI) Others															
IV. Balance at the end of the period	1,011,660,000.00				978,244,910.11		21,200,492.07		191,222,838.94		1,395,266,902.53		3,597,595,143.65	-141,520,264.33	3,456,074,879.32

8、 Consolidated Statement Of Changes in Equity Of The Parent Entity

Presented in RMB

Item	30 June 2021											
	Share capital	Other equity instruments			Capital reserves	Less: treasury shares	Other comprehensive income	Specific reserve	Surplus reserve	Retained earnings	Other	Total equity
		Preference shares	Perpetual bonds	Other								
I. Balance at the end of last year	1,011,660,000.00				964,711,931.13		1,131,151.74		195,594,660.26	1,360,786,232.53		3,533,883,975.66

Add:												
Changes of accounting policies												
Correction of prior period errors												
Other												
II. Balance at the Beginning of the Year	1,011,660,000.00				964,711,931.13		1,131,151.74		195,594,660.26	1,360,786,232.53		3,533,883,975.66
III. Changes in equity during the year (“-“for decrease)							568,376.57			56,714,681.78		57,283,058.35
(I) Total comprehensive income							568,376.57			144,729,101.78		145,297,478.35
(II) Shareholder’s contributions and decrease of capital												
1. Contribution by ordinary shareholders												
2. Holders of other equity instruments invested capital												
3. Equity settled share-based payments												
4. Other												
(III) Appropriation of profits										-88,014,420.00		-88,014,420.00
1. Appropriation for surplus												

2. 对所有者（或股东）的分配										-88,014,420.00		-88,014,420.00
3. Other												
(IV) Transfer within equity												
1. Share capital increased by capital reserves transfer												
2. Share capital increased by surplus reserves transfer												
3. Transfer of surplus reserve to offset losses												
4. Remeasurement of defined benefit plan liability or asset transfer to retained earnings												
5. Other comprehensive income carried forward to retained earnings												
6. Other												
(V) Special Reserve												
1. Appropriation during the year												
2. Utilization during the year												
(VI) Others												
IV. Balance at the end of the period	1,011,660,000.00				964,711,931.13		1,699,528.31		195,594,660.26	1,417,500,914.31		3,591,167,034.01

Presented in RMB

Item	30 June 2020											
	Share capital	Other equity instruments			资本公 积	Less: treasury shares	Other compre hensive income	Specific reserve	Surplus reserve	Retained earnings	Other	Total equity
		Prefer ence shares	Perpet ual bonds	Other								
I. Balance at the end of last year	1,011,660,000.00				964,711,931.13		922,125.77		168,093,225.53	1,280,197,219.96		3,425,584,502.39
Add: Changes of accounting policies												
Correction of prior period errors												
Other												
II. Balance at the Beginning of the Year	1,011,660,000.00				964,711,931.13		922,125.77		168,093,225.53	1,280,197,219.96		3,425,584,502.39
III. Changes in equity during the year (“-“for decrease)							320,373.69			-89,408,493.58		-89,088,119.89
(I) Total comprehensive income							320,373.69			77,515,406.42		77,835,780.11
(II) Shareholder’s contributions and decrease of capital												
1. Contribution by ordinary shareholders												
2. Holders of other equity instruments												

invested capital												
3. Equity settled share-based payments												
4. Other												
(III) Appropriation of profits									-166,923,900.00		-166,923,900.00	
1.Appropriation for surplus												
2. 对所有者(或股东)的分配									-166,923,900.00		-166,923,900.00	
3. Other												
(IV)Transfer within equity												
1.Share capital increased by capital reserves transfer												
2..Share capital increased by surplus reserves transfer												
3.Transfer of surplus reserve to offset losses												
4. Remeasurement of defined benefit plan liability or asset transfer to retained earnings												
5. Other comprehensive income carried forward to retained earnings												

6. Other												
(V) Special Reserve												
1. Appropriation during the year												
2.Utilization during the year												
(VI) Others												
IV. Balance at the end of the period	1,011,660,000.00				964,711,931.13		1,242,499.46		168,093,225.53	1,190,788,726.38		3,336,496,382.50

III. Company information

Shenzhen Special Economic Zone Real Estate and Properties (Group) Co., Ltd. (the “Group” or “the Company”) was established in July 1993, as approved by the Shenzhen Municipal Government with document SFBF (1993) 724. The Company issued A shares on 15 September 1993 and issued B shares on 10 January 1994. On 31 August 1994, the issued B shares were listed in the New York Exchange market as class A recommendation. The total share capital is 1,011,660,000 shares, including 891,660,000 of A shares, and 120,000,000 of B shares. The company business license registration number is 91440300192179585N, and the registered capital is RMB 1,011,660,000.00. The Company’s headquarter is located at Floor 45-48, Shen Fang Plaza, Ren Min South Road, Luo Hu District, Shen Zhen, Guangdong province.

On 13 October 2004, according to the document No. (2004) 223 “Decision on establishing Shenzhen investment Holding Co., Ltd.” issued by State-Owned Assets Supervision and Administration Commission of Shenzhen Municipal Government, former major shareholder – Shenzhen Construction Investment Holding Company with two assets management companies merged to form the Shenzhen Investment Holding Co., Ltd. By the State-owned Assets Supervision and Administration Commission of the state council, and quasi-exempt obligations tender offer as approved by China Security Regulatory Committee with document No. (2005)116, this issue of consolidated has been authorized and the change in registration had been completed on 15 February 2006. At the end of the reporting period, Shenzhen Investment Holding Limited holds 642,884,262 shares of the Company (63.55% of the total share capital). The shares are all tradable unrestricted shares.

The Company has established the corporate governance structure of the general meeting of shareholders, the board of directors and the board of supervisors. At present, it has human resources, financing plan department, marketing department, engineering management department etc.

The Company and its subsidiaries (hereinafter referred to as "the Group") are principally engaged in real estate development and sales, property leasing and management, retail merchandising and trade, hotel, equipment installation and maintenance, construction, interior decoration, etc.

These financial statements and notes to the financial statements were approved by the Board of Directors of the Group at the 64th Board meeting dated on 27 August 2021.

For details about the scope of consolidated statements, please refer to Note IX “Interests in other entities”.

Refer to Note VIII and IX for changes in consolidation scope in current period.

IV. The Basis of Preparation of Financial Statements

1. Basis of preparation

The financial statements are prepared in accordance with the Accounting Standards for Business Enterprises and corresponding application guidance, interpretations and other related provisions issued by the Ministry of Finance (collectively, " Accounting Standards for Business Enterprises "). In addition, the Group also discloses relevant financial information in accordance with the China Securities Regulatory Commission's "Information Disclosure and Reporting Rules for Companies that Public Issued Securities" No. 15 - General Provisions on Financial Reporting (revised in 2014).

These financial statements are presented on going concern basis.

The Group adopts the accrual basis of accounting. Except for certain financial instruments, the financial statements are prepared under the historical cost convention. In the event that impairment of assets occurs, a provision for impairment is made accordingly in accordance with the relevant regulations.

2. Going concern

These financial statements are presented on going concern basis.

V. Significant accounting policies and accounting estimates

Reminders on specific accounting policies and accounting estimates:

The company take its own operation and production characteristics into consideration to determine the revenue recognition policy. Please refer to Note V.39 “Revenue” for specific accounting policy.

1. Statement of compliance with the Accounting Standards for Business Enterprises

The financial statements have been prepared in compliance with the Accounting Standards for Business Enterprises to truly and completely present the Group’s and the Company’s financial position as at 30 June 2021 and the Group’s and the Company’s operating results and cash flows for the half-year ended 30 June 2021.

2. Accounting period

The accounting period of the Group is from 1 January to 31 December.

3. Operating cycle

The Group's operating cycle is 12 months.

4. Functional currency

The Group and domestic subsidiaries (including Hong Kong) use Renminbi (“RMB”) as their functional currency. Offshore subsidiaries, Great Wall Real Estate Co. LTD, determine American dollar as their functional currency according to the primary economic environment where they operate. The financial statements of the Group have been prepared in RMB.

5. Accounting treatments for business combinations involving enterprises under common control and business combinations not involving enterprises under common control

(1) Business combinations involving enterprises under common control

For a business combination involving enterprises under common control, the assets acquired and liabilities assumed are measured based on their carrying amounts in the consolidated financial statements of the ultimate controlling party at the combination date, except for adjustments due to different accounting policies. The difference between the carrying amount of the net assets acquired and the consideration paid for the combination is adjusted against share premium in the capital reserve, with any excess adjusted against retained earnings.

Business combination involving enterprises under common control through step by step multiple transactions.

In individual financial statements, the share of the net assets of the consolidated party in the book value of the consolidated financial statements of the ultimate controlling party of the net assets of the consolidated party on the consolidation date, calculated by the shareholding ratio on the consolidation date, shall be taken as the initial investment cost of the investment; the difference between the initial investment cost and the sum of the book value of the investment held before the merger plus the book value of the newly consideration paid shall be adjusted for the capital reserve. If the capital reserve is insufficient to be written down, the retained earnings shall be adjusted.

In the consolidated financial statement, the assets and liabilities of the consolidated party shall be measured according to the book value of the consolidated financial statement of the ultimate controlling party on the merger date, except for the adjustment due to different accounting policies; the balance between the book value of the investment held before the merger and the book value of the newly consideration paid and the book value of the net assets obtained during the merger shall be adjusted for capital reserves. If the capital reserves are insufficient to be written down, the retained earnings shall be adjusted. For long-term equity investment held by the merging party prior to acquiring control of the merged party, the relevant profit and loss, other comprehensive income and other changes in owners' equity which have been recognized by the merging party from later of the date on which the original equity was acquired and the date on which the merging party and the merged party are ultimately under the control of the same party to the merging date, shall offset the beginning retained earnings or profits and losses of the current period.

(2) Business combinations involving enterprises not under common control

For business combinations involving enterprises not under common control, the consideration costs

include acquisition-date fair value of assets transferred, liabilities incurred or assumed and equity securities issued by the acquirer in exchange for control of the acquiree. At the acquisition date, the acquired assets, liabilities and contingent liabilities of the acquiree are measured at their fair value. The acquiree's identifiable asset, liabilities and contingent liabilities, are recognised at their acquisition-date fair value.

Where the combination cost exceeds the acquirer's interest in the fair value of the acquiree's identifiable net assets, the difference is recognised as goodwill, and subsequently measured on the basis of its cost less accumulated impairment provisions. Where the combination cost is less than the acquirer's interest in the fair value of the acquiree's identifiable net assets, the difference is recognised in profit or loss for the current period after reassessment.

Business combination involving enterprises not under common control through step by step multiple transactions.

In individual financial statements, the sum of the book value of the equity investment held by the purchaser before the purchase date and the cost of the newly added investment on the purchase date is taken as the initial investment cost of the investment. If other comprehensive income of equity investment held before the purchase date is recognized by using the equity method, such other comprehensive income will not be treated on the purchase date, and the investment will be treated on the same basis as the direct disposal of relevant assets or liabilities by the invested entity. The owners' equity recognized as a result of changes in owners' equity other than net profit and loss, other comprehensive income and profit distribution of the investee shall be transferred to the current profit and loss during the disposal period at the time of disposal of the investment. If the equity investment held before the purchase date is measured at fair value, the accumulated change in fair value originally recorded in other comprehensive income is transferred to the profit and loss of the current period when it is calculated by the cost method.

In the consolidated financial statement, the consolidated cost is the sum of the consideration paid on the purchase date and the fair value on the purchase date of the equity held by the Purchaser prior to the purchase date. For the equity held by the Purchaser before the purchase date, it shall be re-measured according to the fair value of the equity on the purchase date, and the difference between the fair value and the book value shall be recorded into the current income; The equity held by the Purchaser before the purchase date involves other comprehensive income, and other changes in owners' equity turn into current income on the purchase date, except for other comprehensive income generated by changes in net liabilities or net assets of the remeasured income plan of the investee.

(3) Transaction costs for business combination

The overhead for the business combination, including the expenses for audit, legal services, valuation advisory, and other administrative expenses, are recorded in profit or loss for the current period when incurred. The transaction costs of equity or debt securities issued as the considerations of business combination are included in the initial recognition amount of the equity or debt securities.

6. Consolidated financial statements

(1) Scope of consolidated financial statements

The scope of consolidated financial statements is based on control. Control exists when the Group has power over the investee; exposure, or rights to variable returns from its involvement with the investee

and has the ability to affect its returns through its power over the investee. A subsidiary is an entity that is controlled by the Group (including enterprise, a portion of an investee as a deemed separate component, and structured entity controlled by the enterprise).

(2) Basis of preparation of consolidated financial statements

The consolidated financial statements are prepared by the Group based on the financial statements of the Group and its subsidiaries and other relevant information. When preparing consolidated financial statements, the accounting policies and accounting periods of the subsidiaries should be consistent with those established by the Group, and all significant intra-group balances and transactions are eliminated.

Where a subsidiary or business was acquired during the reporting period, through a business combination involving enterprises under common control, the financial statements of the subsidiary or business are included in the consolidated financial statements as if the combination had occurred at the date that the ultimate controlling party first obtained control.

Where a subsidiary or business was acquired during the reporting period, through a business combination involving enterprises not under common control, the identifiable assets and liabilities of the acquired subsidiaries or business are included in the scope of consolidation from the date that control commences.

The portion of a subsidiary's equity that is not attributable to the parent is treated as non-controlling interests and presented separately in the consolidated balance sheet within shareholders' equity. The portion of net profit or loss of subsidiaries for the period attributable to non-controlling interests is presented separately in the consolidated income statement below the "net profit" line item. When the amount of loss for the current period attributable to the non-controlling shareholders of a subsidiary exceeds the non-controlling shareholders' share of the opening owners' equity of the subsidiary, the excess is still allocated against the non-controlling interests.

(3) Changes in non-controlling interests

Where the Group acquires a non-controlling interest from a subsidiary's non-controlling shareholders or disposes of a portion of an interest in a subsidiary without a change in control, the transaction is treated as equity transaction, and the book value of shareholder's equity attributed to the Group and to the non-controlling interest is adjusted to reflect the change in the Group's interest in the subsidiaries. The difference between the proportion interests of the subsidiary's net assets being acquired or disposed and the amount of the consideration paid or received is adjusted to the capital reserve in the consolidated balance sheet, with any excess adjusted to retained earnings.

(4) Disposal of subsidiaries

When the Group loses control over a subsidiary because of disposing part of equity investment or other reasons, the remaining part of the equity investment is re-measured at fair value at the date when the control is lost. A gain or loss is recognised in the current period and is calculated by the aggregate of consideration received in disposal and the fair value of remaining part of the equity investment deducting the share of net assets in proportion to previous shareholding percentage in the former

subsidiary since acquisition date and the goodwill.

Other comprehensive income related to the former subsidiary is transferred to profit or loss when the control is lost, except for the comprehensive income arising from the movement of net liabilities or assets in the former subsidiary's re-measurement of defined benefit plan.

7. Joint arrangement classification and accounting treatment for joint operation

A joint arrangement is an arrangement of which two or more parties have joint control. The Group classifies joint arrangements into joint operations and joint ventures.

(1) Joint operations

A joint operation is a joint arrangement whereby the joint operators have rights to the assets, and obligations for the liabilities, relating to the arrangement.

The Group recognizes the following items relating to its interest in a joint operation, and account for them in accordance with relevant accounting standards:

- A. its solely-held assets, and its share of any assets held jointly;
- B. its solely-assumed liabilities, and its share of any liabilities assumed jointly;
- C. its revenue from the sale of its share of the output arising from the joint operation;
- D. its share of the revenue from the sale of the output by the joint operation; and
- E. its solely-incurred expenses, and its share of any expenses incurred jointly.

(2) Joint ventures

A joint venture is a joint arrangement whereby the joint venturers have rights to the net assets of the arrangement.

The Group adopts equity method under long-term equity investment in accounting for its investment in joint venture.

8. Cash and cash equivalents

Cash comprises cash in hand and deposits that can be readily withdrawn on demand. Cash equivalents include short-term, highly liquid investments that are readily convertible to known amounts of cash and are subject to an insignificant risk of change in value.

9. Foreign currency transactions and translation of foreign currency financial statements

(1) Foreign currency transactions

Foreign currency transactions are translated to the functional currency of the Group at the spot exchange rates on the dates of the transactions.

Monetary items denominated in foreign currencies are translated to Renminbi at the spot exchange rate at the balance sheet date. The resulting exchange differences between the spot exchange rate on balance sheet date and the spot exchange rate on initial recognition or on the previous balance sheet date are recognised in profit or loss. Non-monetary items that are measured at historical cost in foreign currencies are translated to Renminbi using the exchange rate at the transaction date. Non-monetary items that are measured at fair value in foreign currencies are translated using the exchange rate at the date the fair value is determined. The resulting exchange differences are recognised in profit or loss.

(2) Translation of foreign currency financial statements

When translating the foreign currency financial statements of overseas subsidiaries, assets and liabilities of foreign operation are translated to Renminbi at the spot exchange rate at the balance sheet date. Equity items, excluding “retained earnings”, are translated to Renminbi at the spot exchange rates at the transaction dates.

Income and expenses of foreign operation are translated to Renminbi at the spot exchange rates at the transaction dates.

Cash flow statement of foreign operation is translated to Renminbi at the spot exchange rates at the cash flow occurrence dates. Effect of foreign exchange rate changes on cash and cash equivalents is presented separately as “Effect of foreign exchange rate changes on cash and cash equivalents” in the cash flow statement.

The resulting translation differences are recognised in other comprehensive income in shareholders’ equity of balance sheet.

The translation differences accumulated in shareholders’ equity with respect to a foreign operation are transferred to profit or loss in the period when the foreign operation is disposed.

10. Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one enterprise and a financial liability or an equity instrument of another enterprise.

(1) Recognition and derecognition of financial instruments

A financial asset or a financial liability is recognized when the Group becomes a party to the contractual provisions of a financial instrument.

If one of the following criteria is met, a financial asset is derecognised:

- ① the contractual rights to the cash flows from the financial asset expire; or

- ② The financial asset was transferred, and the transfer qualifies for derecognition in accordance with criteria set out below in “Transfer of Financial Assets”.

A financial liability (or part of it) is derecognized when its contractual obligation (or part of it) is discharged or cancelled or expires. If the Group (as a debtor) makes an agreement with the creditor to replace the current financial liability with assuming a new financial liability, and contractual provisions are different in substance, the current financial liability is derecognized and a new financial liability is recognized.

If the financial assets are traded regularly, the financial assets are recognized and derecognized at the transaction date.

(2) Classification and measurement of financial assets

The Group classifies financial assets as subsequently measured at amortized cost, fair value through other comprehensive income or fair value through profit or loss at initial recognition on the basis of both the entity’s business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

Financial assets measured at amortized cost

The Group classifies the financial assets that meet the following conditions and are not designated as measured at fair value through profit or loss as financial assets measured at amortized cost:

- The Group's business model of managing the financial assets is to collect contractual cash flows as the target;
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

After the initial recognition, the effective interest rate method is adopted to measure the amortized cost of such financial assets. Gains or losses arising from financial assets that are measured at amortized cost and are not part of any hedging relationship shall be recorded in the current profit or loss when the recognition is terminated, amortized according to the effective interest method or the impairment is recognized.

Financial assets measured at fair value through other comprehensive income

The Group classifies the financial assets that simultaneously meet the following conditions and are not specified as measured at fair value through profit or loss as financial assets measured at fair value through other comprehensive income:

- The Group's business model of managing the financial asset aims at both collecting the contract cash flow and selling the financial asset.
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

After the initial recognition, this type of financial assets are subsequently measured at fair value. The interest, impairment loss or gain and exchange loss or gain calculated using the effective interest rate

method are included in the current profit or loss, while other gains or losses are included in other comprehensive income. When derecognized, the accumulated gains or losses previously recorded in other comprehensive income shall be transferred out from other comprehensive income and recorded in the current profit or loss.

Financial assets measured at fair value through profit or loss

In addition to the above financial assets measured at amortized cost and measured at fair value through other comprehensive income, the Group classifies all other financial assets as financial assets measured at fair value through profit or loss. At the time of initial recognition, in order to eliminate or significantly reduce accounting mismatches, the Group irrevocably designates some financial assets that should have been measured at amortized cost or measured at fair value through other comprehensive income as financial assets measured at fair value through profit or loss.

After the initial recognition, this kind of financial asset is subsequently measured at its fair value, and the gains or losses (including interest and dividend income) generated are recorded into the current profit or loss, unless the financial asset is part of the hedging relationship.

However, for non-trading equity instrument investment, the Group irrevocably designates it as a financial asset measured at fair value through other comprehensive income at the time of initial recognition. The designation is made on a single investment basis and the relevant investments meet the definition of an equity instrument from issuer's perspective.

After the initial recognition, this kind of financial assets are subsequently measured at fair value. Satisfied dividend income is included in the profit or loss, other gains or losses and changes in fair value are included in other comprehensive income. When derecognized, the accumulated gains or losses previously recorded in other comprehensive income are transferred out and recorded in retained earnings.

The business model of managing financial assets refers to how the group manages financial assets to generate cash flows. The business model determines whether the cash flow from the financial assets under management of the Group is derived from the receipt of contractual cash flows, the sale of financial assets or a combination of both. The Group determines its business model for managing financial assets on the basis of objective facts and the specific business objectives for the management of financial assets determined by key management personnel.

The Group assesses the contractual cash flow characteristics of financial assets to determine whether the contractual cash flows generated by the relevant financial assets on specified dates are solely payments of principal and interest on the principal amount outstanding. Principal refers to the fair value of financial assets at initial recognition. Interest includes consideration for the time value of money, the credit risk associated with the amount of principal outstanding over a given period, and other basic lending risks and costs, as well as a profit margin. In addition, the Group assesses contractual terms that may cause a change in the time distribution or amount of the contractual cash flows of financial assets to determine whether they meet the requirements of the above contractual cash flow characteristics.

Only when the Group changes the business model of managing financial assets, all affected related financial assets shall be reclassified on the first day of the first reporting period after the change of the business model, otherwise the financial assets shall not be reclassified after the initial recognition.

Financial assets are measured at fair value at the time of initial recognition. For financial assets

measured at fair value through profit or loss, relevant transaction costs are directly recorded into current profit or loss; for other classes of financial assets, the relevant transaction costs are included in the initial recognition amount. For accounts receivable arising from the sale of products or provision of services, which do not contain or do not take into account the material financing component, the Group is entitled to collect the consideration amount as expected as the initial recognition amount.

(3) Classification and measurement of financial liabilities

At the time of initial recognition, the financial liabilities of the Group are classified as: financial liabilities measured at fair value through current profit or loss, and financial liabilities measured at amortized cost. For financial liabilities that are not classified as measured at fair value through profit or loss, relevant transaction costs are included in their initial recognized amounts.

Financial liabilities measured at fair value through profit or loss

Financial liabilities measured at fair value through profit or loss include trading financial liabilities and financial liabilities designated at the time of initial recognition as measured at fair value through profit or loss. For such financial liabilities, the subsequent measurement shall be made according to the fair value, and the gains or losses caused by changes in the fair value as well as the dividends and interest expenses related to such financial liabilities shall be recorded into current profit or loss.

Financial liabilities measured at amortized cost

For other financial liabilities, the effective interest rate method shall be adopted, and the subsequent measurement shall be made at the amortized cost, and the gains or losses arising from derecognition or amortization shall be recorded into current profit or loss.

The distinction between financial liabilities and equity instruments

Financial liabilities refer to liabilities that meet one of the following conditions:

- ① A contractual obligation to deliver cash or other financial assets to other parties.
- ② a contractual obligation to exchange financial assets or financial liabilities with another party under potentially adverse conditions.
- ③ Non-derivative instrument contracts that will be settled with or available to the firm's own equity instruments in the future, under which the firm will deliver a variable number of its own equity instruments.
- ④ a derivative contract in which the firm's own equity instruments are to be settled or used in the future, except for a derivative contract in which a fixed number of its own equity instruments are to be exchanged for a fixed amount of cash or other financial assets.

An equity instrument is a contract that certifies ownership of the remaining interest in an enterprise's assets after all liabilities have been deducted.

If the Group cannot unconditionally avoid fulfilling a contractual obligation by delivering cash or other financial assets, such contractual obligation meets the definition of a financial liability.

If a financial instrument is to be settled with or available to the Group's own equity instrument, consideration needs to be given to whether the Group's own equity instrument used to settle the instrument is to be used as a substitute for cash or other financial assets or to give the holder of the instrument the remaining interest in the Issuer's assets after deduction of all liabilities. If the former, the instrument is a financial liability of the group; If it is the latter, the instrument is an equity instrument of the Group.

(4) Fair value of financial instruments

For the determination of fair value of financial assets and financial liabilities, see Note V. 37 "Fair value measurement".

(5) Impairment of financial assets

On the basis of expected credit losses, the Group conducts impairment accounting treatment for the following items and confirms the loss provision:

- Financial assets measured at amortized cost;
- Receivables and creditor's rights investments measured at fair value and accounted for in other comprehensive income;
- Contract assets as defined in the Accounting Standards for Business Enterprises No. 14 - Revenue;
- Lease receivables;

Financial guarantee contract (measured at fair value and its changes included in the current profit and loss, except the financial asset transfer does not meet the conditions for termination of recognition or continues to involve the transferred financial asset).

Measurement of expected credit losses

The term "expected credit loss" refers to the weighted average of the credit loss of a financial instrument weighted by the risk of default. Credit loss refers to the difference between all contractual cash flows receivable under the contract and all cash flows expected to be collected by the Group discounted at the original effective interest rate, that is, the present value of all cash shortages.

The Group calculates the probabilistic weighted amount of the present value of the difference between the cash flows receivable under the Contract and the cash flows expected to be received and recognizes the expected credit loss, taking into account reasonable and evidential information concerning past events, current conditions and Itemsions of future economic conditions, and weighting the risk of default.

he Group measures the expected credit losses of financial instruments at different stages. If the credit risk of the financial instrument has not increased significantly since the initial recognition, the Group shall measure the loss provision in accordance with the expected credit loss in the next 12 months in the first stage; If the credit risk of a financial instrument has increased significantly since the initial recognition but no credit impairment has occurred, it is in the second stage, and the Group measures the loss provision according to the expected credit loss of the entire life period of the instrument; If credit impairment has occurred to a financial instrument since its initial recognition, it is in the third stage, and the Group shall measure the loss provision according to the expected credit loss of the entire

life period of the instrument.

For financial instruments with low credit risk at the balance sheet date, the Group assumes that the credit risk has not increased significantly since the initial recognition, and measures the loss provision in accordance with the expected credit loss for the next 12 months.

The term "expected credit loss over the entire expected life of a financial instrument" refers to the expected credit loss resulting from all possible events of default during the entire expected life of a financial instrument. The expected credit loss within the next 12 months refers to the expected credit loss caused by the default event of the financial instrument that may occur within 12 months after the date of the balance sheet (or the expected duration of the financial instrument if the expected duration of the financial instrument is less than 12 months) and is part of the expected credit loss over the entire maturity period.

When measuring expected credit losses, the Group shall take into account the longest contract period (including the option to renew the contract) for which the enterprise is exposed to credit risk.

The Group calculates interest income on the basis of the book balance before impairment provisions and the effective interest rate for financial instruments in stage I and stage II and with lower credit risk. For financial instruments in the third stage, the interest income is calculated on the basis of the amortized cost of the book balance less the impairment provision and the effective interest rate.

For notes receivable, accounts receivable and contract assets, regardless of whether there is a material financing component, the Group always measures its loss provision in accordance with the amount equivalent to the expected credit loss within the whole duration period.

When a single financial asset cannot assess the information of expected credit loss at a reasonable cost, the Group divides the notes receivable and accounts receivable into portfolios according to the credit risk characteristics, calculates the expected credit loss on the basis of the portfolios, and determines the portfolios based on the following:

A. Notes receivable

- Notes receivable portfolio 1: banker's acceptance
- Notes receivable portfolio 2: commercial acceptance bills

B. Receivables

- Accounts receivable portfolio 1: related parties receivable
- Accounts Receivable Portfolio 2: Receivable from property sales
- Accounts receivable portfolio 3: receivable from other customers

C. Contract assets

- Contract Portfolio 1: Product Sales
- Contract Portfolio 2: Works Construction

For the notes receivable and contract assets divided into portfolios, the Group calculates the expected credit loss through default risk exposure and the expected credit loss rate over the entire duration by referring to the historical credit loss experience, combining the current situation and the forecast of the future economic situation.

For the receivables divided into portfolios, the Group refers to the historical credit loss experience and combines the current situation with the forecast of the future economic situation to compile a comparison table between the age of receivables/overdue days and the expected credit loss rate of the entire duration period to calculate the expected credit loss.

Other receivables

The Group divides other receivables into several portfolios according to the credit risk characteristics, and calculates the expected credit loss on the basis of the portfolio. The basis for determining the portfolio is as follows:

- Other Receivables Portfolio 1: Receivables from government agencies
- Other Receivables Portfolio 2: Other receivables from employee's petty cash
- Other receivables portfolio 3: Other receivables from the collecting and paying on behalf
- Other receivables portfolio 4: Other receivables from other customers
- Other receivables portfolio 5: Receivables from related parties

For other receivables divided into portfolios, the Group calculates the expected credit loss by default risk exposure and the expected credit loss rate over the next 12 months or the entire duration.

Debt investment and Other debt investment

For debt investment and other debt investment, the Group calculates the expected credit loss based on the default risk exposure and the expected credit loss rate within the next 12 months or the entire duration according to the nature of the investment and the various types of counterparties and risk exposures.

An assessment of a significant increase in credit risk

By comparing the risk of default of financial instruments on the balance sheet date with the risk of default on the initial recognition date, the Group determines the relative change of default risk within the expected duration of financial instruments, so as to evaluate whether the credit risk of financial instruments has significantly increased since the initial recognition.

In determining whether credit risk has increased significantly since the initial recognition, the Group considers reasonable and informed information, including forward-looking information that can be obtained without unnecessary additional cost or effort. Information considered by the Group includes:

- The debtor fails to pay the principal and interest as due under the contract;

- A material deterioration, if any, of the external or internal credit rating of the financial instrument that has occurred or is expected;
- A serious deterioration of the debtor's business results occurred or is expected;
- A change in the existing or anticipated technological, market, economic or legal environment which will have a material adverse effect on the debtor's ability to repay the Group.
- According to the nature of financial instruments, the Group evaluates whether credit risk increases significantly on the basis of individual financial instruments or a combination of financial instruments. When assessing on the basis of a portfolio of financial instruments, the Group may classify financial instruments based on common credit risk characteristics, such as overdue information and credit risk rating.

If overdue for more than 30 days, the Group determines that the credit risk of the financial instrument has increased significantly.

The Group believes that the financial assets are in default under the following circumstances:

- The Borrower is unlikely to pay its arrears to the Group in full and this assessment does not take into account any recourse actions taken by the Group, such as liquidating the collateral (if held);
or
- Financial assets are more than 90 days overdue.

A financial asset whose credit has been impaired

On the balance sheet date, the Group evaluates whether credit impairment has occurred in financial assets measured at amortized cost and debt investments measured at fair value and whose changes are included in other comprehensive income. When one or more events which have an adverse effect on the expected future cash flow of a financial asset occur, the financial asset becomes a financial asset with credit impairment. Evidence of credit impairment of financial assets includes the following observable information:

- Major financial difficulties occur to the issuer or the debtor;
- A breach of contract by the debtor, such as a default or late payment of interest or principal;
- The Group, for economic or contractual considerations relating to the debtor's financial difficulties, gives concessions that the debtor would not have made under any other circumstances;
- The debtor is likely to go bankrupt or undergo other financial restructuring;
- The financial difficulties of the issuer or debtor result in the disappearance of an active market for the financial asset.

Presentation of expected credit loss provisions

In order to reflect the change of the credit risk of financial instruments since the initial recognition, the Group re-measures the expected credit loss on each balance sheet date, and the increase or rolleback

amount of the loss provision thus formed shall be recorded into the current profit and loss as an impairment loss or profit. For a financial asset measured at amortized cost, the loss provision shall offset the carrying value of the financial asset as stated in the balance sheet; For the debt investment measured at fair value and its changes included in other comprehensive income, the Group recognizes its loss provision in other comprehensive income and does not deduct the book value of the financial asset.

Written-off

If the Group no longer reasonably expects that the contractual cash flow of a financial asset can be recovered in whole or in part, the carrying balance of the financial asset shall be directly written down. Such writedowns constitute termination recognition of the relevant financial assets. This usually occurs when the Group determines that the debtor does not have assets or sources of income that generate sufficient cash flow to repay the amount to be written down. However, in accordance with the Group's procedures for recovering amounts due, the financial assets that have been written down may still be affected by the execution activities.

If a financial asset that has been written down is recovered later, it shall be carried back as an impairment loss and recorded in the profit and loss of the current period.

(6) Transfer of financial assets

Transfer of financial assets is the transfer or delivery of financial assets to another party (the transferee) other than the issuer of financial assets.

A financial asset is derecognised if the Group transfers substantially all the risks and rewards of ownership of the financial asset to the transferee. A financial asset is not derecognised if the Group retains substantially all the risks and rewards of ownership of the financial asset to the transferee.

The Group neither transfers nor retains substantially all the risks and rewards of ownership of the financial asset, and the accounting treatment is shown as following: if the Group has forgone control over the financial asset, the financial assets is derecognized, and new assets and liabilities are recognized. If the Group retains control over the financial asset, the financial asset is recognised to the extent of its continuing involvement in the transferred financial asset, and an associated liability is recognised.

(7) Offset of financial assets and financial liabilities

Where the Group has the legal right to set off the recognized financial asset and financial liability, and is currently able to enforce such legal right, and the Group plans to settle the financial asset on a net basis or simultaneously realize the financial asset and pay off the financial liability, the financial asset and financial liability shall be shown in the balance sheet with the offset amount. In addition, financial assets and financial liabilities shall be separately presented in the balance sheet and shall not be set off against each other.

11. Notes Receivable

Please refer to Notes V.10 Financial Instrument (5) Impairment of Financial Asset.

12. Accounts Receivable

Please refer to Notes V.10 Financial Instrument (5) Impairment of Financial Asset.

13. Accounts receivable financing

14. Other receivables

Determination method and accounting treatment method of expected credit loss of other receivables
Please refer to Note V 10. financial instruments (5) Impairment of financial assets

15. Inventories

(1) Classification

The Group's inventory is classified by real estate development and non-real estate development. Inventory is mainly real estate development projects, including development costs and development products. Development cost include the development costs of development products to be developed and development products under construction. Development products include completed development products and development products intended for sell but temporarily leased. Non-real estate development projects include raw materials, finished goods and engineering construction.

(2) Measurement method of cost of inventories

The group's inventories are measured at actual cost when acquired. The actual cost of developing a product includes land transfer fee, infrastructure expenditure, construction and installation project expenditure, borrowing expenses incurred before the completion of the development project and other related expenses in the development process. When a product is developed and shipped, the actual cost is determined by specific identification method.

Raw materials and finished goods are calculated using weighted average method.

(3) Basis for determining the net realisable value and method for provision for obsolete inventories

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale and relevant taxes. The net realisable value is measured based on the verified evidences and considerations for the purpose of holding inventories and the effect of post balance sheet events.

Any excess of the cost over the net realisable value of of inventories is recognised as a provision for obsolete inventories, and is recognised in profit or loss. The Group usually recognises provision for decline in value of inventories by a single inventory item. If the factors caused the value of inventory previously written-down have disappeared, the provision for decline in value of inventories previously made is reversed.

(4) Inventory count system

The Group maintains a perpetual inventory system

(5) Amortization methods of low-value consumables and packaging materials

Low-value consumables are charged to profit or loss when they are used.

16. Contractual assets

17. Contract costs

Contract costs include incremental costs incurred to obtain the contract and contract performance costs.

Incremental costs incurred to obtain a contract are costs (such as sales commissions, etc.) that the Group would not have incurred without the contract. If the cost is expected to be recovered, the Group will recognize it as an asset as the contract acquisition cost. Other expenses incurred by the Group for the acquisition of contracts, other than the incremental costs expected to be recovered, are recorded into the profit and loss of the current period when incurred.

If the cost incurred for the performance of the contract does not fall within the scope of accounting standards for inventories and other enterprises and meets the following conditions at the same time, the Group will recognize it as an asset as the contract performance cost:

- ① The costs are directly related to a current or prospective contract and include direct labor, direct materials, overhead (or similar), costs that are expressly borne by the customer and other costs incurred solely in connection with the contract;
- ② This cost increases the Group's future resources for fulfilling its performance obligations;
- ③ The cost is expected to be recovered.

Assets with contract acquisition cost recognition and assets with contract performance cost recognition (hereinafter referred to as "assets related to contract cost") shall be amortized on the same basis as income recognition of goods or services related to such assets and shall be recorded into current profit and loss. If the amortization period does not exceed one year, it will be recorded in the current profit and loss at the time of occurrence.

When the book value of the assets related to the contract cost is higher than the difference between the following two items, the Group shall make provision for impairment of the excess part and recognize it as impairment loss of the assets:

- ① the remaining consideration that the Group is expected to obtain as a result of the transfer of the goods or services related to the asset;
- ② Estimate the costs to be incurred for the transfer of the relevant goods or services.

The contract performance cost recognized as an asset shall be shown in the "Inventory" item with an amortization period of no more than one year or one normal operating cycle at the time of initial recognition, while the amortization period exceeding one year or one normal operating cycle at the time of initial recognition shall be shown in the item of "Other Non-current Assets".

The contract acquisition cost recognized as an asset shall be shown in the item of "Other Current Assets" with an amortization period of less than one year or one normal operating cycle at the time of initial recognition, and shall be shown in the item of "Other Non-current Assets" with an amortization period of more than one year or one normal operating cycle at the time of initial recognition.

18. Assets held for sale

19. Debt investment

20. Other debt investment

21. Long-term accounts receivable

22. Long-term equity investments

Long-term equity investments include equity investments in subsidiaries and equity investments in joint ventures and associates. An associate is an enterprise over which the Group has significant influence.

(1) Determination of initial investment cost

The initial cost of a long-term equity investment acquired through a business combination involving enterprises under common control is the Group's share of the carrying amount of the subsidiary's equity in the consolidated financial statements of the ultimate controlling party at the combination date. For a long-term equity investment obtained through a business combination not involving enterprises under common control, the initial cost is the combination cost.

A long-term equity investment acquired other than through a business combination: A long-term equity investment acquired other than through a business combination is initially recognised at the amount of cash paid if the Group acquires the investment by cash, or at the fair value of the equity securities issued if an investment is acquired by issuing equity securities.

(2) Subsequent measurement and recognition of profit or loss

Long-term equity investments in subsidiaries are accounted for using the cost method. An investment in a joint venture or an associate is accounted for using the equity method for subsequent measurement.

For a long-term equity investment which is accounted for using the cost method, Except for cash dividends or profit distributions declared but not yet distributed that have been included in the price or consideration paid in obtaining the investments, the Group recognises its share of the cash dividends or profit distributions declared by the investee as investment income for the current period.

For a long-term equity investment which is accounted for using the equity method, where the initial cost of a long-term equity investment exceeds the Group's interest in the fair value of the investee's identifiable net assets at the date of acquisition, the investment is initially recognised at cost. Where the initial investment cost is less than the Group's interest in the fair value of the investee's identifiable net assets at the date of acquisition, the investment is initially recognised at the investor's share of the fair value of the investee's identifiable net assets, and the difference is recognised in profit or loss.

Under the equity method, the Group recognises its share of the investee's profit or loss and other

comprehensive income as investment income or losses and other comprehensive income respectively, and adjusts the carrying amount of the investment accordingly. Once the investee declares any cash dividends or profit distributions, the carrying amount of the investment is reduced by the amount attributable to the Group. Changes in the Group's share of the investee's owners' equity, other than those arising from the investee's net profit or loss, other comprehensive income or profit distribution (referred to as "other changes in owners' equity"), is recognised directly in the Group's equity, and the carrying amount of the investment is adjusted accordingly. In calculating its share of the investee's net profits or losses, other comprehensive income and other changes in owners' equity, the Group recognises investment income and other comprehensive income after making appropriate adjustments to align the accounting policies or accounting periods with those of the Group based on the fair value of the investee's identifiable net assets at the date of acquisition.

When the Group becomes capable of exercising joint control or significant influence (but not control) over an investee due to additional investment or other reasons, the Group uses the fair value of the previously-held equity investment, together with additional investment cost, as the initial investment cost under the equity method. The difference between the fair value and carrying amount of the previously-held equity investment, and the accumulated changes in fair value included in other comprehensive income, shall be transferred to profit or loss for the current period upon commencement of the equity method.

When the Group can no longer exercise control over an investee due to partial disposal of the equity investment or other reasons, and the remaining equity after disposal can exercise joint control of or significant influence over an investee, the remaining equity is adjusted as using equity method from acquisition. When the remaining equity can no longer exercise joint control of or significant influence over an investee, the remaining equity investment shall be accounted for using Accounting Standard for Business Enterprises No. 22-Recognition and Measurement of Financial Instruments, and the difference between the fair value and the carrying amount of the remaining equity investment shall be charged to profit or loss for the current period at the date of loss of control.

When the Group can no longer exercise control over an investee due to new capital injection by other investors, and the Group can exercise joint control of or significant influence over an investee, the Group recognizes its share of the investee's new added net assets using new shareholding percentage. The difference between its new share of the investee's new added net assets and its decreased shareholding percentage of the original investment is recognized in profit or loss. And the Group adjusts to the equity method using the new shareholding percentage as if it uses the equity method since it obtains the investment.

Unrealised profits and losses resulting from transactions between the Group and its associates or joint ventures are eliminated to the extent of the Group's interest in the associates or joint ventures. Unrealised losses resulting from transactions between the Group and its associates or joint ventures are eliminated in the same way as unrealised gains but only to the extent that there is no impairment.

(3) Criteria for determining the existence of joint control or significant influence over an investee

Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control. When assessing whether the Group can exercise joint control over an investee, the Group first considers whether no single participant party is in a position to control the investee's related activities unilaterally, and then considers whether strategic decisions relating to the investee's related activities

require the unanimous consent of all participant parties that sharing of control. All the parties, or a group of the parties, control the arrangement collectively when they must act together to direct the relevant activities. When more than one combination of the parties can control an arrangement collectively, joint control does not exist. A party that holds only protective rights does not have joint control of the arrangement.

Significant influence is the power to participate in the financial and operating policy decisions of an investee but does not have control or joint control over those policies. When determining whether the Group can exercise significant influence over an investee, the effect of potential voting rights (for example, warrants, share options and convertible bonds) held by the Group or other parties that are currently exercisable or convertible shall be considered.

When the Group, directly or indirectly through subsidiaries, owns 20% of the investee (including 20%) or more but less than 50% of the voting shares, it has significant influence over the investee unless there is clear evidence to show that in this case the Group cannot participate in the production and business decisions of the investee, and cannot form a significant influence. When the Group owns less than 20% of the voting shares, generally it does not have significant influence over the investee, unless there is clear evidence to show that in this case the Group can participate in the production and business decisions of the investee so as to form a significant influence.

(4) Method of impairment testing and impairment provision

For investments in subsidiaries, associates and joint ventures, refer to Note V. 31 for the Group's method of asset impairment.

23. Investment property

Investment property measurement method

Cost method

Depreciation or amortization method

Investment properties are properties held either to earn rental income or for capital appreciation or for both. The Group's investment properties include leased houses, leased buildings, leased land use rights. In addition, for a vacant building held by the company for operating lease, if the board of directors (or a similar institution) makes a written resolution expressly indicating that it is used for operating lease and the intention of holding does not change in the short term, it is also considered as Investment property.

Investment properties are initially measured at acquisition cost, and depreciated or amortized using the same policy as that for fixed assets or intangible assets.

For the impairment of the investment properties accounted for using the cost model, refer to Note V.31 Impairment of long-term asset.

The balance of the disposal income from the sale, transfer, scrapping or damage of the investment real estate after deducting its book value and relevant taxes and fees shall be recorded into the current profit and loss.

24. Fixed assets

(1) Recognition of fixed assets

Fixed assets represent the tangible assets held by the Group for use in production of goods, use in supply of services, rental or for administrative purposes with useful lives over one accounting year.

Fixed assets are only recognised when its related economic benefits are likely to flow to the Group and its cost can be reliably measured.

Fixed asset are initially measured at cost.

(2) Depreciation of fixed assets

Class	Depreciation Method	Estimated useful life (years)	Residual value rate %	Depreciation rate %
Plant and buildings	straight-line depreciation	30	5	3.17%
Motor vehicles	straight-line depreciation	6	5	15.83%
Electronic equipment and others	straight-line depreciation	5	5	19.00%

The cost of a fixed asset is depreciated using the straight-line method since the state of intended use, unless the fixed asset is classified as held for sale. Not considering impairment provision, the estimated useful lives, residual value rates and depreciation rates of each class of fixed assets are as table above.

For impaired fixed assets, cumulative amount of impairment provision is deducted in determining the depreciation rate.

(3) Recognition, measurement and depreciation of fixed assets acquired under finance leases

Fixed assets under finance leases are recognised if they meet one or more of the following criteria: ① The ownership of leased assets is transferred to the Company by the end of the lease term. ②The Company has the option to purchase the asset at a price that is expected to be sufficiently lower than the fair value at the date of the option becomes exercisable for it to be reasonably certain, at the inception of the lease, that the option will be exercised. ③Even if the ownership of assets is not transferred, the lease term covers the major part of the useful life of the asset. ④At the inception of lease, the present value of minimum lease payments amount to substantially all of the fair value of leased asset. ⑤Leased assets are of a specialized nature that only the Company can use them without major modifications.

An asset acquired under a finance lease is measured at an amount equal to the lower of its fair value

and the present value of the minimum lease payments, each determined at the inception of the lease. Long-term payable is recorded at an amount equal to the sum of all future minimum lease payments. The difference between the carrying amount of the leased assets and the minimum lease payments is accounted for as unrecognised finance charges. Initial direct costs attributable to a finance lease incurred during the process of lease negotiation and the signing of the lease agreement, including service charges, attorney's fees, travelling expenses and stamp duty, that are incurred by the Company are added to the carrying amount of the leased asset. Unrecognised finance charges are recognised as finance charge for the period using the effective interest method over the lease term.

Depreciation is accounted for in accordance with the accounting policies of fixed assets. If there is reasonable certainty that the Company will obtain ownership of a leased asset at the end of the lease term, the leased asset is depreciated over its estimated useful life. Otherwise, the leased asset is depreciated over the shorter of the lease term and its estimated useful life.

(4) Impairment of the fixed assets and other

For the impairment of the fixed assets, please refer to Note V.31.

(5) Useful lives, estimated residual values and depreciation methods are reviewed at least at each year-end.

The Group adjusts the useful lives of fixed assets if their expected useful lives are different with the original estimates and adjusts the estimated net residual values if they are different from the original estimates.

(6) Overhaul cost

Overhaul costs occurred in regular inspection are recognized in the cost if there is undoubted evidence to confirm that this part meets the recognition criteria of fixed assets, otherwise, the overhaul costs are recognized in profit or loss for the current period. Depreciation is provided during the period of regular overhaul.

25. Construction in progress

Construction in progress is recognized based on the actual construction cost, including all expenditures incurred for construction Items, capitalised borrowing costs and any other costs directly attributable to bringing the asset to working condition for its intended use.

Construction in progress is transferred to fixed asset when it is ready for its intended use.

For the impairment of construction in progress, please refer to Note V.31 Impairment of assets.

26. Borrowing costs

(1) Capitalisation criteria

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset shall be capitalised as part of the cost of that asset. Other borrowing costs are expensed in profit or loss as incurred. The capitalisation of borrowing costs shall commence only when the following criteria are met:

- ① capital expenditures have been incurred, including expenditures that have resulted in payment of cash, transfer of other assets or the assumption of interest-bearing liabilities;
- ② borrowing costs have been incurred;
- ③ the activities that are necessary to prepare the asset for its intended use or sale have commenced.

(2) Capitalisation period

The capitalisation of borrowing costs ceases when the asset under acquisition or construction becomes ready for its intended use, the borrowing costs incurred thereafter are recognised in profit or loss for the current period.

Capitalisation of borrowing costs is suspended during periods in which the acquisition or construction of a fixed asset is interrupted abnormally and the interruption lasts for more than 3 months, until the acquisition or construction is resumed.

(3) Capitalisation rate of borrowing costs and calculation basis of capitalised amount

For interest expense actually incurred on specific borrowings, the eligible capitalised amount is the net amount of the borrowing costs after deducting any investment income earned before some or all of the funds are used for expenditures on the qualifying asset. To the extent that the Group borrows funds generally and uses them for the purpose of obtaining a qualifying asset, the Group shall determine the amount of borrowing costs eligible for capitalisation by applying a capitalisation rate to the expenditures on that asset, the capitalisation rate shall be the weighted average of the borrowing costs applicable to the borrowings of the Group that are outstanding during the period, other than borrowings specifically for the purpose of obtaining a qualifying asset.

In the capitalisation period, exchange differences of specific borrowings in foreign currency shall be capitalised; exchange differences of general borrowings in foreign currency is recognised in profit or loss for the current period.

27. Biological assets**28. Oil and gas assets****29. Use rights assets****30. Intangible assets****(1) Valuation, Useful life and Impairment**

Intangible assets include software, land use right, and patent rights etc.

Intangible assets are stated at actual cost upon acquisition and the useful economic lives are determined at the point of acquisition. When the useful life is finite, amortisation method shall reflect the pattern in which the asset's economic benefits are expected to be realised. If the pattern cannot be determined reliably, the straight-line method shall be used. An intangible asset with an indefinite useful life shall not be amortised.

The Group shall review the useful life and amortisation method of an intangible asset with a finite useful life at least at each year end. Changes of useful life and amortisation method shall be accounted for as a change in accounting estimate.

An intangible asset shall be derecognised in profit or loss when it is not expected to generate future economic benefits.

For the impairment of intangible assets, please refer to Note V.31 Impairment of Assets.

(2) Accounting policy for internal research and development expenditure**31. Impairment of assets**

The impairment of long-term equity investments in subsidiaries, associates and joint ventures, investment properties measured using a cost model, fixed assets, construction in progress, productive biological assets measured using a cost model, intangible assets, goodwill, proven oil and gas mining rights and wells and related facilities, etc. (Excluding inventories, investment property measured using a fair value model, deferred tax assets and financial assets) is determined as follows:

At each balance sheet date, the Group determines whether there is any indication of impairment. If any indication exists, the recoverable amount of the asset is estimated. In addition, the Group estimates the recoverable amounts of goodwill, intangible assets with indefinite useful lives and intangible assets not ready for use at each year-end, irrespective of whether there is any indication of impairment.

The recoverable amount of an asset is the higher of its fair value less costs to sell and its present value of expected future cash flows. The recoverable amount is estimated for each individual asset. If it is not possible to estimate the recoverable amount of each individual asset, the Group determines the

recoverable amount for the asset group to which the asset belongs. An asset group is the smallest identifiable group of assets that generates cash inflows that are largely independent of the cash inflows from other assets or asset groups.

An impairment loss is recognised in profit or loss when the recoverable amount of an asset is less than its carrying amount. A provision for impairment of the asset is recognised accordingly.

For goodwill impairment test, the carrying amount of goodwill arising from a business combination is allocated reasonably to the relevant asset group since the acquisition date. If the carrying amount of goodwill is unable to be allocated to asset group, the carrying amount of goodwill will be allocated to asset portfolio. Asset group or portfolio of asset group is asset group or portfolio of asset group which can be benefit from synergies of a business combination and is not greater than the reportable segment of the Group.

In impairment testing, if impairment indication exists in asset group or portfolio of asset group containing allocated goodwill, impairment test is first conducted for asset group or portfolio of asset group that does not contain goodwill, and corresponding recoverable amount is estimated and any impairment loss is recognized. Then impairment test is conducted for asset group or portfolio of asset group containing goodwill by comparing its carrying amount and its recoverable amount. If the recoverable amount is less than the carrying amount, impairment loss of goodwill is recognized.

Once an impairment loss is recognised, it is not reversed in a subsequent period.

32. Long-term deferred expenses

Long-term deferred expenses are recorded at the actual cost, and amortized using a straight-line method within the benefit period. For long-term deferred expense that cannot bring benefit in future period, the Group recognized its amortised cost in profit or loss for the current period.

33. Contractual liabilities

34. Employee benefits

(1) Scope of employee benefits

Employee benefits refer to all forms of consideration or compensation given by the Group in exchange for service rendered by employees or for the termination of employment relationship. Employee benefits include short-term employee benefits, post-employment benefits, termination benefits and other long-term employee benefits. Benefits provided to the Group's spouse, children, dependents, family members of deceased employees or other beneficiaries are also part of the employee benefits.

According to liquidity, employee benefits are presented as "employee benefits payable" and "long-term employee benefits payable" on the balance sheet.

In the current period, the Group has accrued for the actual wages, bonuses, medical insurance for employees based on standard rate, work injury insurance and maternity insurance and other social insurance and housing fund incurred and these are recognised as liabilities and corresponding costs in

the profit or loss. If these liabilities are not expected to be fully paid 12 months after the end of the reporting period in which employee renders the service to the Group, and if the financial impact is significant, these liabilities shall be discounted using the net present value method.

(2) Post-employment benefits

Post-employment benefit plan includes defined contribution plans and defined benefit plans. Defined contribution plans are post-employment benefit plans under which an enterprise pays fixed contributions into a separate fund and will have no future obligations to pay the contributions. Defined benefit plans are post-employment benefit plans other than defined contribution plans.

Defined contribution plans

Defined contribution plans include primary endowment insurance, unemployment insurance and corporate pension plan, etc.

Besides basic pension insurance, the Group establishes corporate pension plans in accordance with the related policies of corporate pension regulations. Employees can join the pension plan voluntarily. The Group has no other significant commitment of employees' social security.

The Group shall recognise, in the accounting period in which an employee provides service, the contribution payable to a defined contribution plan as a liability, with a corresponding charge to the profit or loss for the current period or the cost of a relevant asset.

Defined benefit plans

For a defined benefit plan, an actuarial valuation is performed by an independent actuary at the annual balance sheet date to determine the cost of providing benefits using the expected accrued benefit unit method. The employee compensation cost caused by the benefit plan of the Group includes the following components:

- ① Service cost, including current service cost, past service cost and settlement profit or loss. Including, the current service cost refers to the increase in the present value of the defined benefit plan obligation caused by the current provision of services by employees; The past service cost refers to the increase or decrease in the present value of the defined benefit plan obligations related to the employee services of the previous period as a result of the modification of the defined benefit plan.
- ② Set the net interest on the net liabilities or net assets of the benefit plan, including the interest income on the plan assets, the interest expense on the defined benefit plan obligations and the interest on the impact of the asset cap.
- ③ The changes caused by the remeasurement of the net liabilities or net assets of the benefit plan.

Unless other accounting standards require or allow the cost of employee benefits to be included in the cost of assets, the Group will include items ① and ② above in the current profit and loss; Item ③ is included in other comprehensive income and will not be turned back to profit and loss in subsequent accounting periods. When the originally defined benefit plan is terminated, the part originally included in other comprehensive income within the scope of equity is carried forward to undistributed profit.

(3) Termination benefits

The Group provides for termination benefits to the employees and shall recognise an employee benefits liability for termination benefits, with a corresponding charge to the profit or loss for the current period, at the earlier of the following dates: When the Group cannot unilaterally withdraw the offer of the termination benefits because of an employment termination plan or a redundancy proposal; or when the Group recognises the costs or expenses relating to a restructuring that involves the payment of the termination benefits.

For employees who implement the internal retirement plan, the economic compensation before the official retirement date belongs to dismiss welfare. During the normal retirement date when the employees stop providing services, the salary and social insurance premium to be paid by the employees who retire within the Group shall be included in the profit and loss of the current period in a lump sum. Economic compensation after the official retirement date (such as the normal pension) shall be treated as after-service benefits.

(4) Other long-term employee benefits

Other long-term employee benefits provided by the Group to the employees satisfied the conditions for classifying as a defined contribution plan; those benefits shall be accounted for in accordance with the above requirements relating to defined contribution plan. When the benefits satisfied a defined benefit plan, it shall be accounted for in accordance with the above requirements relating to defined benefit plan, but the movement of net liabilities or assets in re-measurement of defined defined benefit plan shall be recorded in profit or loss for the current period or cost of relevant assets.

35. Lease liabilities

36. Provisions

A provision is recognised for an obligation related to a contingency if all the following conditions are satisfied:

- (1) the Group has a present obligation;
- (2) it is probable that an outflow of economic benefits will be required to settle the obligation; and
- (3) the amount of the obligation can be estimated reliably.

A provision is initially measured at the best estimate of the expenditure required to settle the related present obligation. Factors pertaining to a contingency such as the risks, uncertainties and time value of money are taken into account as a whole in reaching the best estimate. Where the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows. The Group reviews the carrying amount of a provision at the balance sheet date and adjusts the carrying amount to the current best estimate.

If all or part of the expenditure necessary for settling the provision is expected to be compensated by a third party, the amount of compensation is separately recognized as an asset when it is basically certain to be received. The recognized compensation amount shall not exceed the carrying amount of the

provision.

37. Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The Group measures related assets or liabilities at fair value assuming the assets or liabilities are exchanged in an orderly transaction in the principal market; in the absence of a principal market, assuming the assets or liabilities are exchanged in an orderly transaction in the most advantageous market. Principal market (or the most advantageous market) is the market that the Group can normally enter into a transaction on measurement date. The Group adopts the presumptions that would be used by market participants in achieving the maximized economic value of the assets or liabilities.

For financial assets or financial liabilities with active markets, the Group uses the quoted prices in active markets as their fair value. Otherwise, the Group uses valuation technique to determine their fair value.

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

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs, and using unobservable inputs only if the observable inputs aren't available or impractical.

Fair value level for assets and liabilities measured or disclosed at fair value in the financial statements are determined according to the significant lowest level input to the entire measurement: Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group can access at the measurement date; Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the assets or liabilities, either directly or indirectly; Level 3 inputs are unobservable inputs for the assets or liabilities.

At the balance sheet date, the Group revalues assets and liabilities being measured at fair value continuously in the financial statements to determine whether to change the levels of fair value measurement.

38. Share-based payment

39. Preferred stock, perpetual debt and other financial instruments

40. Revenue

The accounting policy used for revenue recognition and measurement

(1) General principles

The Group has fulfilled its contractual obligation to recognize revenue when the customer acquires control of the relevant goods or services.

If the contract contains two or more performance obligations, the Group shall, on the commencement date of the contract, allocate the transaction price to each single performance obligation according to the relative proportion of the individual selling price of the commodity or service committed by each single performance obligation, and measure the income according to the transaction price allocated to each single performance obligation.

If one of the following conditions is satisfied, the Group shall perform its obligations within a certain period of time; otherwise, it belongs to the performance obligation at a certain point:

- ① The Client obtains and consumes the economic benefits brought by the Group's performance at the same time of the Group's performance.
- ② The customer can control the goods under construction during the performance of the Group.
- ③ The commodities produced by the Group during the performance of the Contract have irreplaceable purposes, and the Group has the right to collect payment for the accumulated part of the performance completed so far during the whole period of the Contract.

For the performance obligations performed within a certain period of time, the Group shall recognize the income in accordance with the performance progress within that period. If the performance progress cannot be reasonably determined and the Group is expected to be compensated for the costs already incurred, the revenue shall be recognized according to the amount of the costs already incurred until the performance progress can be reasonably determined.

For performance obligations performed at a certain point, the Group recognizes revenue at the point when the customer acquires control of the relevant goods or services. In determining whether a customer has acquired control of goods or services, the Group will take into account the following indications:

- ① The Group has a current right to receive payment for the goods or services, that is, the Customer has a current obligation to pay for the goods.
- ② The Group has transferred the legal ownership of the commodity to the customer, that is, the customer has the legal ownership of the commodity.
- ③ The Group has transferred the goods in kind to the customer, that is, the customer has physical possession of the goods.

(4) The Group has transferred the main risks and rewards on the ownership of the commodity to the customer, that is, the customer has acquired the main risks and rewards on the ownership of the commodity.

⑤ The customer has accepted the goods or services.

⑥ Other indications that the customer has acquired control of the product.

The Group's right to receive consideration for goods or services transferred to a customer (and this right depends on other factors other than the passage of time) is a contract asset which is subject to impairment on the basis of expected credit losses (see Note V, 10 (5)). The Group's right, unconditional (depending only on the passage of time) to collect consideration from customers is shown as a receivable. The Group's obligation to transfer goods or services to customers for which it has received or receivable consideration is a contractual liability.

The contract assets and contract liabilities under the same contract shall be presented on a net basis. If the net amount is the debit balance, it shall be presented under the item of "Contract Assets" or "Other Non-current Assets" according to its liquidity; If the net amount is a credit balance, it shall be shown under the item "Contract Liabilities" or "Other Non-current Liabilities" according to its liquidity.

(2) Specific methods

The specific methods of the Group's revenue recognition are as follows:

① The method for recognizing revenue from property sales

(1) the sale contract has been signed and filed with the land department; (2) the property development is completed and pass the acceptance; (3) For Lump-sum payment, revenue is recognized by the group when the consideration is fully received. For instalment payment, revenue is recognized when the first installment has been received and the bank mortgage approval procedures have been completed. (4) completed the procedures for entering the partnership in accordance with the requirements stipulated in sale contract.

② The method for recognizing revenue from property services provided

According to property service contract, agreed service period, area served and unit price, revenue is recognized evenly within agreed service period.

③ The method for recognizing revenue from rental property

In consideration of agreed lease period, rent free period and total rent, revenue is recognized within agreed lease period on a straight-line basis.

④ The method for recognizing revenue from construction activities

As the customer can control the goods under construction during the performance of the Group, the

group shall recognize the income in accordance with the performance progress within a certain period of time (except for performance progress cannot be reasonably determined). The group shall determine the performance progress based on cost incurred. If the performance progress cannot be reasonably determined and the Group is expected to be compensated for the costs already incurred, the revenue shall be recognized according to the amount of the costs already incurred until the performance progress can be reasonably determined. If the contract costs cannot be recovered, the cost should be recognized immediately in current period when incurred. When the estimated total cost of the contract is likely to exceed the total revenue of the contract, the cost of the main business and the estimated liabilities shall be recognized in accordance with the unexecuted loss contract. The loss shall be recognized as current cost and put into provisions.

⑤ The method for recognizing revenue from other income

Revenue from other income include income from hotel operations, etc. Room revenue from hotel operations shall be recognized in accordance with the performance progress within agreed period, as the client obtains and consumes the economic benefits brought by the Group's performance and the group's performance obligations has performed at a certain period of time. For other income, the group recognizes revenue at the point when the customer acquires control of the relevant goods or services, which indicate the group has a right to receive payment for services or goods provided in accordance with the relevant contract.

Different business models of the same business will lead to differences in revenue recognition.

41. Government grants

A government grant is recognised when there is reasonable assurance that the grant will be received and that the Group will comply with the conditions attaching to the grant.

If a government grant is in the form of a transfer of a monetary asset, it is measured at the amount received or receivable. If a government grant is in the form of a transfer of a non-monetary asset, it is measured at fair value. If fair value cannot be reliably determined, it is measured at a nominal amount of RMB 1.

Government grants related to assets are grants whose primary condition is that the Group qualifying for them should purchase, construct or otherwise acquire long-term assets. Government grants related to income are grants other than those related to assets.

For government grants with unspecified purpose, the amount of grants used to form a long-term asset is regarded as government grants related to an asset, the remaining amount of grants is regarded as government grants related to income. If it is not possible to distinguish, the amount of grants is treated as government grants related to income.

A government grant related to an asset is recognised as deferred income and amortised to profit or loss over the useful life of the related asset on a reasonable and systematic manner. A grant that compensates the Group for expenses or losses already incurred is recognised in profit or loss. A grant that compensates the Group for expenses or losses to be incurred in the future is recognised as deferred income, and included in profit or loss or offset against related expenses in the periods in which the expenses or losses are recognised. The Group applies a consistent approach to same or

similar government grant transactions.

A grant related to ordinary activities is recognised as other income based on the economic substance. A grant not related to ordinary activities is recognised as non-operating income.

When a recognised government grant is reversed, carrying amount of the related asset is adjusted if the grant was initially recognized as offset against the carrying amount of the related asset. If there is balance of relevant deferred income, it is offset against the carrying amount of relevant deferred income. Any excess of the reversal to the carrying amount of deferred income is recognised in profit or loss for the current period. For other circumstances, reversal is directly recognized in profit or loss for the current period.

42、Deferred tax assets and Deferred tax liabilities

Income tax comprises of current tax and deferred tax. Current tax and deferred tax are recognised in profit or loss except to the extent that they relate to transactions or items recognised directly in equity and goodwill arising from a business combination.

Deferred tax assets and deferred tax liabilities arise from deductible and taxable temporary differences respectively, being the differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases.

All the taxable temporary differences are recognized as deferred tax liabilities except for those incurred in the following transactions:

- (1) initial recognition of goodwill, or assets or liabilities in a transaction that is not a business combination and that affects neither accounting profit nor taxable profit (or deductible loss);
- (2) taxable temporary differences associated with investments in subsidiaries, associates and joint ventures, and the Group is able to control the timing of the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

The Group recognises a deferred tax asset for deductible temporary differences, deductible losses and tax credits carried forward to subsequent periods, to the extent that it is probable that future taxable profits will be available against which deductible temporary differences, deductible losses and tax credits can be utilised, except for those incurred in the following transactions:

- (1) a transaction that is not a business combination and that affects neither accounting profit nor taxable profit (or deductible loss);
- (2) deductible temporary differences associated with investments in subsidiaries, associates and joint ventures, the corresponding deferred tax asset is recognized when both of the following conditions are satisfied: it is probable that the temporary difference will reverse in the foreseeable future; and it is probable that taxable profits will be available in the future against which the temporary difference can be utilized.

At the balance sheet date, deferred tax is measured based on the tax consequences that would follow

from the expected manner of recovery or settlement of the carrying amount of the assets and liabilities, using tax rates enacted at the reporting date that are expected to be applied in the period when the asset is recovered or the liability is settled.

The carrying amount of a deferred tax asset is reviewed at each balance sheet date, and is reduced to the extent that it is no longer probable that the related tax benefits will be utilised. Such reduction is reversed to the extent that it becomes probable that sufficient taxable profits will be available.

43. Leases

(1) Accounting treatments for operating lease

The Group recognizes leases where all risks and rewards that exist pertaining to the ownership of the asset are simply transferred to the lessee as financial leases. An operating lease is a lease other than a finance lease.

For the rent in the operating lease, the Group shall recognize the profits and losses of the current period in accordance with the straight-line method during each period of the lease term. The initial direct expenses incurred in connection with the operating lease shall be recorded into the current profit and loss.

(2) Accounting treatments for finance lease

At the beginning of the lease period, the group takes the aggregate of the minimum lease receipts determined at the inception of a lease and the initial direct costs as the book value of the receivable finance lease funds and recognized unguaranteed residual value at the same time. The difference between the aggregate of the minimum lease receipts, the initial direct costs and the unguaranteed residual value, and the aggregate of their present value is recognized as unearned finance income. Unearned finance income is allocated to each accounting period during the lease term using the effective interest method.

When the Company acquires an asset under a finance lease, the asset is measured at an amount equal to the lower of its fair value and the present value of the minimum lease payments, each determined at the inception of the lease. At the commencement of the lease term, the minimum lease payments are recorded as long-term payables. The difference between the carrying amount of the leased assets and the minimum lease payments is accounted for as recognized finance charges. Initial direct costs attributable to a finance lease that are incurred by the Company are added to the carrying amount of the leased asset. Unrecognised finance charges arising from a finance lease are recognized using an effective interest method over the lease term. Depreciation is accounted for in accordance with the accounting policies of fixed assets.

44. Other significant accounting judgments and estimates

The Group conducts an ongoing evaluation of the significant accounting estimates and key assumptions used in the light of historical experience and other factors, including reasonable expectations of future events. Important accounting estimates and key assumptions that are likely to

result in the risk of a material adjustment in the carrying value of assets and liabilities during the next fiscal year are set out below:

Classification of financial assets

The Group's major judgments in determining the classification of financial assets include the analysis of business models and contractual cash flow characteristics.

The Group determines the business model for the management of financial assets at the level of its financial portfolio, taking into account factors such as the way in which the performance of financial assets is evaluated and reported to key managers, the risks affecting the performance of financial assets and their management methods, and the way in which managers of related businesses are remunerated.

When evaluating whether the contractual cash flow of financial assets is consistent with the basic lending arrangement, the Group has the following main judgments: whether the time distribution or amount of the principal in the duration period may change due to reasons such as prepayment; Does interest include only the time value of money, credit risk, other fundamental borrowing risks, and consideration for costs and profits? For example, does the prepayment amount only reflect the outstanding principal and interest based on the outstanding principal and reasonable compensation for early termination of the contract.

Measurement of expected credit losses in accounts receivable

The Group calculates the expected credit loss of accounts receivable through the default risk exposure of accounts receivable and the expected credit loss rate, and determines the expected credit loss rate based on the default probability and the default loss rate. In determining the expected credit loss rate, the Group uses data such as internal historical credit loss experience, and adjusts the historical data in combination with the current situation and forward-looking information. When considering forward-looking information, the indicators used by the Group include the risk of an economic downturn, changes in the external market environment, the technological environment and customer conditions. The Group regularly monitors and reviews assumptions relating to the calculation of expected credit losses.

Deferred tax assets

Deferred tax assets should be recognized for all unutilized tax losses to the extent that there is likely to be sufficient taxable profit to offset the loss. This requires management to use a great deal of judgment to estimate when and how much future taxable profits will occur, in combination with tax planning strategies, to determine the amount of deferred tax assets that should be recognized.

The provision of land appreciation tax

The Group is subject to land appreciation tax ("LAT"). The accrual of LAT is subject to management's estimation which is made based on its understanding of the requirements of relevant tax laws and regulations. However, the actual LAT is levied by tax authorities according to the interpretation of the tax rules. The group is not stepping on formulating the final tax plan with relevant tax authorities, hence the final tax outcome could be different from the amount that was initially

recorded, and these differences will have an impact on tax provision in current period.

Determination of fair value of unlisted equity investments

The fair value of an unlisted equity investment is the estimated future cash flows discounted at the current discount rate for Items with similar terms and risk characteristics. This valuation requires the Group to estimate expected future cash flows and the discount rate and is therefore subject to uncertainty. In limited circumstances, if the information used to determine the fair value is insufficient, or if the possible estimates of the fair value are spread over a wide range and the cost represents the best estimate of the fair value within that range, the cost may represent the appropriate estimate of the fair value within that range.

45. Changes in significant accounting policies and accounting estimates

(1) Significant changes in accounting policies

Applicable Not Applicable

(2) Significant changes in accounting estimates

Applicable Not Applicable

(3) Adjustment of the relevant financial statements in current period due to the implementation of the new leasing standard implemented initially commencing from 2021

Whether to adjust the balance sheet account at the beginning of the year?

Yes No

The reason for not adjusting balance sheet account t the beginning of the year:

In accordance with the provisions of the new leasing standards, from January 1, 2021, the group choose to recognize right-of-use assets and lease liabilities for all leased assets at the present value of the minimum lease payment for future rent payable, with the exception of simplified short-term leases and leases of low-value assets, and to recognize depreciation and interest expenses respectively, without adjusting the information for comparable periods.

In practice, there are not many leased assets within the group, which is the main reason to simplify short-term leases and leases of low-value assets and no longer recognize its right-of-use assets and lease liabilities.

(4) Note to the retroactive adjustment of the previous comparative data due to the implementation of the new leasing standard implemented initially commencing from 2021

Applicable Not Applicable

46. Other**VI. Taxation****1. Main types of taxes and corresponding tax rates**

Tax type	Tax basis	Tax rate%
VAT	Taxable income	9%、6%、5%、3%
City maintenance and construction tax	Turnover tax payable	7%
Corporate income tax	Taxable profits	25%、16.5%
Land appreciation tax	It shall be levied on the basis of the value-added value of the real estate transferred and the prescribed tax rate and paid in advance according to the type of real estate product	Four progressive rates of excess rate: 30,40,50, 60
Property tax	70% of the original value of properties	1.2%
Education surcharge	Turnover tax payable	3%
Local education surcharge	Turnover tax payable	2%

The disclosure of taxpayers in different corporate income tax rates:

Name of taxpayer	Income tax rate
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2. Tax preferential treatments

Subsidiaries of the Group, Shenzhen Huazhan Construction Supervision Co., Ltd. and Shantou Special Economic Zone Xiangshan Real Estate Development Co., Ltd. are applicable to the preferential tax rate of 20% for small and low-profit enterprises.

3. Other

With regards to revenue from property development, property management and construction activities, from May 1st, 2016, the group's taxable items and tax rates are shown in the following table, which in accordance with the relevant regulations of «Notice on comprehensively promoting the trial of replacing business tax with Value-Added tax» ([2016] No.36).

Revenue Type	The computation of Tax	Applicable Tax Rate
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Revenue from property sale	Simplified tax	5%
Revenue from construction activities	Simplified tax	9%、3%
Rental income	Simplified tax	5%
Revenue from property management	Filing return generally	6%

Explanation of corporate income tax rate of different taxpayers:

The corporate income tax rate for companies registered in China is 25% while for companies registered in Hong Kong is 16.5%.

VII. Notes to the consolidated financial statements

1. Cash at bank and Cash Equivalent

Presented in RMB

Item	As at 30 June 2021	As at 30 June 2020
Cash in hand	17,999.52	61,121.83
Deposits with banks	866,174,881.23	1,026,042,804.99
Other monetary funds	16,113,125.57	1,661,361,143.19
Total	882,306,006.32	2,687,465,070.01
Including: Total overseas deposits	6,457,645.84	6,699,719.34

Other notes:

As at 30 June 2021, the Group has other monetary funds at RMB 16,113,125.57 is seven-day notice deposit, which consists of principal RMB 16,000,000.00 and interest income RMB 113,125.57.

2. Trading financial assets

Presented in RMB

Item	As at 30 June 2021	As at 30 June 2020
As at fair value through profit or loss	1,302,329,484.00	
Including:		
Including:		
Total	1,302,329,484.00	

Other Note:

As at 30 June 2021, trading financial assets at RMB 1,302,329,484.00 is money market fund, including principal at RMB 1,300,000,000.00 and earnings at RMB 2,329,484.00.

3. Derivative financial assets

Presented in RMB

Item	As at 30 June 2021	As at 30 June 2020
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4. Notes receivable**(1) Types of notes**

Presented in RMB

Item	As at 30 June 2021	As at 30 June 2020
Commercial acceptance bill	40,590,521.89	35,438,045.34
Total	40,590,521.89	35,438,045.34

Presented in RMB

Classification	As at 30 June 2021					As at 30 June 2020				
	Book balance		Bad debt provision		Book value	Book balance		Bad debt provision		Book value
	Amount	Percentage	Amount	Provision proportion		Amount	Percentage	Amount	Provision proportion	
Including:										
Bad debt provisions made on a combination basis	42,455,682.17	100.00%	1,865,160.28	4.39%	40,590,521.89	37,303,205.62	100.00%	1,865,160.28	5.00%	35,438,045.34
Including:										
Total	42,455,682.17	100.00%	1,865,160.28	4.39%	40,590,521.89	37,303,205.62	100.00%	1,865,160.28	5.00%	35,438,045.34

Bad debt provision made on an individual basis:

Presented in RMB

Item	As at 30 June 2021			
	Book balance	Bad debt provision	Provision proportion	Reason

Bad debt provision made on a combination basis:

Presented in RMB

Item	As at 30 June 2021		
	Book balance	Bad debt provision	Provision proportion
commercial acceptance bill	42,455,682.17	1,865,160.28	4.39%
Total	42,455,682.17	1,865,160.28	--

Note:

Bad debt provision made on a combination basis:

Presented in RMB

Item	As at 30 June 2021		
	Book balance	Bad debt provision	Provision proportion

Note:

Please refer to the way of disclosing other receivables' bad debt provision to disclose relevant information, if the group choose to use general model of expected credit losses to accrue bad debts of notes receivable.

Applicable Not Applicable

(2) Additions, recoveries or reversals of provision for the current period

Additions in current period:

Presented in RMB

Item	As at 30 June 2020	The amount of change in current period				As at 30 June 2021
		Provision	Recoveries or reversals	Written-off	Others	
commercial acceptance bill	1,865,160.28					1,865,160.28
Total	1,865,160.28					1,865,160.28

Including: significant recoveries or reversals of bad debt provisions in the current period:

Applicable Not Applicable

(3) Notes receivable pledged by the Group at the end of the period

Presented in RMB

Types	Amount pledged at the end of the period
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(4) At the end of the period, the Group's endorsed or discounted notes receivable which have not yet matured

Presented in RMB

Types	Derecognized Amount at the end of the period	Amount that is not derecognized at the end of the period
commercial acceptance bill		7,818,054.79
Total		7,818,054.79

(5) Notes receivable transferred to accounts receivable by the Group due to the drawer's non-performance at the end of the period

Presented in RMB

Types	Amount transferred to accounts receivable at the end of the period

Note:

The group doesn't have Notes receivable transferred to accounts receivable by the Group due to the drawer's non-performance at the end of the period.

(6) Actual write-off of notes receivable in the current period

Presented in RMB

Item	Written-off amount

Including, the significant write-offs of notes receivable are as follows

Presented in RMB

Name of the entity	Nature of accounts	Written-off amount	Reason for written-off	Approval procedures performed	Accounts receivable arising from related party transactions(Y/N)

Note:

5. Accounts receivable**(1) Classified by bad debt provision method**

Presented in RMB

Types	As at 30 June 2021			As at 30 June 2020		
	Book balance	Bad debt provision	Book value	Book balance	Bad debt provision	Book value

	Amount	Percentage (%)	Amount	Provision percentage		Amount	Percentage (%)	Amount	Provision percentage	
Bad debt provisions made on an individual basis	24,688,143.06	24.70%	24,688,143.06	100.00%	0.00	24,688,143.06	28.58%	24,688,143.06	100.00%	0.00
Bad debt provisions made on a combination basis	75,248,310.38	75.30%	938,770.44	1.25%	74,309,539.94	61,681,286.47	71.42%	2,090,342.41	3.39%	59,590,944.06
Receivable from property sales	5,644,464.48	5.65%	282,223.22	5.00%	5,362,241.26	11,114,285.60	12.87%	555,714.28	5.00%	10,558,571.32
Receivable from other corporate customers	69,603,845.90	69.65%	656,547.22	0.94%	68,947,298.68	50,567,000.87	58.55%	1,534,628.13	3.03%	49,032,372.74
Total	99,936,453.44	100.00%	25,626,913.50	25.64%	74,309,539.94	86,369,429.53	100.00%	26,778,485.47	31.00%	59,590,944.06

Bad debt provisions made on an individual basis

Presented in RMB

Item	As at 30 June 2021			
	Book balance	Bad debt provision	Provision percentage	Reason
Agent for import and export business payment	11,574,556.00	11,574,556.00	100.00%	Could be uncollectible
Long-term receivable of property sale	10,132,205.24	10,132,205.24	100.00%	Could be uncollectible
Accounts receivable from the revoked subsidiary	2,328,158.40	2,328,158.40	100.00%	Could be uncollectible
Accounts receivable from other customers	653,223.42	653,223.42	100.00%	Could be uncollectible
Total	24,688,143.06	24,688,143.06	--	--

Bad debt provisions made on an individual basis

Presented in RMB

Item	As at 30 June 2021			
	Book balance	Bad debt provision	Provision percentage	Reason

Bad debt provision made on a combination basis:

Combined withdrawal item: property sales receivable

Presented in RMB

Item	As at 30 June 2021		
	Book balance	Bad debt provision	Provision percentage
Within 1 year	5,644,464.48	282,223.22	5.00%
1 to 2 years			
Total	5,644,464.48	282,223.22	--

Note to the basis for determining the combination:

Bad debt provision made on a combination basis:

Combined withdrawal item: other customers receivables

Presented in RMB

Item	As at 30 June 2021		
	Book balance	Bad debt provision	Book balance
Within 1 year	58,430,587.78	97,884.31	0.17%
1 to 2 years	11,173,258.12	558,662.91	5.00%
Total	69,603,845.90	656,547.22	--

Note to the basis for determining the combination:

Bad debt provision made on a combination basis:

Presented in RMB

Item	As at 30 June 2021		
	Book balance	Bad debt provision	Book balance

Note to the basis for determining the combination:

Please refer to the way of disclosing other receivables' bad debt provision to disclose relevant information, if the group choose to use general model of expected credit losses to accrue bad debts of notes receivable.

Applicable Not Applicable

Disclosure by Aging

Presented in RMB

Aging	As at 30 June 2021
Within 1 year (include 1 year)	64,075,052.26
1 to 2 years	11,173,258.12
3to 5 years	24,688,143.06
More than 5 years	24,688,143.06
Total	99,936,453.44

(2) Additions, recoveries or reversals of provision for the current period

Provision for the current period:

Presented in RMB

Types	As at 30 June 2020	Amount changes in current period				As at 30 June 2021
		Provision	Recoveries or reversals	Written-off	Others	
Bad debt provision	26,778,485.47	-1,151,571.97				25,626,913.50
Total	26,778,485.47	-1,151,571.97				25,626,913.50

Including: significant recoveries or reversals of bad debt provisions in the current period are as follows:

Presented in RMB

Name of the entity	Recoveries or reversals amount	Recovery manner
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(3) Actual write-off of accounts receivable in the current period

Presented in RMB

Item	Written-off amount
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Including, the significant write-offs of accounts receivable are as follows

Presented in RMB

Name of the entity	Nature of accounts receivable	Written-off amount	Reason for written-off	Approval procedures performed	Accounts receivable arising from related party transactions(Y/N)
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Note:

(4) The top five units with the ending balance of accounts receivable collected by the debtor

Presented in RMB

Name of the entity	Accounts receivable The ending balance	% of the total closing balance of accounts receivable	Bad debt provision The ending balance
Wuhan Linyun Real Estate Development Co., Ltd.	30,694,772.90	30.71%	1,534,738.65
China Construction Third Bureau Group Co., Ltd.	10,967,071.74	10.97%	548,353.59
Jiangsu Huajian Construction Co., Ltd. Shenzhen Branch	9,847,885.22	9.85%	492,394.26
Wuhan Yutian Xingye Land Co., LTD	7,923,254.23	7.93%	396,162.71
Hubei Chuheng Real Estate Co., Ltd.	5,169,691.40	5.17%	258,484.57
Total	64,602,675.49	64.63%	

(5) Accounts receivable terminated due to the transfer of financial assets**(6) Transfer of accounts receivable and continue to involve the amount of assets and liabilities formed**

Note:

At the end of the period, due to the factoring of accounts receivable, the factoring amount is 70,773,140.58 yuan. At the same time, the book value of accounts receivable is 70,773,140.58 yuan, the bad debts have been set aside. Refer to Note VII. 81 for pledge of accounts receivable.

6、Accounts receivable financing

Presented in RMB

Item	As at 30 June 2021	As at 30 June 2020

The current period of receivables financing changes and changes in fair value.

Applicable Not applicable

Refer to the way of disclosing provision for other receivables to disclose relevant information, if use general model of expected credit losses to recognize allowance for impairment of receivable financing .

Applicable Not applicable

Note:

7. Prepayments

(1) (1) The aging analysis of prepayments is as follows

Presented in RMB

Aging	As at 30 June 2021		As at 30 June 2020	
	Amount	%	Amount	%
Within 1 year	2,229,920.78	48.77%	3,004,771.47	93.74%
1 to 2 years	2,141,340.29	46.84%	213.04	1.01%
2 to 3 years	200,000.00	4.37%	200,000.00	6.23%
More than 3 years	760.61	0.02%	550.00	0.02%
Total	4,572,021.68	--	3,205,534.51	--

Reason for significant prepayments aging more than 1 year and not be settled:

(2) The top five units of the ending balance of prepayments

The sum of the top five prepayments collected by prepaid objects at the end of the period is 4,572,021.68 yuan, which accounts for 100.00% of the total ending balance of prepayments.

8. Other receivables

Presented in RMB

Item	As at 30 June 2021	As at 30 June 2020
Dividends receivable	1,052,192.76	1,052,192.76
Other receivables	17,766,089.78	31,692,851.08
Total	18,818,282.54	32,745,043.84

(1) Interest receivable**1) Interest receivable classification**

Presented in RMB

Item	As at 30 June 2021	As at 30 June 2020
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2) Significant overdue interest

Presented in RMB

Borrowing unit	The ending balance	Overdue time (month)	Overdue reason	Whether impairment occurs and the basis for judgment
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3) Bad Debt Provisions

Applicable Not Applicable

(2) Dividends receivable**1) Dividends receivable classification**

Presented in RMB

Items (or invested units)	As at 30 June 2021	As at 30 June 2020
Yunnan Kunpeng Air Service Co., LTD	1,052,192.76	1,052,192.76
Total	1,052,192.76	1,052,192.76

2) Significant dividends receivable overdue more than one year are as follows:

Presented in RMB

Items (or invested units)	As at 30 June 2021	Aging	Reasons for not retrieving	Whether impairment occurs and the basis for judgment
Yunnan Kunpeng Air Service Co., LTD	1,052,192.76	5 years	Delay to issue	No
Total	1,052,192.76	--	--	--

3) Bad Debt Provisions

□ Applicable √ Not Applicable

(3) Other receivables**1) Other receivables disclosure by nature**

Presented in RMB

Item	Book balance as at 30 June 2021	Book balance as at 30 June 2020
Other receivables from government	503,336.80	553,009.68
Other receivables from employee's petty cash	3,175,470.25	364,674.25
Other receivables from the collecting and paying on behalf	665,251.08	665,251.08
Other receivables from other customers	60,547,008.26	63,398,344.58
Other receivables from related parties	148,574,423.06	161,948,487.76
Total	213,465,489.45	226,929,767.35

2) Bad Debt Provision

Presented in RMB

Bad Debt Provision	first stage	Second stage	Third stage	Total
	To 12-month expected credit loss	To 12-month expected credit loss (no credit impairment)	To lifetime expected credit loss (has occurred credit impairment)	
Balance as at 1 January 2021	1,584,732.41		193,652,183.86	195,236,916.27
Balance as at 1 January 2021 in current period	—	—	—	—
Provision in a current period	1,605,063.68		-1,142,580.28	462,483.40
Balance as at 30 June 2021	3,189,796.09		192,509,603.58	195,699,399.67

Changes in the book balance with significant changes in the loss provision for the current period:

Applicable Not Applicable

Disclosure by aging

Presented in RMB

Aging	As at 30 June 2021
Within 1 year (include 1 year)	19,966,456.40
1 to 2 years	23,055,181.11
3 to 4 years	171,496,044.70
4 to 5 years	171,496,044.70
Total	214,517,682.21

3) Additions, recoveries or reversals of provision for the current period

Presented in RMB

Types	As at 30 June 2020	Amount changes in current period				As at 30 June 2021
		Additions	Recoveries or reversals	Written-off	Others	
Other receivables bad debt provision	195,236,916.27	462,483.40				195,699,399.67
Total	195,236,916.27	462,483.40				195,699,399.67

Including: significant recoveries or reversals of bad debt provisions in the current period are as follows:

Presented in RMB

Name of the entity	Amount of recoveries or reversals	Recovery manner

4) Other receivables actually written off in the current period

Presented in RMB

Item	Amount of written-off

Including, the important accounts receivable write-off situation is as follows

Presented in RMB

Name of the entity	Nature of other receivable	Amount of written-off	Reason	Verification and cancellation procedures to be performed	Whether the payment is generated by an affiliate

					transaction
--	--	--	--	--	-------------

Note:

5) The top five units of ending balance of other receivables

Presented in RMB

Name of the entity	Nature of other receivables	Ending balance of other receivables	Aging	Proportion of total ending balance of other receivables (%)	Ending balance of bad debt provision
Canada Great Wall (Vancouver) Co., Ltd	current account	89,035,748.07	More than 5 years	41.51%	89,035,748.07
Paklid Limited	current account	19,319,864.85	More than 5 years	9.01%	19,319,864.85
Australia Bekaton property Limited	current account	12,559,290.58	More than 5 years	5.85%	12,559,290.58
Guangdong province Huizhou Luofu Hill Mineral Water Co.,Ltd	current account	10,465,168.81	More than 5 years	4.88%	10,465,168.81
Xi'an Fresh Peak Property Trading Co., Ltd	current account	8,419,205.19	More than 5 years	3.92%	8,419,205.19
Total	--	139,799,277.50	--	65.17%	139,799,277.50

6) Government subsidies receivable

Presented in RMB

Name of the organization	Name of government subsidy item	The ending balance	Aging	Estimated time, amount and basis of collection

7) Other receivables terminated due to the transfer of financial assets

8) Amount of assets and liabilities formed by transferring other receivables and continuing to involve them

9. Inventories

Does the Company need to comply with the disclosure requirements of real estate industry?

Yes

(1) Inventory classification

The company complies with the disclosure requirements of "Shenzhen Stock Exchange Industry Information Disclosure Guidelines No. 3-Listed Companies Engaged in Real Estate Business".

Classified by nature:

Presented in RMB

Item	As at 30 June 2021			As at 30 June 2020		
	Book balance	Provision for impairment of inventories	The book value	Book balance	Provision for impairment of inventories	The book value
Inventory Equipment	107,762,511.63	278,891.91	107,483,619.72	5,019,143.11	278,891.91	4,740,251.20
Real estate developing cost	1,807,527,864.66		1,807,292,813.20	556,589,091.25		556,589,091.25
Real estate developed products	1,060,450,014.45	268,941.60	1,060,181,072.85	659,403,711.71	268,941.60	659,134,770.11
Total	2,975,740,390.74	547,833.51	2,974,957,505.77	1,221,011,946.07	547,833.51	1,220,464,112.56

The main items of " Real estate developing cost " and their interest capitalization are shown below:

Presented in RMB

Item	Starting time	Time for completion	Estimated total investment	As at 30 June 2020	Less: Transfer to "Real estate developed products"	Less: Other reduction	Add: Increase in this period	As at 30 June 2021	Cumulative interest capitalization	Include: Amount of interest capitalized in the current period	Sources of funds
TianYu e Bay No.2	1 Sep 2018	9 May 2021	654,850,000.00	531,297,183.14	0.00	534,547,758.88	3,250,575.74	0.00	1,014,744.90	0.00	Other
ShanTou Fresh Peak Building				25,291,908.11				25,291,908.11			Other
Lin Xin Garden	1 June 2021	30 June 2023	3,000,000,000.00				1,782,000,905.09	1,782,000,905.09			Other
Total	--	--	3,654,850,000.00	556,589,091.25	0.00	534,547,758.88	1,785,251,480.83	1,807,292,813.20	1,014,744.90		--

The main items of " Real estate developed products" and their interest capitalization are shown below:

Presented in RMB

Item	Time for	As at 30 June	Increase	Decrease	As at 30 June	Cumulative	Include: Amount
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	completion	2020			2021	interest capitalization	of interest capitalized in the current period
Jinye Island Multi-tier villa	16 Sep. 1997	39,127,219.14	51,600.00		39,178,819.14		
Jinye Island villa No.10	2 Dec 2010	5,387,376.71			5,387,376.71		
Jinye Island villa No.11	20 Aug. 2008	2,333,281.42			2,333,281.42		
YueJing dongfang Project	18 Nov. 2014	7,727,546.84		236,918.46	7,490,628.38		
Wenjin Garden		23,198.37			23,198.37		
HuaFeng Building					0.00		
HuangPu XinCun		140,000.00			140,000.00		
XingHu Garden					0.00		
Shenfang Shanglin Garden	1 Jan. 2014	10,206,656.46			10,206,656.46	820,623.32	
Beijing Fresh Peak Buliding		304,557.05			304,557.05		
TianYue Bay No.1	15 Dec. 2017	335,020,709.01		31,883,188.17	303,137,520.84		
Shengfang CuiLin Building	8 May 2018	55,783,765.78		4,176,133.13	51,607,632.65		0.00
Chuanqi Donghu	18 Dec 2019	203,349,400.93		97,256,816.38	106,092,584.55	2,412,880.86	
TianYue Bay No.2	30 June 2021		534,547,758.88		534,547,758.88		
Total	--	659,403,711.71	534,599,358.88	133,553,056.14	1,060,450,014.45	3,233,504.18	

The main items of "instalment on development products", "leased development products", "Revolving room" are shown below:

Presented in RMB

Item	As at 30 June 2020	Increase	Decrease	As at 30 June 2021
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(2) Provision for inventories and impairment of contract performance costs

Classified by nature:

Presented in RMB

Item	Opening balance	Increase in the reporting period		Decrease in the reporting period		Ending balance	Note
		Provision	Others	Reversal or Offset	Others		
Inventory Equipment	278,891.91					278,891.91	
Real estate developed products	268,941.60					268,941.60	
Total	547,833.51					547,833.51	--

Classified by items:

Presented in RMB

Item	Opening balance	Increase in the reporting period		Decrease in the reporting period		Ending balance	Note
		Provision	Others	Reversal or Offset	Others		
Raw material 2	240,000.00					240,000.00	
Finished products	38,891.91					38,891.91	
Shang Lin Garden	268,941.60					268,941.60	
Total	547,833.51					547,833.51	--

(3) The ending balance of inventory contains the explanation of the capitalized amount of borrowing expenses:

As at 30 June 2021, the Group's inventory balance contains capitalized borrowing costs at 3,233,504.18 yuan (As at 31 Dec 2020 is 3,497,172.46 yuan).

(4) Restriction on Inventories

Disclose restriction on Inventories by projects:

Presented in RMB

Name of project	Opening balance	Ending balance	Reason of restriction
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10. Contractual assets

Presented in RMB

Item	Ending balance			Opening balance		
	Book balance	Provision for impairment	Book value	Book balance	Provision for impairment	Book value

The Amount and reason of significant changes in book value of contractual assets in current reporting period:

Presented in RMB

Item	Changes in amount	Reason for change
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Refer to the way of disclosing provision for other receivables to disclose relevant information, if use general model of expected credit losses to recognize allowance for impairment of contractual assets.

Applicable Not applicable

Provision for impairment of contractual assets in current period:

Presented in RMB

Item	Provision in current period	Reversals in current period	Verification / Written-off in current period	Reason
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Note:

11. Assets held for sale

Presented in RMB

Item	Book balance as at 30 June 2021	Provision for impairment	Book value as at 30 June 2021	Fair Value	Estimated disposal costs	Estimated disposal time
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Note:

12. Non-current assets due within one year

Presented in RMB

Item	As at 30 June 2021	As at 30 June 2020
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Significant debt investment/ other debt investment

Presented in RMB

Debt investment	As at 30 June 2021				As at 30 June 2020			
	Face value	Coupon rate	Real interest rate	Maturity date	Face value	Coupon rate	Real interest rate	Maturity date

Note:

13. Other current assets

Presented in RMB

Item	As at 30 June 2021	As at 30 June 2020
Advance or prepaid income tax	68,363,843.23	68,880,760.27
Prepaid VAT	21,698,004.38	25,577,294.63
Input tax to be deducted	37,028,466.31	4,741,378.98
Land Appreciation Tax	4,164,318.88	2,083,793.61
Business Tax	332,522.82	312,287.17
Others	1,217,512.63	1,311,620.13
Total	132,804,668.25	102,907,134.79

Note:

14. Debt investment

Presented in RMB

Item	As at 30 June 2021			As at 30 June 2020		
	Book balance	Impairment loss	The book value	Book balance	Impairment loss	The book value

Significant debt investment

Presented in RMB

Debt investment	As at 30 June 2021				As at 30 June 2020			
	Face value	Coupon rate	Real interest rate	Maturity date	Face value	Coupon rate	Real interest rate	Maturity date

Impairment provisions for the current period

Presented in RMB

Provision	The first stage	The second stage	The third stage	Total
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	Expected credit losses over the next 12 months	Expected credit losses over the entire duration (no credit impairment occurred)	Expected credit loss over the entire duration (credit impairment has occurred)	
Balance as at 30 June 2021	—	—	—	—

Significant changes in book balance of impairment provisions for the current period

Applicable Not Applicable

Note:

15. Other debt investment

Presented in RMB

Item	Opening balance	Accrued interest	Changes in current fair value	Ending Balance	The cost of	Cumulative fair value changes	Accumulate the loss provision recognized in other comprehensive income	Note

Significant other debt investment

Presented in RMB

Other debt investment	As at 30 June 2021				As at 30 June 2020			
	Face value	Coupon rate	Real interest rate	Maturity date	Face value	Coupon rate	Real interest rate	Maturity date

Impairment provisions for the current period

Presented in RMB

Provision	The first stage	The second stage	The third stage	Total
	Expected credit losses over the next 12 months	Expected credit losses over the entire duration (no credit impairment occurred)	Expected credit loss over the entire duration (credit impairment has occurred)	
Balance as at 1 Jan. 2021	—	—	—	—

Significant changes in book balance of impairment provisions for the current period

Applicable Not Applicable

Note:

16. Long-term receivables

(1) Long-term receivables are disclosed by nature

Presented in RMB

Item	As at 30 June 2021			As at 30 June 2020			Discount rate range
	Book balance	Bad debt provision	Book Value	Book balance	Bad debt provision	Book Value	

Bad Debt Provision

Presented in RMB

Provision	The first stage	The second stage	The third stage	Total
	Expected credit losses over the next 12 months	Expected credit losses over the entire duration (no credit impairment occurred)	Expected credit loss over the entire duration (credit impairment has occurred)	
Balance as at 1 Jan. 2021	—	—	—	—

Significant changes in book balance of impairment provisions for the current period

Applicable Not Applicable

(2) Long-term receivables terminated due to financial asset transfer

(3) Amount of transferring long-term receivables and continuing to involve in the formation of assets and liabilities

17. Long-term equity investments

Presented in RMB

Investees	Opening	Movements during the period	Ending	Balance of

	balance (book value)	Increase	Decrease	Investment in come recognized under equity method	Adjustment in OCI	Other equity movements	Declared distribution of cash dividends or profits	Provision for impairment	Other	balance (book value)	provision for impairment as June 30 2021
1. Joint Venture											
Guangdong province Huizhou Luofu Hill Mineral Water Co., Ltd	9,969,206.09									9,969,206.09	9,969,206.09
Fengkai Xinhua Hotel	9,455,465.38									9,455,465.38	9,455,465.38
Subtotal	19,424,671.47									19,424,671.47	19,424,671.47
2. Associates											
Shenzhen Ronghua JiDian Co., Ltd	1,454,444.29									1,454,444.29	1,076,954.64
Shenzhen Runhua Automobile trading Co., Ltd	1,445,425.56									1,445,425.56	1,445,425.56
Dongyi Real Estate Co., Ltd	30,376,084.89									30,376,084.89	30,376,084.89
Subtotal	33,275,954.74									33,275,954.74	32,898,465.09
Total	52,700,626.21									52,700,626.21	52,323,136.56

Note:

Investee	Accounting treatment	As at Jun 30 2020	Movement	As at Jun 30 2021	Provision for impairment
Paklid Limited	Cost method	201, 100. 00	--	201, 100. 00	201, 100. 00
Australia Bekaton Property Limited	Cost method	906, 630. 00	--	906, 630. 00	906, 630. 00
Shenzhen Shenfeng Department Store Co. Ltd.	Cost method	10, 000, 000. 00	--	10, 000, 000. 00	10, 000, 000. 00
Shantou Fresh Peak Building	Cost method	58, 547, 652. 25	--	58, 547, 652. 25	58, 547, 652. 25
Guangdong Province Fengkai Lain Feng Cement Manufacturing Co., Ltd	Cost method	56, 228, 381. 64	--	56, 228, 381. 64	56, 228, 381. 64
Jiangmen XinJiang real estate compnay	Cost method	9, 037, 070. 89		9, 037, 070. 89	9, 037, 070. 89
Xian Xinfeng property trading ltd.	Cost method	32, 840, 729. 61		32, 840, 729. 61	32, 840, 729. 61

Total		167,761,564.39	0.00	167,761,564.39	167,761,564.39
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Note: The equity of subsidiaries which are not included in consolidation scope are recoded in long-term equity investment. Some of these subsidiaries are winded up already, but the group hasn't write off its long-term equity investment. Some of these subsidiaries ceased operating many years ago and no longer exist, the group could not implement effective management control over them. Refer to Note IX for more details.

18、Investments in other equity instrument

Presented in RMB

Item	As at 30 June 2021	As at 30 June 2020
Shantou Small &Medium Enterprises Financing Guarantee Co., Ltd	14,076,578.89	13,508,202.32
Yunnan KunPeng Flight service Co., Ltd	24,004,696.29	24,002,658.19
Total	38,081,275.18	37,510,860.51

Itemized disclosure of investment in non-trading equity instruments for the current period

Presented in RMB

Item	Dividend income recognized for the current period	The cumulative gains	The cumulative loss	The amount of other comprehensive reserve transferred into retained earnings	Reasons for designating fair value measurement and its changes included in other comprehensive income	Transferring reasons
Shantou Small &Medium Enterprises Financing Guarantee Co., Ltd		4,044,060.00				
Yunnan KunPeng Flight service Co., Ltd		1,653,305.67				
Total		5,697,365.67				

Note:

19、Other non-current financial assets

Presented in RMB

Species	As at 30 June 2021	As at 30 June 2020
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20. Investment property**(1) (1) Investment properties measured using the cost model**

Presented in RMB

Item	Buildings	Land use rights	Construction in progress	Total
I. Cost				
1. Balance as at 31 Dec. 2020	1,054,731,893.62	100,572,661.91		1,155,304,555.53
2. Additions during the year				
(1) Purchase				
(2) Transfer from Inventories\Fixed assets\ construction in progress				
(3) Additions due to business combinations				
3. Decrease during the year		1,034,257.33		1,034,257.33
(1) Disposals				
(2) Other transfers out				
(3) Others (change on foreign exchange)		1,034,257.33		1,034,257.33
4. Balance as at 30 June 2021	1,054,731,893.62	99,538,404.58		1,154,270,298.20
II. Accumulated depreciation or amortization				
1. Balance as at 31 Dec. 2020	442,265,712.97			442,265,712.97
2. Charge for the year	12,826,588.91			12,826,588.91
(1) Depreciated or amortised	12,826,588.91			12,826,588.91
3. Reductions during the year				
(1) Disposals				
(2) Other transfers out				
4. As at 30 June 2021	455,092,301.88			455,092,301.88
III. Provision for impairment				
1. Balance as at 31 Dec. 2020	14,128,544.62	82,544,676.41		96,673,221.03
2. Charge for the year				
(1) Provision				
(3) Others (change on foreign exchange)				

3. Reductions on disposals		848,863.25		848,863.25
(1) Disposals				
(2) Other transfers out				
(3) Others (change on foreign exchange)		848,863.25		848,863.25
4. As at 30 June 2021	14,128,544.62	81,695,813.16		95,824,357.78
IV. Carrying amounts				
1. As at 30 June 2021	585,511,047.12	17,842,591.42		603,353,638.54
2. As at 31 Dec 2020	598,337,636.03	18,027,985.50		616,365,621.53

(2) Investment property measured at fair value

Applicable Inapplicable

The company complies with the disclosure requirements of "Shenzhen Stock Exchange Industry Information Disclosure Guidelines No. 3-Listed Companies Engaged in Real Estate Business"

Disclosed by projects:

Presented in RMB

Project name	Location	Time for completion	building area	Rental income in reporting period	Fair value as at 31 Dec. 2020	Fair value as at 30 June 2021	Movement in Fair value	Reasons and Index for fair value change
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Does the company have investment real estate that is currently under construction?

Yes No

Whether the company has new investment real estate measured at fair value in the current period?

Yes No

(3) Investment properties pending certificates of ownership

Presented in RMB

Item	Carrying amount	Reason why certificates are pending
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Note: The current reduction in the original value of land use right and the impairment provision is caused by the exchange rate changes during the translation of foreign currency statements

21、Fixed assets

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec. 2020
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Fixed assets	26,885,430.32	28,039,978.43
Total	26,885,430.32	28,039,978.43

(1) Fixed assets

Presented in RMB

Item	Plant & buildings	Motor vehicles	Electronic equipment and others	Total
I. Cost:				
1. Balance as at 31 Dec. 2020	107,700,181.42	10,441,558.92	13,645,811.86	131,787,552.20
2. Additions during the year		404,299.91	345,101.00	749,400.91
(1) Purchases		404,299.91	345,101.00	749,400.91
(2) Transfers from construction in progress				
(3) Additions due to business combinations				
3. Decrease during the year		230,102.00	93,161.56	323,263.56
(1) Disposals or written-offs		230,102.00	93,161.56	323,263.56
4. As at 30 June 2021	107,700,181.42	10,615,756.83	13,897,751.30	132,213,689.55
II. Accumulated depreciation				
1. Balance as at 31 Dec. 2020	83,519,658.69	9,059,003.88	11,168,911.20	103,747,573.77
2. Charge for the year	1,382,173.18	146,352.35	366,004.52	1,894,530.05
(1) Provision	1,382,173.18	146,352.35	366,004.52	1,894,530.05
3. Reductions for the year		227,552.00	86,292.59	313,844.59
(1) Disposal or written-offs		227,552.00	86,292.59	313,844.59
4. Balance as at 30 June 2021	84,901,831.87	8,977,804.23	11,448,623.13	105,328,259.23
III. Provision for impairment				
1. Balance as at 31				

Dec. 2020				
2. Charge for the year				
(1) Provision				
3. Reductions for the year				
(1) Disposals or written-offs				
4. Balance As at 30 June 2021				
IV. Carrying amount				
1. As at 30 June 2021	22,798,349.55	1,637,952.60	2,449,128.17	26,885,430.32
1. As at 31 Dec. 2020	24,180,522.73	1,382,555.04	2,476,900.66	28,039,978.43

(2) Temporarily idle fixed assets

Presented in RMB

Item	Cost	Accumulated depreciation	Provision for impairment	Carrying Amount	Note
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(3) Fixed assets leased out under operating leases

Presented in RMB

Item	Carrying amount at the end of reporting period
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(4) Fixed assets pending certificates of ownership

Presented in RMB

Item	Carrying amount	Reason why certificates of ownership are pending
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Note

(5) Fixed assets to be disposed of

Presented in RMB

项目	As at 30 June 2021	期初余额
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Note:

22. Construction in progress

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec. 2020
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(1) Construction in progress

Presented in RMB

Item	As at 30 June 2021			As at 31 Dec. 2020		
	Book value	Provision for impairment	Carrying amount	Book value	Provision for impairment	Carrying amount

(2) Movements of major construction Items in progress

Presented in RMB

Item	Budget	Balance as at 31 Dec. 2020	Additions	Transfers to fixed assets	Other deductions for the year	Balance as at 30 June 2021	Percentage of actual cost to budget (%)	Item progress	Accumulated capitalised interest	Including: interest capitalised in 2021	Interest rate for capitalisation in 2021(%)	Sources of funding
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(3) Provision for impairment of construction in progress

Presented in RMB

Item	Provision for current period	Reason for provision
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Note:

(4) Construction materials

Presented in RMB

Item	As at 30 June 2021			As at 31 Dec. 2020		
	Book balance	Provision for impairment	Carrying amount	Book balance	Provision for impairment	Carrying amount

23、 Productive living assets**(1) Measured at cost** Applicable Not applicable**(2) Measured at fair value** Applicable Not applicable

24. Oil and gas assets

□ Applicable ✓ Not applicable

25. Use rights assets

Presented in RMB

Item		Total
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26. Intangible assets**(1) Intangible assets**

Presented in RMB

Item	Land use rights	Patent right	Know-how	Software	Total
I. Cost					
1. Balance as at 31 Dec. 2020				2,241,800.00	2,241,800.00
2. Additions during the year					
(1) Purchase					
(2) Internal development					
(3) Additions due to business combination					
3. Decrease during the year					
(1) Disposals					
4. As at 30 June 2021				2,241,800.00	2,241,800.00
II. Accumulative amortisation					
1. Balance as at 31 Dec. 2020				2,241,800.00	2,241,800.00
2. Charge for the year					
(1) Provision					
3. Reductions for the year					
(1) Disposals					
4. As at 30 June 2021				2,241,800.00	2,241,800.00
III. Provision for impairment					
1. Balance as at 31 Dec. 2020					
2. Charge for the year					
(1) Provision					

3. Reductions for the year					
(1) Disposals					
4.As at 30 June 2021					
IV. Carrying amount					
1. As at 30 June 2021					
1. As at 31 Dec. 2020					

The carrying amount of intangible assets of the Group arising from internal development is XX% of the total carrying amount of intangible assets at the end of the year.

(2) Land use rights pending certificates of ownership

Presented in RMB

Item	Carrying amount	Reason why certificates of ownership are pending

27. Development costs

Presented in RMB

Item	As at 31 Dec. 2020	Additions during the year		Decreased during the year		As at 30 June 2021
		Internal development	Others	Recognised as intangible assets	Recognised in profit or loss	
Total						

28. Goodwill

(1) Book value of goodwill

Presented in RMB

Name of investee or events from which goodwill arose	As at 31 Dec. 2020	Additions during the year		Decreases during the year	As at 30 June 2021
		Business combination		Disposal	
Total					

(2) Provision for impairment of goodwill

Presented in RMB

Name of investee or events from which goodwill arose	As at 31 Dec. 2020	Additions during the year	Decreases during the year	As at 30 June 2021

		Provision	Disposal	
Total				

Information about the asset group or combination of asset groups in which the goodwill resides

The method of determining goodwill impairment and explain the process and key parameter of goodwill impairment tests:

The impact of goodwill impairment tests:

Other note:

29、Long-term deferred expense

Presented in RMB

Item	As at 1 Jan. 2021	Additions during the year	Amortisation for the year	Others decreases	As at 30 June 2021
Renovation Costs	61,667.53	666,413.00	49,656.77		678,423.76
Total	61,667.53	666,413.00	49,656.77		678,423.76

其他说明

30、Deferred tax assets/Deferred tax liabilities

(1) Deferred tax assets and deferred tax liabilities that are not offset

Presented in RMB

Item	As at 30 June 2021		As at 31 Dec. 2020	
	Deductible or taxable temporary	Deferred tax assets	Deductible or taxable temporary	Deferred tax assets
Provisions for impairment of assets	5,859,920.76	1,464,980.19	6,549,009.33	1,637,252.33
Unrealised profits of intra-group transactions	6,745,000.27	1,686,250.07	40,305,039.22	10,076,259.81
Deductible tax losses	15,167,917.10	3,791,979.28	48,676,321.03	12,169,080.26
Provision for land appreciation tax	385,775,750.47	96,443,937.62	334,846,723.41	83,711,680.85
liquidation reserves				
Accrued Contractual cost	3,601,362.60	900,340.64	20,603,882.91	5,150,970.73
Total	417,149,951.20	104,287,487.80	450,980,975.90	112,745,243.98

(2) Deferred tax liabilities without offsetting

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec. 20
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	Deductible or taxable temporary differences	Deferred tax liabilities	Deductible or taxable temporary differences	Deferred tax liabilities
Changes in the fair value of other equity instrument investments	20,046,619.77	5,011,654.94	20,046,619.77	5,011,654.94
Interest not due	18,361,143.19	4,590,285.80	18,361,143.19	4,590,285.80
Total	38,407,762.96	9,601,940.74	38,407,762.96	9,601,940.74

(3) Deferred tax assets or deferred tax liabilities disclosed as net amount after offsetting

Presented in RMB

Item	Amount of offsetting as at 30 June 2021	Deferred tax assets or liabilities after offsetting as at 30 June 2021	Amount of offsetting as at 31 Dec. 2020	Deferred tax assets or liabilities after offsetting as at 31 Dec. 2020
Deferred tax assets		104,287,487.80		112,745,243.98
Deferred tax liabilities		9,601,940.74		9,601,940.74

(4) Details of unrecognized deferred tax assets

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec. 20
Deductible tax losses	10,528,755.36	21,878,078.42
Bad debt provision	221,326,313.17	217,879,386.20
Provision for impairment of long-term equity	220,084,700.95	220,084,700.95
Provision for impairment of investment real estate	95,824,357.78	96,673,221.03
Total	547,764,127.26	556,515,386.60

(5) Expiration of deductible tax losses for unrecognised deferred tax assets

Presented in RMB

Year	As at 30 June 2021	As at 31 Dec. 20	Note
2021		11,349,323.06	
2022	5,753,184.38	5,753,184.38	
2023	4,085,485.24	4,085,485.24	
2024	688,456.49	688,456.49	
2025	1,629.25	1,629.25	

2026			
Total	10,528,755.36	21,878,078.42	--

31. Other non-current assets

Presented in RMB

Item	As at 30 June 2021			As at 31 Dec. 2020		
	Book balance	Impairment loss	Book value	Book balance	Impairment loss	Book value

32. Short-term loans

(1) Classification of short-term loans

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec. 20
Pledge loans	70,773,140.58	76,893,995.94
Total	70,773,140.58	76,893,995.94

Note:

The ending balance of the loan consist of the factoring with accounts receivables and discounted commercial acceptance bill receivable which is not derecognized.

(2) Past due short-term loans

The total balance of past due short-term loans at the end of the year is RMB 0, including significant items are as follows:

Presented in RMB

Lender	As at 30 June 2021	Interest rate	Past due period	Interest rate if overdue

33. Trading financial liabilities

Presented in RMB

Item	Ending balance	Opening balance
Including:		
Including:		

34. Derivative financial liabilities

Presented in RMB

Item	Ending balance	Opening balance
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35. Notes payable

Presented in RMB

Kind of Class	Ending balance	Opening balance
Commercial acceptance bill	330,993,002.80	
Total	330,993,002.80	

The total amount of notes payable due and unpaid at the end of the current period is RMB 0.

36. Accounts payable**(1) Accounts payable**

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec. 2020
Construction	97,592,538.26	174,552,420.54
Others	2,160,147.25	2,374,193.74
Total	99,752,685.51	176,926,614.28

(2) the age of more than 1 year of important accounts payable

Presented in RMB

Item	As at 30 June 2021	Reasons for non-payment or non-carry-forward
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37. Advances from customers**(1) Advance payments**

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec. 2020
Payment for goods-import and export	4,218,370.69	4,218,370.69
Others	17,118,381.99	1,721,721.46
Total	21,336,752.68	5,940,092.15

(2) Important advances received over one year

Presented in RMB

Item	As at 30 June 2021	Reasons for non-payment or non-carry-forward
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Other note:

The group shall comply with the disclosure requirements of “Shenzhen Stock Exchange Industry Information Disclosure Guidelines No. 3- Listed Companies Engaged in Real Estate Business”.

The top five advances received:

Presented in RMB

Number	Name of project	Opening balance	Ending balance	Expected completion date	Pre-sale ratio
1	ChuanQi DongHu Building	180,760,600.38	335,596,312.38	2019.12.18	97.00%
2	Shengfang CuiLin Building	6,227,263.00	18,075,867.00	2018.05.08	92.00%
3	Tian Yue Bay No. 1	16,579,885.47	18,109,468.91	2017.12.15	68.00%
4	Tian Yue Bay No. 2	1,591,883.50	20,929,599.06	2021.06.30	7.00%
5	YueJing dongfang Project	30,000.00	240,476.19	2018.04.27	99.00%

38. Contractual liabilities

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec. 2020
Advance in house payment	374,239,736.70	196,619,100.77
others	798,344.85	167,876.42
Total	375,038,081.55	196,786,977.19

Changes in amount and reason for the change in reporting period:

Presented in RMB

Item	Changes in the amount	Reason for change
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39. Payroll payable

(1) Employee benefits payable

Presented in RMB

Item	As at 31 Dec 2020	Accrued during the year	Decreased during the year	As at 30 June 2021
Short-term employee benefits	60,375,684.92	63,088,293.97	69,084,660.06	54,379,318.83
Post-employment benefits - defined contribution plans	92,149.17	6,984,810.72	6,984,625.92	92,333.97
Total	60,467,834.09	70,073,104.69	76,069,285.98	54,471,652.80

(2) Short-term employee benefits

Presented in RMB

Item	As at 31 Dec 2020	Accrued during the year	Decreased during the year	As at 30 June 2021
1.Salaries, bonus, allowances	59,181,979.88	55,058,402.34	61,277,324.19	52,963,058.03
2.Staff welfare	37,800.00	1,144,676.16	1,010,917.00	171,559.16
3.Social insurances	1,850.44	2,506,432.83	2,506,432.83	1,850.44
Including: Medical insurance	1,259.40	2,295,397.70	2,295,397.70	1,259.40
Work-related injury insurance	591.04	37,106.15	37,106.15	591.04
Maternity insurance	0.00	173,928.98	173,928.98	
4. Housing Fund	583,666.83	2,975,066.91	2,975,066.91	583,666.83
5. Labor union fees, staff and workers' education fee	570,387.77	1,403,715.73	1,314,919.13	659,184.37
Total	60,375,684.92	63,088,293.97	69,084,660.06	54,379,318.83

(3) Post-employment benefits - defined contribution plans

Presented in RMB

Item	As at 31 Dec 2020	Accrued during the year	Decreased during the year	As at 30 June 2021
Basic pension insurance	75,318.93	4,760,047.65	4,760,047.65	75,318.93
Unemployment insurance	914.12	120,268.07	120,083.27	1,098.92
Annuity	15,916.12	2,104,495.00	2,104,495.00	15,916.12
Total	92,149.17	6,984,810.72	6,984,625.92	92,333.97

Note:

40.Tax payable

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec 2020
Value-added tax	2,434,832.50	2,225,243.79
Corporate income tax	34,021,982.45	116,073,629.88
Individual income tax	775,508.90	1,067,279.80
City maintenance and construction tax	289,653.52	240,165.30
Property tax	4,933,089.19	272,984.08

Land appreciation tax	455,421,887.95	339,492,860.89
Education surcharge	223,727.78	192,629.99
Others	292,327.33	144,853.22
Total	498,393,009.62	459,709,646.95

Note:

41. Other payables

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec 2020
Interest payables	16,535,277.94	16,535,277.94
Other payables	565,657,226.46	260,569,851.80
Total	582,192,504.40	277,105,129.74

(1) Interest payable

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec 2020
Non-financial institution borrowing interest (interest payable to parent company)	16,535,277.94	16,535,277.94
Total	16,535,277.94	16,535,277.94

Significant overdue interest outstanding:

Presented in RMB

Debtor	Overdue amount	Overdue reason
Shenzhen Investment Holdings Co., Ltd.	16,535,277.94	Defer payment
Total	16,535,277.94	--

Note:

The loan principal was paid in full on 22 Dec. 2016.

(2) Dividends payable

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec 2020
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Reason for significant dividends not paid in 1 year:

(3) Other payables**1) Other payables (by nature)**

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec 2020
Accrued land appreciation tax	33,702,506.09	59,789,921.48
Current account to Related parties	18,119,380.19	18,119,380.19
Deposits	98,629,080.12	100,280,051.56
Borrowings from minority shareholders	331,178,702.21	
Others	84,027,557.85	82,380,498.57
Total	565,657,226.46	260,569,851.80

2) significant other payables aging over 1 year

Presented in RMB

Item	As at 30 June 2021	Reason for no repayment

Note:

On 30 April 2021, the group acquired 51% equity of Guangdong Jianbang group (Huiyang) industrial Co., LTD, while the remaining 49% equity is still held by Guangzhou Bopi enterprise management consultant company. According to “Cooperative Development Agreement”, the group and the Bopi company need to provide Jianbang with loans based on equity ratio in support of its development. The Bopi company borrowed 331,178,702.21 to Jianbang with interest rate at 6%.

42. Liabilities held for sale

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec 2020

43. Non-current liabilities due within one year

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec 2020

44. Other current liabilities

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec 2020
Others	18,752,463.49	8,917,027.07

Total	18,752,463.49	8,917,027.07
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Movement in Short-term bonds payable:

Presented in RMB

Name of the bond	Face value	Release date	The bond deadline	issuance	As at 31 Dec 2020	The current issue	Interest is accrued at face value	Amortization of excess discount	The current pay		As at 30 June 2021
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Note:

According to new revenue standard, the VAT of advance received is adjusted to “other current liabilities” in current reporting period..

45. Long-term loans

(1) Long-term loans classification

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec 2020
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Note:

46. Debentures payable

(1) Debentures payable

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec 2020
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(2) Changes in increase or decrease of bonds payable (excluding preferred stock, perpetual debt and other financial instruments classified as financial liabilities)

Presented in RMB

Name of the bond	Face value	Release date	The bond deadline	issuance	As at 31 Dec. 20	The current issue	Interest is accrued at face value	Amortization of excess discount	The current pay		As at 30 June 2021
Total	--	--	--								

(3) Convertible corporate bonds(Convertible company bonds conversion conditions, conversion time)

(4) Other financial instruments classified as financial liabilities

Basic information on preferred stock, perpetual debt and other financial instruments outstanding at the end of the period:

Statement of changes in preferred shares, perpetual bonds and other financial instruments outstanding

at the end of the period:

Presented in RMB

An outstanding financial	2020.12.31		Increase in current period		The reduced in current period		2021.6.30	
	The number of	The book value	The number of	The book value	The number of	The book value	The number of	The book value

47. Lease liabilities

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec 2020
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48. Long-term payables

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec 2020
Long-term payables	8,245,567.40	7,480,233.43
Total	8,245,567.40	7,480,233.43

(1) Long-term payables (shown by nature of payments)

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec 2020
Maintenance fund	8,245,567.40	7,480,233.43

(2) Special payables

Presented in RMB

Item	As at 31 Dec 2020	Increase in current	The reduced	As at 30 June 2021	Reasons for the formation
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49. Long-term employee benefits payable

(1) Long-term employee benefits payable

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec 2020
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(2) Set the changes of benefit plan

Set the present value of the benefit plan obligation:

Presented in RMB

Item	This amount	The amount of the previous period
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Plan assets

Presented in RMB

Item	This amount	The amount of the previous period
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Defined benefit plan net liabilities (net assets) :

Presented in RMB

Item	This amount	The amount of the previous period
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The content, causes, characteristics and related risks of the defined benefit plan and the influence of the benefit plan on the amount, time and uncertainty of the Group's future cash flow.

Actuarial hypothesis and Sensitivity analysis of setting benefit plan:

Other note:

50. Provisions

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec 2020	Causes
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Note:

51. Deferred income

Presented in RMB

Item	As at 31 Dec 2020	Additions during the year	Reductions during the year	As at 30 June 2021	Reason for deferral
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details of deferred income – government grant:

Presented in RMB

species	As at 31 Dec 2020	New subsidy amount of this period	Amount booked into non-operating income for the current period	Amount booked into other income for the current period	The amount of the current period carried forward to reduce related costs	other change	As at 30 June 2021	Relating to assets/earnings
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52. Other non-current liabilities

Presented in RMB

Item	As at 30 June 2021	As at 31 Dec 2020
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53. Share capital

Presented in RMB

	As at 31 Dec 2020	Increase or decrease of current period (+, -)					As at 30 June 2021
		New shares	Stock dividend	conversion from reserve to shares	Others	Subtotal	
The total number of shares	1,011,660,000.00						1,011,660,000.00

54. Other equity instruments

(1) **Basic information on preferred stock, perpetual debt and other financial instruments outstanding at the end of the period:**

(2) **movement on preferred stock, perpetual debt and other financial instruments outstanding at the end of the period:**

Presented in RMB

issued Financial instruments	As at 31 Dec 2020		Increase in		The reduced		As at 30 June 2021	
	Numbers	Book value	Numbers	Book value	Numbers	Book value	Numbers	Book value

the change of the increase or decrease of other equity instruments in the current period, the reasons for the change, and the relevant accounting treatment basis.

55. Capital reserves

Presented in RMB

Item	As at 31 Dec 2020	Increase in current period	The reduced in current period	As at 30 June 2021
Share premium	557,433,036.93			557,433,036.93
Other capital reserves	420,811,873.18			420,811,873.18
Total	978,244,910.11			978,244,910.11

Reason for movements in capital reserves:

56. Inventory stocks

Presente

Item	As at 31 Dec 2020	Increase in current period	The reduced in current period	As at 30 June 2021

Reason for movements in capital reserves:

57. Other comprehensive income

Presented in RMB

Item	As at 31 Dec 2020	Current amount						As at 30 June 2021
		The current income tax before the amount	Less: the amount counted to the retained earnings during the reporting period	Less: the amount counted to the profit and loss during the reporting period which had been Less: the amount counted to the retained earnings during the reporting period	Less: the amount counted to the profit and loss during the reporting period which had been Less: the amount counted to the retained earnings during the reporting period	Less: Income tax expense	Attributa ble to the parent company after tax Attributa ble to minority sharehold ers after tax	
I. Other comprehensive income that cannot be reclassified into profits and losses	15,034,964.83	570,414.67				570,414.67		15,605,379.50
Changes in the fair value of other equity instrument investments	15,034,964.83	570,414.67				570,414.67		15,605,379.50
II. Other comprehensive income which is reclassified into profit and loss	13,128,085.30	582,982.61	0.00		0.00	582,982.61	-693,845.59	13,711,067.91
Translation differences arising from translation of foreign currency financial statements	13,128,085.30	582,982.61				582,982.61	-693,845.59	13,711,067.91
Total	28,163,050.13	1,153,397.28	0.00		0.00	1,153,397.28	-693,845.59	29,316,447.41

58. Specific reserve

Presented in RMB

Item	As at 31 Dec 2020	Additions during the year	Reductions during the year	As at 30 June 2021
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Reason for changes in specific reserve in current period:

59. Surplus reserve

Presented in RMB

Item	As at 31 Dec 2020	Additions during the year	Reductions during the year	As at 30 June 2021
Statutory surplus reserve	218,724,273.67			218,724,273.67
Total	218,724,273.67			218,724,273.67

Note: According to the "Company Law" and the company's articles of association, the company appropriates a statutory surplus reserve at 10% of its net profit. It will no longer be appropriated if the accumulative amount of statutory surplus reserve reaches more than 50% of the company's registered capital

60. Retained earnings

Presented in RMB

Item	Year ended 30 June 2021	Year ended 30 June 2020
Before adjustment: Retained earnings at the end of the previous period	1,560,720,254.31	1,464,915,816.81
After adjustment: Retained earnings at the beginning of the reporting period	1,560,720,254.31	1,464,915,816.81
Add: Net profits for the year attributable to shareholders of the Group	132,447,122.14	97,274,985.72
Dividends payable to ordinary shares	88,014,420.00	166,923,900.00
Retained earnings at the end of the reporting period	1,605,152,956.45	1,395,266,902.53

Adjustments on beginning retained earnings are as follows:

- 1). Retrospective adjustments of RMB 0.00 made on beginning retained earnings in accordance with CAS and related new regulations.
- 2). RMB 0.00 on beginning retained earnings due to changes in accounting policies.
- 3). RMB 0.00 on beginning retained earnings due to corrections of significant accounting errors.
- 4). RMB 0.00 on beginning retained earnings due to changes in consolidation scope resulting from business combinations involving entities under common control.
- 5). RMB 0.00 on beginning retained earnings due to other adjustments.

61. Operation Income and Costs

Presented in RMB

Item	Year ended 30 June 2021		Year ended 30 June 2020	
	Income	costs	Income	costs
Principal activities	689,047,393.48	330,844,214.47	592,168,994.82	342,975,012.09
Other operating activities	5,550,824.99	1,131,464.08	4,089,500.58	933,075.37
Total	694,598,218.47	331,975,678.55	596,258,495.40	343,908,087.46

Income related information:

Presented in RMB

Contract type	Segment 1	Segment 2	Total

Information related to performance obligations:

There are four criteria need to be satisfied when the group recognizing the revenue from property sales: (1) the sale contract has been signed and filed with the land department; (2) the property development is completed and pass the acceptance; (3) For Lump-sum payment, revenue is recognized by the group when the consideration is fully received. For instalment payment, revenue is recognized when the first installment has been received and the bank mortgage approval procedures have been completed. (4) completed the procedures for entering the partnership in accordance with the requirements stipulated in sale contract.

Information related to the transaction price allocated to the remaining performance obligations:

At the end of the reporting period, the amount of revenue corresponding to the performance obligations that have been signed but not yet performed or not yet completed is RMB 515,922,852.72 yuan, Among them, RMB 400,000,000.00 yuan is expected to be recognized as revenue in 2021, RMB 115,922,852.72 is expected to be recognized as revenue in the year 2022, and RMB 0 yuan is expected to be recognized as revenue in the year.

Note: The company complies with the disclosure requirements of "Shenzhen Stock Exchange Industry Information Disclosure Guidelines No. 3-Listed Companies Engaged in Real Estate Business"

Information of the top five projects that the revenue recognized during the reporting period:

Presented in RMB

No.	Project	Income amount
1	ChuanQi DongHu Building	429,251,936.21
2	Shengfang CuiLin Building	11,483,673.34
3	TianYue Bay No.1	38,827,292.52
4	YueJing dongfang Project	394,038.10
5	Jinye Island	0

62. Taxes and surcharges

Presented in RMB

Item	Current amount	Amount of previous period
Urban maintenance and construction tax	2,116,459.71	1,825,068.95
Education surcharge	939,297.22	811,262.23
Property tax	4,661,338.71	2,110,622.87
Land use tax	53,795.62	107,733.28
Vehicle and vessel usage tax	6,030.00	4,710.00
Stamp duty	380,892.76	213,285.17
Land appreciation tax	138,238,943.94	79,824,750.12
Local education surcharge	569,112.63	491,930.13
Embankment protection fees	393,247.80	218,750.12
Total	147,359,118.39	85,608,112.87

Note: the tax and additional payment standards are detailed in Note VI. Tax.

63. Selling and distribution expense

Presented in RMB

Item	Current amount	Amount of previous period
Employee benefits	1,989,941.91	2,823,089.29
Advertising expenses	1,917,769.32	1,284,043.70
Entertainment expenses	250,432.76	238,746.50
commissions	9,360,189.39	3,615,467.32
Others	3,297,266.68	575,101.57
Total	16,815,600.06	8,536,448.38

Note:

64. General and administrative expenses

Presented in RMB

Item	Current amount	Amount of previous period
Employee benefits	30,479,393.18	33,335,370.04
Taxes		
Depreciation	1,394,723.83	1,362,176.52
Entertainment expenses	1,342,134.54	820,263.83
Professional fee	980,491.44	337,923.08

Travel expense	33,943.63	16,813.77
Office expenses	998,969.38	628,812.36
Maintenance expenses	395,206.71	395,651.84
Utilities	278,307.83	190,945.62
Amortization	227,695.45	150,041.78
Others	4,168,718.23	3,015,978.42
Total	40,299,584.22	40,253,977.26

Note:

65. Research and development expense

Presented in RMB

Item	Current amount	Amount of previous period
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66. Financial expense

Presented in RMB

Item	Current amount	Amount of previous period
Interest expense		38,742.51
Less: Interest income	16,398,025.57	5,932,973.60
Less: capitalized interest		
Exchange losses/-gains	-201,900.59	-28,526.54
Less: Exchange losses and gains capitalized		
Others	185,438.57	213,914.16
Total	-16,414,487.59	-5,747,585.98

67. Other Income

Presented in RMB

Item (Source of other income)	Current amount	Amount of previous period
Input VAT deduction	643,733.52	557,379.14

68. Investment Income

Presented in RMB

Item	Current amount	Amount of previous period
Financial product		15,217,058.60

Total		15,217,058.60
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69. Net exposure hedging income

Presented in RMB

Item	Current amount	Amount of previous period
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70. Income from changes in fair value

Presented in RMB

The source of the fair value change income	Current amount	Amount of previous period
Trading financial assets	2,329,484.00	
Total	2,329,484.00	

Note:

The group purchased monetary fund at 13 billion yuan in early June 2021 and one month income is 2,329,484.00 yuan.

71. Credit impairment loss

Presented in RMB

Item	Current amount	Amount of previous period
Bad debt losses on other receivables	1,142,580.28	
Total	1,142,580.28	

72. Impairment loss of assets

Presented in RMB

Item	Current amount	Amount of previous period
Bad debt loss		534,500.00
Total		534,500.00

73. Income from asset disposal

Presented in RMB

Source of asset disposal	Current amount	Amount of previous period
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74. Non-operating income

Presented in RMB

Item	Current amount	Amount of previous period	Amount booked into current
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			non-recurring profits and losses
Government subsidies		2,792,616.39	
Confiscated income	1,352,709.50	70,000.00	
Others	18,048.38	39,417.38	
Total	1,370,757.88	2,902,033.77	

Government subsidy counted to the current profit and loss:

Presented in RMB

Item	Issuer	Reason for issue	Subsidy nature	Does the subsidy affect the profit and loss of the year	Whether special subsidy	Current amount	Amount of previous period	Relating to assets or earnings

75. Non-operating expenses

Presented in RMB

Item	Current amount	Amount of previous period	Amount counted to the current non-operating gain and loss
Donations provided		500,000.00	
Others	25,246.47	1,501,278.48	
Total	25,246.47	2,001,278.48	

76. Income tax expense

(1) Details of income tax expenses

Presented in RMB

Item	Current amount	Amount of previous period
Current tax expense for the year	47,841,099.11	43,599,689.97
Total	47,841,099.11	43,599,689.97

(2) Reconciliation between income tax expenses and accounting profit is as follows:

Presented in RMB

Item	Current amount
Profits/losses before tax	180,024,034.05
Expected income tax expenses at applicable tax rate	45,006,008.51

Effect of different tax rates applied by subsidiaries	0.00
Effect of non-deductible costs, expenses and losses	2,835,090.60
Income tax expenses	47,841,099.11

77. Other comprehensive income

Refer to Note VII. 57 for details.

78. Cash Flow Statement

(1) Proceeds from operating activities

Presented in RMB

Item	Current amount	Amount of previous period
Interest income	16,145,175.19	5,407,752.35
Deposits and security deposits	4,840,752.27	2,919,486.01
Maintenance Fund	48,921.12	588,849.58
Collecting fee for certifications on behalf	196,503.48	259,013.65
Others	226,919,277.33	33,335,274.12
Total	248,150,629.39	42,510,375.71

Note to Proceeds from other operating activities:

(2) Payment for other operating activities

Presented in RMB

Item	Current amount	Amount of previous period
Payment for general and administrative expenses	5,877,859.14	5,953,780.78
Payment for selling and distribution expenses	12,305,839.37	10,827,564.54
Deposits and security deposits	3,809,037.95	2,573,686.00
Paying fee for certifications on behalf	46,643.34	75,218.11
Others	324,877,972.54	89,300,550.71
Total	346,917,352.34	108,730,800.14

Note to payment for other operating activities:

(3) Proceeds from other investing activities

Presented in RMB

Item	Current amount	Amount of previous period
Restricted cash recovered in the current period – structured deposit		1,000,000,000.00
Total		1,000,000,000.00

Note to proceeds from other investing activities:

(4) Payment for other investing activities

Presented in RMB

Item	Current amount	Amount of previous period
Purchasing monetary fund	1,300,000,000.00	
Total	1,300,000,000.00	

Note to payment for other investing activities:

The group purchased 13billions yuan monetary fund in June 2021.

(5) Proceeds from other financing activities

Presented in RMB

Item	Current amount	Amount of previous period
Borrowing from minority shareholders	331,178,702.21	
Total	331,178,702.21	

Note to proceeds from other financing activities:

One of shareholder (Guangzhou Bopi) of Jianbang company lent 331,178,702.21 yuan to Jianbang.

(6) Payment for other financing activities

Presented in RMB

Item	Current amount	Amount of previous period

Note to payment for other financing activities:

79. Supplementary information of the cash flow statement

(1) supplementary information of the cash flow statement

Presented in RMB

Supplementary information	Current amount	Amount of previous period
1. Adjust net profit to cash flow from operating activities:	--	--
Net profit	132,182,934.94	97,309,458.47

Add: Provisions for impairment of assets		
Depreciation of Fixed Assets, Depreciation of Investment Real Estate, Depreciation of Oil and Gas Assets, Depreciation of Productive Biological Assets	13,557,880.81	13,145,126.03
Depreciation of Usability Assets		
Amortization of intangible assets		
Amortization of long-term prepaid expenses	59,919.67	59,662.86
Loss on disposal of fixed assets, intangible assets and other long-term assets (marked with "-" for gains)	-10,871.50	
Loss on the scrapping of fixed assets (marked with "-" for income)	1,598.00	17,829.60
Loss from changes in fair value (marked with "-" for earnings)	-2,329,484.00	
Financial expenses (revenue marked with "-")	-2,274,549.67	3,135,908.80
Loss on investment (marked with "-" for income)	0.00	-15,217,058.60
Deferred tax assets decreased (marked with "-" for increase)	8,457,756.18	7,327,401.98
Deferred tax liability increased (marked with "-" for decrease)	0.00	-4,903,293.58
Decrease in stock (marked with "-" for increase)	-799,115,376.98	186,722,872.58
Decrease of operating receivable items (marked with "-" for increase)	201,580,001.54	-225,749,300.15
Increase in operational payable items (marked with "-" for decrease)	162,251,243.69	-274,147,130.87
Other	98,195.86	55,724.29
Net cash flow from operating activities	-285,540,751.46	-212,242,798.59
2. Major investment and financing activities that do not involve cash receipts and expenditures:	--	--
Debt to capital		
A convertible corporate bond maturing within one year		
Leasing of fixed assets through financing		
3. Net changes in cash and cash equivalents:	--	--
Ending balance of cash	876,192,880.75	2,148,222,433.87
Minus: Opening balance of cash	2,669,103,926.82	1,507,189,760.35
Plus: ending balance of cash equivalents		
Minus: Beginning balance of cash equivalents		
Net increase in cash and cash equivalents	-1,792,911,046.07	641,032,673.52

(2) The net cash of the subsidiary paid in the current period

Presented in RMB

Item	Amount
Businesses incurred in the current period are consolidated into cash or cash equivalents paid in the current period	450,000,000.00

Including:	--
Less: Cash and cash equivalents held by the Group on the date of purchase	118,241.85
Including:	--
To obtain the net cash amount paid by the subsidiary	449,881,758.15

Note:

On 30 April 2021, the group acquired 51% equity of Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd. at 45,000 ten thousand yuan.

(3) Net cash received for disposal of subsidiaries during the current period

(4) Composition of cash and cash equivalents

Presented in RMB

Item	Ending balance	Opening balance
Cash	876,192,880.75	2,669,103,926.82
Closing cash and cash equivalents balance	876,192,880.75	2,669,103,926.82

80. Notes for items in the statement of changes in shareholders' equity

Note of the nature and amount of adjustment of "other" items adjusting the balance at the end of last year.

81. Assets whose ownership or use rights are restricted

Presented in RMB

Item	Ending book value	Limited reason
Notes receivable	7,818,054.79	endorse or discount a commercial acceptance bill before maturity
Accounts receivable	62,955,085.79	Short-term loan pledge
Total	70,773,140.58	--

82. Foreign currency monetary items

(1) Foreign currency monetary items

Presented in RMB

Item	Ending Foreign Currency Balance	Discount rate	Balance converted into RMB at the end
Monetary fund	--	--	
Including: US dollar	40,345.54	6.4578	260,543.43

The euro			
Hong Kong dollars	7,447,992.80	0.8320	6,197,102.41
Accounts receivable	--	--	
Including: US dollar			
The euro			
Hong Kong dollars	4,905,150.10	0.8320	4,081,330.14
Long-term borrowing	--	--	
Including: US dollar			
The euro			
Hong Kong dollars			
Other receivables			
Including: US dollar		--	
Hong Kong dollars	20,165,086.70	0.8320	16,778,360.39
Other payables			
Including: US dollar	655,299.33	6.4578	4,231,792.01
Hong Kong dollars			

Note:

The company's important overseas business entities are Great Wall Real Estate Co., Ltd. and Xinfeng Enterprise Co., Ltd. Since Great Wall Real Estate Co., Ltd. is mainly operating in the United States, it chooses the US dollar as the functional currency; Xinfeng Enterprise Co., Ltd. is an investment company, the main business activities of its investment entities are all in mainland China, and the RMB is used as the standard currency for bookkeeping, so it chooses RMB as the standard currency for bookkeeping.

(2) Note to overseas operating entities, including important overseas operating entities, which should be disclosed about its principal business place, function currency for bookkeeping and basis for the choice. In case of any change in function currency, the cause should be disclosed.

Applicable Not Applicable

83. Hedging

The qualitative and quantitative information of the hedge item, the related hedge instrument and the hedged risk shall be disclosed according to the hedge Types.

84. Government subsidies

(1) Basic information of government subsidies

Presented in RMB

Categories	Amount	Items presented	Amount counted to the current profit and loss
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(2) Refunding of the government subsidies

Applicable Not Applicable

85. Other

VIII. Change of consolidation scope

1. Business combinations involving enterprises not under common control

(1) Business combinations involving enterprises not under common control occurred during the year

Presented in RMB

Acquiree	Acquisition date of equity investment	Cost of equity investment	Shareholding acquired %	Acquisition method	Acquisition date	Basis of acquisition date determination	Acquiree's income from acquisition date to 2021.6.30	Acquiree's net profit from acquisition date to 2021.6.30
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(2) Acquisition cost and goodwill

The method for determining the fair value of the combined cost and the note to Contingent consideration and its movement:

The main reason for the formation of large amount of goodwill:

Other Note:

(3) Identifiable assets and liabilities of the acquiree at the acquisition date

The method of determining fair value of identifiable assets and liabilities:

The contingent liability of the acquiree assumed in business combination:

Other note:

(4) Gain or loss from remeasurement of equity interests held prior to acquisition date to fair value

Whether there are multiple transactions to achieve the business merger step by step and gain control during the reporting period

Yes No

(5) If it is impossible to reasonably determine the merger consideration or the fair value of the assets and liabilities recognized by the purchaser on the purchase date or at the end of the current period, the Group shall disclose the fact and reasons.

(6) Other Note

2. Business combinations involving enterprises under common control

(1) Business combinations involving enterprises under common control during the period

Presented in RMB

Acquiree	Proportion of equity interests acquired in business combination	Basis for business combination under common control	Combination date	Basis for determination of combination date	Income from the beginning of the year to the combination date	Net profit from the beginning of the year to the combination date	Acquiree's income for half-year 2020	Acquiree's net profit for half-year 2020

(2) Combination cost

Note to contingent consideration and its movement:

Other note:

(3) Book value of merged party's assets and liabilities in combination date

The contingent liabilities of the merged party assumed in a business combination:

Other note:

3. Reverse buying

Basic Trading information, the basis of reverse purchase, whether the assets and liabilities retained by the listed company and its judgment and determination method of the combination costs, transaction confirmation of goodwill or accounted for as current profit or loss or adjust the amount of rights and its calculation process:

4. Disposal of subsidiaries

Whether subsidiaries reduced due to single disposal until loss of control

Yes No

Whether exist multiple transactions to dispose of the equity step by step to the loss of control and the reduction of the subsidiary

Yes No

5. Other reason for change of consolidation scope

Explain the changes in the scope of the merger caused by other reasons (such as the establishment of a new subsidiary or liquidation of a subsidiary):

At 30 April 2021, the Group signed “Cooperative Development Agreement” and “management entrusting agreement” with relevant parties, and decided to purchase 51% equity of Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd. (abbr: Jianbang company) which is held by Guangzhou Bopi Enterprise Management Consulting Co., LTD using its own funds at 450,000,000.00 yuan. At 11 May 2021, transacting parties completed the registration of shareholding change according to the contract, Jianbang company is under the group’s actual control after the transaction.

The group has rights to variable returns from its involvement with the Jianbang company and has the ability to affect its returns through its power over the Jianbang. The essence of this acquisition is mainly to obtain products to be developed and products in progress which are main assets of the Jianbang company.

6. Other

IX. Interest in other entities

1. Interests in subsidiaries

(1) Composition of the Group

Name	Principal place of business	Registration place	Business nature	Shareholding %		Acquisition method
				Direct	Indirect	
Shenzhen City SPG Long Gang Development Ltd.	Shenzhen	Shenzhen	Real estate development	95.00%	5.00%	Acquiring through establishment or investment
American Great Wall Co., Ltd	U.S.	U.S.	Real estate development	70.00%		Acquiring through establishment or investment
Shenzhen City Property Management Ltd.	Shenzhen	Shenzhen	Property management	95.00%	5.00%	Acquiring through establishment or investment
Shenzhen Petrel Hotel Co. Ltd.	Shenzhen	Shenzhen	Hotel Services	68.10%	31.90%	Acquiring through establishment or investment
Shenzhen Zhen Tung Engineering Ltd.	Shenzhen	Shenzhen	Installation and maintenance	73.00%	27.00%	Acquiring through establishment or investment
Shenzhen City We Gen Construction Management Ltd.	Shenzhen	Shenzhen	Supervision	75.00%	25.00%	Acquiring through establishment or investment

Shenzhen Lain Hua Industry and Trading Co., Ltd.	Shenzhen	Shenzhen	Mechanical & Electrical device installation	95.00%	5.00%	Acquiring through establishment or investment
Fresh Peak Zhiye Co., Ltd.	Hong Kong	Hong Kong	Investment and management	100.00%		Acquiring through establishment or investment
Xin Feng Enterprise Co., Ltd.	Hong Kong	Hong Kong	Investment and management	100.00%		Acquiring through establishment or investment
Shenzhen City Shenfang Free Trade Trading Ltd.	Shenzhen	Shenzhen	Commercial trade	95.00%	5.00%	Acquiring through establishment or investment
Shenzhen City Shenfang Investment Ltd.	Shenzhen	Shenzhen	Investment	90.00%	10.00%	Acquiring through establishment or investment
Shenzhen Special Economic Zone Real Estate (Group) Guangzhou Property and Estate Co., Ltd.	Shenzhen	Shenzhen	Real estate development	95.00%	5.00%	Acquiring through establishment or investment
Beijing fresh peak property development management limited company	Beijing	Beijing	Real estate	75.00%	25.00%	Acquiring through establishment or investment

Note to shareholding ratio is different from the voting ratio in subsidiaries:

The basis of holding half or less of the voting rights but still controlling the investee and holding more than half of the voting rights but not controlling the investee:

The basis for controlling significant structured entities in the scope of merger:

The basis for determining whether a company is an agent or a principal:

Other note:

①In consolidation scope, there are five subsidiaries in “revoked but not cancelled” condition: Beijing SPG Property Management Limited, Guangzhou Huangpu Xizun real estate limited company, Shenzhen Special Economic Zone Real Estate (Group) Guangzhou Property and Estate Co., Ltd., Fresh Peak Real Estate Dev. Construction (Wuhan) Co. Ltd. and Beijing Shenfang Property Management Co., Ltd. They are presented on the basis of discontinued operations; these five subsidiaries have made full provision for impairment of debt for the companies outside the consolidation scope.

②The cancelled, revoked and closed subsidiaries of the Company that are not included in the scope of consolidation are as follows:

Name	Principal place of business	Registration place	Business nature	Shareholding proportion		Way of acquisition
				Direct	Indirect	
Shenzhen Shenfang Department Store Co. Ltd	Shenzhen	Shenzhen	Commercial trade	95.00	5.00	Acquiring through establishment or investment
Paklid Limited	Hong Kong	Hong Kong	Commercial trade	60.00	40.00	Acquiring through establishment or investment

Bekaton Property Limited	Australia	Australia	Real estate	60.00	--	Acquiring through establishment or investment
Canada Great Wall (Vancouver)	Canada	Canada	Real estate	--	60.00	Acquiring through establishment or investment
Guangdong Fengkai County Lianfeng Cement Manufacturing Co., Ltd.	Fengkai Guangdong	Fengkai Guangdong	Manufacturing	--	90.00	Acquiring through establishment or investment
Jiangmen Xinjiang Real Estate Co., Ltd	Jiangmen Guangdong	Jiangmen Guangdong	Real estate	--	90.91	Acquiring through establishment or investment
Xi'an Fresh Peak Property Trading Co., Ltd	Xi'an Shanxi	Xi'an Shanxi	Real estate	--	67.00	Acquiring through establishment or investment
Shenxi Limited	Shenzhen	Shenzhen	Building Decoration	70.00	--	Acquiring through establishment or investment
Shenzhen Zhentong New Electromechanical Industry Development Co., Ltd.	Shenzhen	Shenzhen	Mechanical and electrical engineering	95.00	5.00	Acquiring through establishment or investment
Shenzhen Real Estate Electromechanical Management Company	Shenzhen	Shenzhen	Electromechanical Management	100.00	--	Acquiring through establishment or investment
Shenzhen Nanyang Hotel Co., Ltd.	Shenzhen	Shenzhen	Hotel Management	95.00	5.00	Acquiring through establishment or investment
Shenzhen Kangtailong Industrial Electric Cooker Co., Ltd.	Shenzhen	Shenzhen	Industrial manufacturing	--	100.00	Acquiring through establishment or investment
Shenzhen Longgang Henggang Huagang Industrial Co., Ltd.	Shenzhen	Shenzhen	Industrial Investment	--	79.92	Acquiring through establishment or investment

Note:

1. Shenzhen Shenfang Department Store Co. Ltd called a shareholder meeting on 29 October 2007, decided to terminate the business and establish a liquidation team to conduct the liquidation. The liquidation team issued a liquidation report on 7 December, 2007.
2. Paklid Limited, Bekaton Property Limited and Canada Great Wall (Vancouver) were established by the group abroad in the early years. On 13 December 2000, the group held a board meeting and decided to liquidate these three companies. Bekaton Property Limited and Canada Great Wall (Vancouver) have been winded up.

3. All assets from Guangdong Fengkai County Lianfeng Cement Manufacturing Co., Ltd. (including tangible and intangible asset) were auctioned by the court on 22 January 2019, becoming a shell company.
4. Shenxi Limited was a holding subsidiary of Shenzhen Tefa Real Estate Consolidated Services Co., Ltd. which is a deregistered subsidiary of the group. By the Group's announcement, "The notice on the merger of Shenzhen Zhen Tung Engineering Ltd and Shenxi Limited" (Shenfeng [1997] No.19), all businesses from Shenxi Limited were undertaken by Shenzhen Zhen Tung Engineering Ltd and Shenxi Limited and were revoked on 8 February 2002.

The group could no longer effectively control these invested companies which have not been included in the consolidation scope were either been cancelled or ceased operation many years ago, and were no longer exist. According to "Accounting Standard for Business Enterprises No. 33-Consolidated Financial Statements", the group already accrued full amount of impairment for the book value of the net investment in above companies which are not included in the consolidated scope.

(2) Material non-wholly owned subsidiaries

Presented in RMB

Name	Proportion of ownership interest held by non-controlling interests %	Profit or loss allocated to non-controlling interests during the year	Dividend declared to non-controlling shareholders during the year	Balance of non-controlling interests as at 2021.6.30
Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd.	49.00%	-225,833.76		432,167,344.39
Great Wall Estate Co., Inc	30.00%	-38,353.44		-20,397,557.81
Fresh Peak Investment Ltd	45.00%	-1,419.08		-116,180,431.36
Barenie Co. Ltd.	20.00%	47.62		-3,886,968.79

Note to shareholding ratio of minority shareholder is different from the voting ratio:

Note:

(3) Key financial information about material non-wholly owned subsidiaries

Presented in RMB

Name	As at 30 June 2021						As at 30 June 2020					
	Current assets	Non-current assets	Total assets	Current liabilities	Non-current liabilities	Total liabilities	Current assets	Non-current assets	Total assets	Current liabilities	Non-current liabilities	Total liabilities
Guangdong	1,023,093,139.34	8,935.68	1,023,102,075.02	1,024,651,992.31	0.00	1,024,651,992.31	282,015,748.59	0.00	282,015,748.59	282,685,044.37	0.00	282,685,044.37

Jianbang Group (Huiyang) Industrial Co., Ltd.												
Great Wall Estate Co., Inc	260,543.43	17,842,591.43	18,103,134.86	100,382,145.99	0.00	100,382,145.99	135,920.52	18,027,985.50	18,163,906.02	101,822,102.87	0.00	101,822,102.87
Fresh Peak Investment Ltd	4,760.68	36,016.90	40,777.58	258,219,596.96	0.00	258,219,596.96	4,769.05	36,016.90	40,785.95	258,216,451.81	0.00	258,216,451.81
Barenie Co. Ltd.	974.33	0.00	974.33	32,895,188.97	0.00	32,895,188.97	985.56	0.00	985.56	32,895,438.31	0.00	32,895,438.31

Presented in RMB

Name	Year ended 2021.6.30				Year ended 2020.6.30			
	Operating income	Net profit	Total comprehensive income	Cash flows from operating activities	Operating income	Net profit	Total comprehensive income	Cash flows from operating activities
Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd.	0.00	-880,621.51	-880,621.51	-666,756,866.68				
Great Wall Estate Co., Inc	260,141.10	-127,844.80	-127,844.80	128,668.43	142,264.71	114,909.18	114,909.18	114,087.11
Fresh Peak Investment Ltd	0.00	-3,153.52	-3,153.52	0.00	0.00	-15,714.16	-15,714.16	0.00
Barenie Co. Ltd.	0.00	238.11	238.11	0.00	0.00	-15,775.13	-15,775.13	0.00

(4) Material restriction on the use of the Group's assets and the settlement of the Group's liabilities**(5) Financial support or other support provided to structured entities included in the scope of the consolidated financial statements****2. Transactions that cause changes in the Group's interests in subsidiaries that do not result in loss of control****(1) ① Changes in the Group's interests in subsidiaries:****(2) Impact from transactions with non-controlling interests and equity attributable to the shareholders of the Group:****3. Interests in joint ventures or associates****(1) Material joint ventures or associates**

Name	Principal place of business	Registration place	Business nature	Shareholding (%)		Accounting treatment of investments in joint ventures or associates
				Direct	Indirect	

Note to shareholding ratio is different from the voting ratio in Joint ventures or associates:

The basis of holding less than 20% of the voting rights but still has a material impact on and holding more than 20% of the voting rights but do not have a material impact on:

(2) Key financial information of material joint ventures:**(3) Key financial information of material associates:****(4) Summarized financial information of immaterial joint ventures and associates:**

Presented in RMB

	Ending balance/amount incurred in the reporting period	Opening balance/amount incurred in the reporting period
Joint ventures:	--	--
Aggregate carrying amount of investments	377,489.68	377,489.68
Aggregate amount of share of	--	--
Associates:	--	--
Aggregate amount of share of	--	--
Net profit		-92,348.97

(5) Material restrictions on transfers of funds from investees to the Group**(6) Excess loss from joint ventures or associates**

Presented in RMB

Investee	Accumulated unrecognized	Unrecognized loss (or share of	Accumulated unrecognized
	loss in prior periods	net profit)for the year	loss as at 2021.6.30
Shenzhen Fresh Peak property consultant Co., Ltd	1,095,961.55	1,121,994.34	2,217,955.89

Note:

Shenzhen Fresh Peak property consultant Co., Ltd was established on 15 March 1993 with registered capital of 3,000,000 yuan. The group subscribed RMB 600,000 (20% in total capital). As at 30 June 2021, the group contributed RMB 600,000 and already confirmed long-term equity invest lose RMB 600,000.

(7) Unrecognized commitments in connection with its investment in joint ventures**(8) Contingent liabilities in connection with its investment in joint ventures or associates****4. Material joint operations**

Name	Principal place of business	Registration place	Business nature	Shareholding/Share of net assets (%)	
				Direct	Indirect

Note to shareholding ratio is different from the voting ratio in Joint operations:

The basis of classifying separate entities as joint operation:

Other note:

5. Interests and interests in structured entities not included in the scope of consolidated financial statements

Note to structured entities not included in the scope of consolidated financial statements:

6. Other**X. Risk Management of Financial Instruments**

The Group's main financial instruments include the monetary funds, notes receivable, other receivables, Other current assets, accounts receivable, other equity instrument investments, accounts payable, other payables, short-term borrowing, long-term payables. Details of the various financial instruments are disclosed in the relevant notes. The risks associated with these financial instruments and the risk management policies adopted by the Group to mitigate these risks are described below. The

management of the Group manages and monitors these exposures to ensure that these risks are contained within the limits specified.

1、Risk management objectives and policies

The Group's goal in risk management is to strike an appropriate balance between risks and benefits, and strive to reduce the adverse impact of financial risks on the Group's financial performance. Based on this risk management objective, the Group has developed a risk management policy to identify and analyze the risks faced by the Group, set an appropriate acceptable risk level and design the corresponding internal control procedures to monitor the risk level of the Group. The Group regularly reviews these risk management policies and the relevant internal control systems to adapt to market conditions or changes in the Group's business activities. The Group's internal audit department also regularly or randomly checks whether the implementation of the internal control system complies with the risk management policy.

The main risks arising from the Group's financial instruments are credit risk, liquidity risk, market risk (including exchange rate risk, interest rate risk and commodity price risk).

The Board of Directors is responsible for planning and establishing the Group's risk management structure, formulating the Group's risk management policies and relevant guidelines and overseeing the implementation of risk management measures. The Group has developed risk management policies to identify and analyze the risks faced by the Group. These risk management policies clearly stipulate specific risks, covering market risk, credit risk, liquidity risk management and many other aspects. The Group regularly evaluates changes in the market environment and the Group's business activities to determine whether to update its risk management policies and systems.

The Group diversifies the risks of financial instruments through appropriate diversification of its portfolio of investments and businesses, and reduces the risk of concentration in a single industry, a specific region or a specific counterparty through the development of appropriate risk management policies.

(1) Credit risk

Credit risk refers to the risk of financial loss to the Group resulting from the failure of the counterparty to fulfill its contractual obligations.

The Group manages credit risks according to portfolio classification. Credit risks mainly arise from bank deposits, notes receivable, accounts receivable, other receivables.

The Group's bank deposits are mainly held in state-owned banks and other large and medium-sized listed banks (or mainly in financial institutions with good reputations and high credit ratings), and the Group does not expect that the bank deposits will pose a significant credit risk.

For notes receivable, accounts receivable, other receivables and long-term receivables, the Group sets policies to control credit risk exposure. The Group evaluates customers' credit qualifications and sets credit periods based on their financial status, credit history and other factors such as current market conditions. The Group will regularly monitor the credit records of customers. For customers with poor credit records, the Group will use written methods to urge payment, shorten the credit period or cancel the credit period to ensure that the overall credit risk of the Group is within a controllable range.

The debtors of the Group's accounts receivable are customers distributed in different industries and

regions. The Group continuously conducts credit assessments on the financial position of accounts receivable and, where appropriate, takes out credit guarantee insurance.

The maximum credit risk exposure of the Group is the carrying amount of each financial asset on the balance sheet. The Group does not provide any other security which may expose the Group to a credit risk.

Of the Group's accounts receivable, the accounts receivable of the top five customers account for 64.64% of the Group's total accounts receivable (in 2020: 53.97%); Among other receivables of the Group, other receivables from the top five companies in arrears amount to 65.49% (2020: 61.40%) of the total amount of other receivables of the Group.

(2) Liquidity risk

Liquidity risk refers to the risk that the Group will encounter a shortage of funds when fulfilling its obligations to settle by delivering cash or other financial assets.

In managing liquidity risks, the Group maintains and monitors cash and cash equivalents deemed sufficient by the management to meet the operational needs of the Group and to reduce the impact of cash flow fluctuations. The Group's management monitors the use of bank borrowings and ensures compliance with borrowing agreements. It also secured a commitment from major financial institutions to provide adequate standby funds to meet short - and long-term funding needs.

The Group finances its working capital through funds generated from its operations and bank and other borrowings. As at 30 June 2021, the Group's unutilized bank loan amount is RMB 0 million (31 December 2020: RMB 0 million).

At the end of the period, the maturity analysis of the financial assets, financial liabilities and off-balance sheet guarantee items held by the Group according to the undiscounted remaining contract cash flow is as follows (unit: RMB 10,000) :

Item	2021.6.30			
	Within one year	Within one to five years	More than five years	Total
Financial liabilities:				
Notes payable	33,099.30			
Short-term loans	7,077.31	--	--	7,077.31
Accounts payable	9,975.27	--	--	9,975.27
Interest payables	1,653.53	--	--	1,653.53
Other payables	33,117.87	--	--	33,117.87
Long-term payables	--	824.56	--	824.56
Guarantees for client	38,059.74	--	--	38,059.74
Total financial liabilities and contingent liabilities	89,883.72	824.56	--	90,708.28

At the beginning of the period, the maturity analysis of the financial assets, financial liabilities and off-balance sheet guarantee items held by the Group according to the undiscounted remaining contract cash flow is as follows (unit: RMB 10,000) :

Item	2020.12.31			
	Within one year	Within one to five years	More than five years	Total
Financial liabilities:				
Short-term loans	7,689.40			7,689.40
Accounts payable	17,692.66			17,692.66
Interest payables	1,653.53	-		1,653.53
Other payables	26,056.99			26,056.99
Long-term payables		748.02		748.02
Guarantees for client	37,135.79			37,135.79
Total financial liabilities and contingent liabilities	90,228.36	748.02	-	90,976.38

The amount of financial liabilities disclosed in the above table is undiscounted contractual cash flows and may be different from the carrying amount on the balance sheet.

The maximum amount of a guarantee contract that has been signed does not represent the amount to be paid.

(3) Market risks

The market risk of financial instruments refers to the risk that the fair value or future cash flow of financial instruments will fluctuate due to market price changes, including interest rate risk, exchange rate risk and other price risks.

Interest rate risk

Interest rate risk refers to the risk that the fair value of a financial instrument or future cash flow will fluctuate due to changes in market interest rates. Interest rate risk can arise from recognized interest-bearing financial instruments and from unrecognized financial instruments (such as certain loan commitments).

The interest rate risk of the Group mainly arises from long-term bank borrowings. Floating interest rate financial liabilities expose the Group to cash flow interest rate risk, while fixed interest rate financial liabilities expose the Group to fair value interest rate risk. The Group determines the relative proportion of fixed and floating rate contracts based on prevailing market conditions and maintains an appropriate mix of fixed and floating rate instruments through regular review and monitoring.

During the reporting period, the Group operates by its own working capital. As at 30 June 2021, the Group has no financial liabilities with fixed or floating interest rate, such as bank loan. Therefore, the Group believes that the interest rate risk is insignificant

Currency risk

The term "exchange rate risk" refers to the risk that the fair value of a financial instrument or future cash flow will fluctuate due to changes in foreign exchange rates. Exchange rate risk can arise from financial instruments denominated in a foreign currency other than the standard currency.

Exchange rate risk is mainly the Group's financial position and cash flows are affected by foreign

exchange rate fluctuations. In addition to the subsidiary established in Hong Kong holding assets in Hong Kong dollar as the settlement currency, only a small amount of Hong Kong market investment business, the group's foreign currency assets and liabilities accounted for the overall assets and liabilities of the proportion is not significant. Therefore, the Group believes that the exchange rate risk is not significant.

2. Capital management

The objective of the Group's capital management policy is to ensure that the Group can continue as a going concern, thereby providing a return to shareholders and benefiting other stakeholders, while maintaining an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust its capital structure, the Group may adjust its financing method, adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares and other equity instruments or sell assets to reduce its debt.

The Group monitors the capital structure on the basis of the debt-to-asset ratio (i.e., total liabilities divided by total assets). As at 30 June 2021, the Group's liability to asset ratio was 33.36% (31 December 2020: 25.92%).

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XI. Fair Value

1. Items and amounts measured at fair value at the end of reporting period

Presented in RMB

Item	As at 30 June 2021			
	The first level of fair value measurement	The second level of fair value measurement	The third level of fair value measurement	Total
I.Recurring fair value measurement	--	--	--	--
(1) Trading financial assets			1,302,329,484.00	1,302,329,484.00
(3) Investments in other equity instrument			38,081,275.18	38,081,275.18
Total assets measured at fair value on a recurring basis			1,340,410,759.18	1,340,410,759.18
II. Non-recurring fair value measurements	--	--	--	--

2. Basis for determining the market price of the items measured based on the continuous and non-continuous first level fair value

3. Items measured based on the continuous or uncontinuous 2nd level fair value, valuation technique as used, nature of important parameters and quantitative information

4. Items measured based on the continuous or uncontinuous 3rd level fair value, valuation technique as used, nature of important parameters and quantitative information

Within the capacity	Ending fair value	Valuation techniques	The input value cannot be observed	Range (weighted mean)
Equity instrument investment:				
Non-listed equity investments	37,510,860.51	Net asset method	Net assets in the book Liquidity discount	
Monetary fund	1,302,329,484.00			

5. Items measured based on the continuous 3rd level fair value, sensitivity analysis on adjusted information and unobservable parameters between the book value at beginning and end of the period

6. In case items measured based on fair value are converted between different levels incurred in the current period, state the cause of conversion and determine conversion time point

7. Change of valuation technique incurred in the current period and cause of such change

8. the carrying value of other financial assets and financial liabilities which are not measured at fair value varies

9. Other

The financial assets and financial liabilities of the Group measured at amortized cost mainly include monetary funds, accounts receivable, other receivables, short-term borrowings, accounts payable, other payables, long-term payables, etc.

Except for the following financial assets and financial liabilities, the carrying value of other financial assets and financial liabilities which are not measured at fair value varies very little from fair value

XII. Related parties and related party transactions

1. Information about the parent of the Group

Name	Registration place	Business nature	Registered capital (RMB0,000)	Shareholding percentage %	Percentage of voting rights %
Shenzhen Investment Holdings Co., Ltd.	Shenzhen, Guangdong province	Investment, real estate development, guarantee	2,764,900.00	57.19%	57.19%

Note to the information about the parent of the Group:

The ultimate controlling party of the Group is State-owned Assets Supervision and Management Commission of Shenzhen Municipal People's Government.

Other note:

2. Information about the subsidiaries of the Group

For information about the subsidiaries of the Group, refer to Note IX "interests in subsidiaries".

3. Information about joint ventures and associates of the Group

For information about the joint ventures and associates of the Company, refer to Note IX. 3(4) "Summarized financial information of immaterial joint ventures and associates".

Joint ventures and associates that have related party transactions with the Group during this year or the previous year are as follows:

Name of joint ventures or associates	Relationship with the Group
--------------------------------------	-----------------------------

Other note:

4. Information on other related parties

Name	Related party relationship
Shenzhen Jian 'an Group Co., Ltd.	Same controlling shareholders
Shenzhen Dongfang New world store Co., Ltd	Participating stock companies
Shenxi Limited	Not included in Consolidated Financial Statements' Subsidiary that had been terminated its licenses by law but not cancellation
Shenzhen Zhentong New Electromechanical Industry Development Co., Ltd.	Not included in Consolidated Financial Statements' Subsidiary (Long-term without operation)
Shenzhen Nanyang Hotel Co., Ltd.	Not included in Consolidated Financial Statements' Subsidiary that had been terminated its licenses by law but not cancellation
Shenzhen Real Estate Electromechanical Management Company	Not included in Consolidated Financial Statements' Subsidiary that had been terminated its licenses by law but not cancellation
Shenzhen Longgang Henggang Huagang Industrial Co., Ltd.	Not included in Consolidated Financial Statements' Subsidiary

	that had been terminated its licenses by law but not cancellation
Directors, Supervisors, CFO and Board secretary	Key management personnel

5. Transactions with related parties

(1) Purchases/sales

Purchase of goods/receiving of services

Presented in RMB

Related party	Nature of transaction	Year ended 2021.6.30	Approved transaction limit	Whether it exceeds the transaction limit	Year ended 2020.6.30
Shenzhen RongHua JiDian Co., Ltd	Elevator maintenance	554,150.94		No	554,150.94

Sales of goods/rendering of services

Presented in RMB

Related part	Nature of transaction	Year ended 2021.6.30	Year ended 2020.6.30
Shenzhen Jian'an Group Co., Ltd.	Decoration services	2,600,000.00	1,484,806.59
Shenzhen RongHua JiDian Co., Ltd	Property Services	42,160.81	34,435.70

Note:

(2) Trust/contracting arrangement

Asset management/contracting undertaken by the Group on behalf of related parties

Presented in RMB

Name of related party	Name of trustee/sub-contractor	Type of assets entrusted/contracted	Inception date of trust/contracting	Maturity date of trust/contracting	Trust/contracting revenue	Trust/contracting revenue recognized in 2021

Note:

Asset management / contracting undertaken by related parties on behalf of the Group

Presented in RMB

Name of trustor/main contractor	Name of related party	Type of assets entrusted/contracted	Inception date of trust/contracting	Maturity date of trust/contracting	Trust/contracting revenue	Trust/contracting revenue recognized in 2021
Shantou City Huafeng Real	Shenzhen Jian'an Group Co., Ltd.	Construction	19 Oct. 2018	1 May 2021	Negotiations	40,335,001.49

Estate Development Co., Ltd						
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Note:

(3) Leases

As the lessor

Presented in RMB

Lessee	Type of assets leased	Lease income recognized in 2021	Lease income recognized in 2020

As the lessee

Presented in RMB

Lessor	Type of assets leased	Lease expense recognized in 2021	Lease expense recognized in 2020

Note:

(4) Guarantee

As the guarantor

Presented in RMB

Guarantee holder	Amount of guarantee	Inception date of guarantee	Maturity date of guarantee	Guarantee expired (Y/N)

As the guarantee holder

Presented in RMB

Guarantor	Amount of guarantee	Inception date of guarantee	Maturity date of guarantee	Guarantee expired (Y/N)

Note:

(5) Funding from related party

Presented in RMB

Related party	Amount of funding	Inception date	Maturity date	Note
Funds received				
Shenzhen Investment Shareholding Co. Ltd	16,535,277.94	9 Nov. 2006	22 Dec 2016	The principal of the loan was repaid on 22 December 2016, and the remaining amount was interest payable.

Funds provided

(6) Transfer of assets and debt restructuring

Presented in RMB

Related party	Nature of transaction	Year ended 2021.6.30	Year ended 2020.6.30
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(7) Remuneration of key management personnel

Presented in RMB

Item	Year ended 2021.6.30	Year ended 2020.6.30
Remuneration of key management personnel	3,399,100.00	2,252,200.00

(8) Other related party transactions**6. Receivables from and payables to related parties****(1) Receivables from related parties**

Presented in RMB

Item	Related party	As at 30 June 2021		As at 30 June 2020	
		Book value	Provision for bad and doubtful debts	Book value	Provision for bad and doubtful debts
Accounts receivable	Shenzhen Fresh Peak property consultant Co., Ltd	1,134,226.35	1,134,226.35	1,144,740.49	1,144,740.49
Other receivables	Guangdong Province Huizhou Luofu Hill Mineral Water Co., Ltd	10,465,168.81	10,465,168.81	10,465,168.81	10,465,168.81
Other receivables	Shenzhen Runhua Automobile Trading Co., Ltd	3,072,764.42	3,072,764.42	3,072,764.42	3,072,764.42
Other receivables	Canada GreatWall (Vancouver) Co., Ltd	89,035,748.07	89,035,748.07	89,035,748.07	89,035,748.07
Other receivables	Bekaton Property Limited	12,559,290.58	12,559,290.58	12,559,290.58	12,559,290.58
Other receivables	Bekaton Property Limited	19,450,684.59	19,450,684.59	18,870,785.54	18,870,785.54
Other receivables	Shenzhen Shenfang Department Store Co. Ltd.	237,648.82	237,648.82	237,648.82	237,648.82

Other receivables	Shenzhen RongHua JiDian Co., Ltd	475,223.46	23,761.17	475,223.46	23,761.17
Other receivables	Xi'an Fresh Peak property management& Trading Co., Ltd	8,419,205.19	8,419,205.19	8,419,205.19	8,419,205.19
Other receivables	Shenxi Limited	7,660,529.37	7,660,529.37	7,660,529.37	7,660,529.37
Other receivables	Shenzhen Jian'an Group Co., Ltd.	3,168,721.00	3,168,721.00	3,168,721.00	3,168,721.00

(2) Payables to related parties

Presented in RMB

Item	Related party	As at 30 Jun 2021	As at 30 Jun 2020
Interest payables	Shenzhen Investment Shareholding Co. Ltd	16,535,277.94	16,535,277.94
Accounts payable	Shenzhen Jian'an Group Co., Ltd.	1,952,979.95	54,193,856.16
Other payables	Shenzhen Dongfang New world store Co., Ltd	902,974.64	902,974.64
Other payables	Guangdong Province Fengkai Lain Feng Cement Manufacturing Co., Ltd.	1,867,348.00	1,867,348.00
Other payables	Shenzhen Real Estate Electromechanical Management Company	14,981,420.99	14,981,420.99
Other payables	Shenzhen Zhentong New Electromechanical Industry Development Co., Ltd.	8,310,832.50	8,827,940.07
Other payables	Shenzhen Shenfang Department Store Co. Ltd.	639,360.38	639,360.38
Other payables	Shenzhen Longgang Henggang Huagang Industrial Co., Ltd.	165,481.09	165,481.09

7. Related party commitment

8. Other

XIII. Share-based payment

1. The general situation of share-based payment

Applicable Not Applicable

2. Share payment settled in equity

Applicable Not Applicable

3. Cash-settled share payments

Applicable Not Applicable

4. Modification and termination of share-based payment**5. Other****XIV. Commitments and contingencies****1. Significant commitments**

As at 30 June 2021, there exist significant commitments.

1. Significant commitments

(1) Capital commitments

Capital commitments entered into but not recognized in the financial statements	2021.6.30	2020.12.31
Material sales or purchases contracts	173,791,112.22	153,945,220.09

Note: material sales or purchases contracts relates to Shantou Tianyue Bay No.2, which is signed with Shenzhen Construction & Installation (Group) Co., Ltd. for engineering construction.

(2) Information on implementation of commitments in previous years

Refer to note XII 5. (2).

As at 30 June 2021, there is no material commitment to be disclosed.

2. Contingencies

(1) Contingent liabilities arising from pending arbitration and pending litigation and related financial impact

Plaintiff	Defendant	Case	Appellate court	Amount of the object of action	Progress of cases
Xi'an Fresh Peak Holding limited company	Xi'an Commercial and Trade Commission Xi'an Commerce and Tourism Co., Ltd.	Investment compensation disputes	Shaanxi Higher People's Court	36.62 million yuan and interest	Pending

Note:

Xi'an Fresh Peak Holding limited company (hereinafter referred to as "Fresh Peak Company") was Sino-foreign joint venture set up in Xi'an. Among them, Fresh Peak Enterprise Co., Ltd made 67% of the shares in cash. Xi'an Trade Building, a company directly under the Xi'an Commercial and Trade Commission (hereinafter referred to as "Xi'an C&T Commission"), invested 16% of the shares in land use rights. Hong Kong Dadiwang Industrial Investment Company holds 17% of the shares. The core business was property development. And the project was Xi'an Trade Building. The project was started on 28 November 1995. But the project had been stopped in 1996 because of the two parties' differences on the operating policy of the project. In 1997, the Xi'an government withdrew the Xi'an Fresh Peak investment project compulsively and assigned the project to Xi'an Business Tourism Co., Ltd (hereinafter referred to as "Business Tourism Company"). But two parties had insulted a lawsuit on compensation. The ShanXi Province High Peoples Court made a judgement "(2000) SJ-CZ No.25". The judgement was as follows: 1. Business Tourism Company had to pay for the compensation RMB 36,620 thousand to Xi'an Fresh Peak Company after the judgment entering into force. If the Business Tourism Company failed to pay in time, it had to pay double debt interests to Xi'an Fresh Peak Company. 2. Xi'an Joint Commission on Commerce had jointly and severally obligation of the interests of the compensation.

By auctioning assets of Business Tourism Company, the amount of RMB 15,201,000.00 had been called back. The company has obtained new property clues, submitted an application for resumption of execution, this case is still pending until 30 June 2021.

As at 30 June 2021, the book value of the long-term equity investment of Xi'an Fresh Peak Company is RMB 32,840,729.61. The book balance of assets was RMB 8,419,205.19. Both have been taken full provision for impairment loss

(2) Contingent liabilities arising from guarantee provided to other entities and related financial effects.

As at 30 June 2021, the Group provides commercial housing purchaser with guarantees at 37,135.79 ((RMB in ten thousand) for the following loans:

Item	Duration	Amount (In ten thousand)	Note
Shengfang CuiLin Building	Until the Premises Permit mortgage registration is finished and in bank custody	4,238.32	
ChuanQi DongHu Building (Former DongHuDiJing Building)	Until the Premises Permit mortgage registration is finished and in bank custody	4,550.44	
TianYue Bay	Until the Premises Permit mortgage registration is finished and in bank custody	29,270.98	
Total		38,059.74	

(4) Other contingencies (Not including contingent liabilities that are highly unlikely to result in an outflow of economic benefits from the business)

For information about contingency of joint venture or joint venture investment, refer to Note IX 3. (4).

As at 30 June 2021, there is no other contingency to be disclosed.

2. Contingencies

(1) Significant contingencies exist on the balance sheet date

(2) It is necessary to explain if the group has no contingencies to be disclosed.

There is no material contingencies to be disclosed.

3. Other

XV. Post balance sheet date events

1. Material post balance sheet date events

Presented in RMB

Item	Nature	Effect on the financial position and financial performance	Reason for effect cannot be estimated

2. Profit appropriations after the balance sheet date

3. Sales returns

4. Other events after the balance sheet date

XVI. Other significant items

1. Corrections of errors in prior periods

(1) Retrospective method

Presented in RMB

Details of corrections of errors	Adjustment procedure	Financial item affected in the comparable period	Cumulative amount

(2) Prospective method

Details of correction of errors	Approval procedure	Reason for using prospective method

2. Major debt restructuring**3. Replacement of assets**

(1) Exchange of non-monetary assets

(2) Other asset replacement

4. Annuity plan**5. Termination of operation****6. Segment reporting**

(1) The basis for determining the reporting segments and accounting policy

(2) Financial information of the reporting segments

(3) In case there is no reporting segment or the total assets and liabilities of the reporting segments cannot be disclosed, explain the reason

(4) Other note

7. Other significant transactions and matters that may affect investors' decision making**8. Other****XVII. Notes for main items in the parent company's financial statements****1. Accounts Receivable**

(1) Accounts receivables disclosed by categories

Presented in RMB

Item	As at 30 June 2021					As at 30 June 2020				
	Book balance		Bad debt provision		Book value	Book balance		Bad debt provision		Book value
	Amount	Proportion	Amount	Provision proportion		Amount	Proportion	Amount	Provision proportion	
Bad debt provisions made on an individual basis	9,564,213.19	96.84%	9,564,213.19	100.00%	0.00	10,132,205.24	65.08%	10,132,205.24	100.00%	
Including:										

Bad debt provisions made on a combination basis	311,815.21	3.16%			311,815.21	5,436,898.69	34.92%	18,873.95	0.35%	5,418,024.74
Including:										
Accounts receivable from related parties in consolidated scope	311,815.21	3.16%	0.00	0.00%	311,815.21	5,059,419.69	32.50%		0.00%	5,059,419.69
Accounts receivable from property sales					0.00	377,479.00	2.42%	18,873.95	5.00%	358,605.05
Total	9,876,028.40	100.00%	9,564,213.19	96.84%	311,815.21	15,569,103.93	100.00%	10,151,079.19	65.20%	5,418,024.74

Bad debt provisions made on an individual basis: long-term accounts receivable from property sales

Presented in RMB

Item	As at 30 June 2021			
	Book balance	Bad debt provision	Percentage of provision	Rationale of Provision
long-term accounts receivable from property sales	9,564,213.19	9,564,213.19	100.00%	Expected to be uncollectable
Total	9,564,213.19	9,564,213.19	--	--

Bad debt provisions made on an individual basis:

Presented in RMB

Item	As at 30 June 2021			
	Book balance	Bad debt provision	Percentage of provision	Rationale of Provision
More than 3 years	311,815.21	0.00	0.00%	
Total	311,815.21	0.00	--	--

Bad debt provisions made on a combination basis: related parties in consolidation scope

Presented in RMB

Item	As at 30 June 2021		
	Book balance	Bad debt provision	Percentage of provision
More than 3 years	311,815.21	0.00	0.00%
Total	311,815.21	0.00	--

Note to the basis for determining the combination:

Bad debt provisions made on a combination basis::

Presented in RMB

Item	As at 30 June 2021		
	Book balance	Bad debt provision	Percentage of provision
More than 3 years	311,815.21	0.00	0.00%
Total	311,815.21	0.00	--

Note to the basis for determining the combination:

Please refer to the way of disclosing other receivables' bad debt provision to disclose relevant information, if the group choose to use general model of expected credit losses to accrue bad debts of accounts receivable.

Applicable Not Applicable

Disclosed by aging

Presented in RMB

Aging	As at 30 June 2021
Within 1 year (with 1 year inclusive)	155,733.78
Above 3 year	9,720,294.62
Above 5 year	9,720,294.62
Total	9,876,028.40

(2) Additions, recoveries or reversals of provision for the current period

Provision for the current period:

Presented in RMB

Types	As at 30 June 2020	Amount changes in current period				As at 30 June 2021
		Provision	Recoveries or reversals	Written-off	Others	
Bad debt provision	10,151,079.19		586,866.00			9,564,213.19
Total	10,151,079.19		586,866.00			9,564,213.19

Including: significant recoveries or reversals of bad debt provisions in the current period are as follows:

Presented in RMB

Name of the entity	Recoveries or reversals amount	Recovery manner

(3) Actual write-off of accounts receivable in the current period

Presented in RMB

Item	Written-off amount

Including, the significant write-offs of accounts receivable are as follows

Presented in RMB

Name of the entity	Nature of accounts receivable	Written-off amount	Reason for written-off	Approval procedures performed	Accounts receivable arising from related party transactions(Y/N)

Note:

(4) The top five units with the ending balance of accounts receivable collected by the debtor

Presented in RMB

Name of the entity	Accounts receivable The ending balance	% of the total closing balance of accounts receivable	Bad debt provision The ending balance
Daxing Auto Parts Co., Ltd.	1,890,563.21	19.14%	1,890,563.21
Weidong Wang	1,200,000.00	12.15%	1,200,000.00
Guangyao Cai	876,864.11	8.88%	876,864.11
Peitong Huang	617,559.26	6.25%	617,559.26
Zhiying Zhang	593,244.00	6.01%	593,244.00
Total	5,178,230.58	52.43%	

(5) Accounts receivable terminated due to the transfer of financial assets

(6) Transfer of accounts receivable and continue to involve the amount of assets and liabilities formed

Other note:

2、 Other receivables

Presented in RMB

Item	As at 30 June 2021	As at 30 June 2020
Other receivables	1,405,959,127.23	1,160,414,195.39
Total	1,405,959,127.23	1,160,414,195.39

(1) Interest receivable

1) Classification of interest receivable

Presented in RMB

Item	As at 30 June 2021	As at 30 June 2020

2) Significant overdue interest

Borrowing unit	The ending balance	Overdue time (month)	Overdue reason	Whether impairment occurs and the basis for judgment

Other note:

3) Bad Debt Provisions

Applicable Not Applicable

(2) Dividends receivable**1) Dividends receivable classification**

Presented in RMB

Items (or invested units)	As at 30 June 2021	As at 30 June 2020
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2) Significant dividends receivable overdue more than one year are as follows:

Presented in RMB

Items (or invested units)	As at 30 June 2021	Aging	Reasons for not retrieving	Whether impairment occurs and the basis for judgment
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3) Bad Debt Provisions

Applicable Not Applicable

Other note:

(3) Other receivables**1) Other receivables disclosure by nature**

Presented in RMB

Item	Book balance as at 30 June 2021	Book balance as at 30 June 2020
Other receivables from government	165,460.00	165,460.00
Other receivables from employee's petty cash		
Other receivables from the collecting and paying on behalf	3,650.15	307.17
Other receivables from other customers	5,464,392.59	5,464,176.55
Other receivables from related parties	295,440,255.54	137,211,313.52
Other receivables in consolidated scope	1,905,895,183.07	1,818,582,752.27
Total	2,206,968,941.35	1,961,424,009.51

2) Bad Debt Provision

Presented in RMB

Bad Debt Provision	first stage	Second stage	Third stage	Total
	To 12-month expected credit loss	To 12-month expected credit loss (no credit impairment)	To lifetime expected credit loss (has occurred credit impairment)	
Balance as at 1 January 2021	95,601.19	660,150,746.68	140,763,466.25	801,009,814.12
Balance as at 1 January 2021 in current period	—	—	—	—
Balance as at 30 June 2021	95,601.19	660,150,746.68	140,763,466.25	801,009,814.12

Changes in the book balance with significant changes in the loss provision for the current period:

□ Applicable √ Not Applicable

Disclosure by aging

Presented in RMB

Aging	As at 30 June 2021
Within 1 year (include 1 year)	414,027,582.92
1 to 2 years	232,686,504.35
2 to 3 years	108,993,517.82
3 to 4 years	1,363,323,710.95
4 to 5 years	1,363,323,710.95
Total	2,119,031,316.04

3) Additions, recoveries or reversals of provision for the current period

Presented in RMB

Types	As at 30 June 2020	Amount changes in current period				As at 30 June 2021
		Additions	Recoveries or reversals	Written-off	Others	
Other receivables bad debt provision	801,009,814.12					801,009,814.12
Total	801,009,814.12					801,009,814.12

Including: significant recoveries or reversals of bad debt provisions in the current period are as follows:

Presented in RMB

Name of the entity	Amount of recoveries or reversals	Recovery manner
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4) Other receivables actually written off in the current period

Presented in RMB

Item	Amount of written-off
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Including, the important accounts receivable write-off situation is as follows

Presented in RMB

Name of the entity	Nature of other receivable	Amount of written-off	Reason	Verification and cancellation procedures to be performed	Whether the payment is generated by an affiliate transaction
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Note:

5) The top five units of ending balance of other receivables

Presented in RMB

Name of the entity	Nature of other receivables	Ending balance of other receivables	Aging	Proportion of total ending balance of other receivables (%)	Ending balance of bad debt provision
Shantou Huafeng Estate Development Co., Ltd	Receivable from Subsidiary	798,024,166.21	Within 1 year. 1-3 years. More than 3 years	36.16%	
Fresh Peak Enterprise Co., Ltd	Receivable from Subsidiary	532,770,123.87	Within 1 year. More than 5 years	24.14%	508,377,320.74
Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd.	Receivable from Subsidiary	345,193,443.65			
Shenzhen Shenfang Group Longgang Development Co., Ltd.	Receivable from Subsidiary	126,504,253.19	Within 1 year.	5.73%	
American Great Wall Co., Ltd	Receivable from Subsidiary	103,403,196.15	More than 5 years	4.69%	103,403,196.15
Total	--	1,905,895,183.07	--	86.36%	611,780,516.89

6) Government subsidies receivable

Presented in RMB

Name of the organization	Name of government subsidy item	The ending balance	Aging	Estimated time, amount and basis of collection
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7) Other receivables terminated due to the transfer of financial assets

8) Amount of assets and liabilities formed by transferring other receivables and continuing to involve them

Note:

3、Long-term equity investments

Presented in RMB

Item	As at 30 June 2021			As at 30 June 2020		
	Book balance	Impairment reserve	Book value	Book balance	Impairment reserve	Book value
Investment in subsidiaries	753,045,949.42	152,839,271.15	600,206,678.27	303,045,949.42	152,839,271.15	150,206,678.27
Investment in associates and joint ventures	12,355,335.26	11,977,845.58	377,489.68	12,355,335.26	11,977,845.58	377,489.68
Total	765,401,284.68	164,817,116.73	600,584,167.95	315,401,284.68	164,817,116.73	150,584,167.95

(1) Investment in subsidiaries

Presented in RMB

Name of investee	As at 30 June 2020(book value)	Increase/ Decrease (+ / -) in current period				As at 30 June 2021(book value)	provision for impairment as at 30 June 2021
		Additi onal invest ment	Decrea se of invest ment	Provisio n for impair ment	Other		
Shenzhen City Property Management Ltd.	12,821,791.52					12,821,791.52	
Shenzhen Petrel Hotel Co. Ltd.	20,605,047.50					20,605,047.50	
Shenzhen City Shenfeng Investment Ltd.	9,000,000.00					9,000,000.00	
Fresh Peak Enterprise Ltd.	556,500.00					556,500.00	
Fresh Peak Zhiye Co., Ltd.	22,717,697.73					22,717,697.73	
Shenzhen Special Economic Zone Real Estate (Group) Guangzhou Property and Estate Co., Ltd.							19,000,000.00
Shenzhen Zhen Tung Engineering Ltd	11,332,321.45					11,332,321.45	
American Great Wall Co., Ltd	1,435,802.00					1,435,802.00	

Shenzhen City Shenfang Free Trade Trading Ltd.	4,750,000.00					4,750,000.00	
Shenzhen Huazhan Construction Supervision Co., Ltd.	6,000,000.00					6,000,000.00	
QiLu Co., Ltd	212,280.00					212,280.00	
Beijing Shenfang Property Management Co., Ltd.							500,000.00
Shenzhen Lain Hua Industry and Trading Co., Ltd.	13,458,217.05					13,458,217.05	
Shenzhen City SPG Long Gang Development Ltd.	30,850,000.00					30,850,000.00	
Beijing Fresh Peak Property Development Management Limited Company							64,183,888.90
Shantou City Huafeng Real Estate Devepment Co., Ltd	16,467,021.02					16,467,021.02	
Paklid Limited							201,100.00
Bekaton Property Limited							906,630.00
Shenzhen Shenfang Department Store Co. Ltd.							9,500,000.00
Shantou Fresh Peak Building							58,547,652.25
Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd.						450,000,000.00	
Total	150,206,678.27					600,206,678.27	152,839,271.15

(2) Investment in associates and joint ventures

Presented in RMB

Investees	Opening balance (book value)	Increase/ Decrease (+ / -) in the Jan to Jun 2021								Ending balance (book value)	Ending balance of the provision for impairment
		Addition of investment	Decrease of investment	Income from equity investment recognized under equity method	Other comprehensive income adjustment	Other equity movement	Announced for distributing cash dividend or profit	Provision for impairment	Others		
I. Joint Venture											

Fengkai Xinghua Hotel	0.00									0.00	9,455,465.38
Subtotal											9,455,465.38
II. Associates											
Shenzhen Ronghua Jidian Co., Ltd	377,489.68									377,489.68	1,076,954.64
Shenzhen Runhua Automobile Trading Co., Ltd	0.00									0.00	1,445,425.56
Subtotal	377,489.68									377,489.68	2,522,380.20
Total	377,489.68									377,489.68	11,977,845.58

(3) Other note**4. Operation Income and Costs**

Presented in RMB

Items	Jan to Jun 2021		Jan to Jun 2020	
	Income	Costs	Income	Costs
Principal business	455,734,779.10	115,125,525.93	231,360,942.20	64,778,297.24
Other businesses	6,035.31		95.24	
Total	455,740,814.41	115,125,525.93	231,361,037.44	64,778,297.24

Revenue related information:

Information related to performance obligations:

There are four criteria need to be satisfied when the group recognizing the revenue from property sales: (1) the sale contract has been signed and filed with the land department; (2) the property development is completed and pass the acceptance; (3) For Lump-sum payment, revenue is recognized by the group when the consideration is fully received. For instalment payment, revenue is recognized when the first installment has been received and the bank mortgage approval procedures have been completed. (4) completed the procedures for entering the partnership in accordance with the requirements stipulated in sale contract.

Information related to the transaction price allocated to the remaining performance obligations:

At the end of the reporting period, the amount of revenue corresponding to the performance obligations that have been signed but not yet performed or not yet completed is RMB 388,264,809.52 yuan, Among them, RMB 330,000,000.00 yuan is expected to be recognized as revenue in 2021, RMB 58,264,809.52 is expected to be recognized as revenue in the year 2022, and RMB 0 yuan is expected to be recognized as revenue in the year 2023.

Other note:

5. Investment income

Presented in RMB

Item	Jan to Jun 2021	Jan to Jun 2020
Investment returns on structured deposit		15,217,058.60
Total		15,217,058.60

6. Other**XVIII. Supplementary Information****1. Statement of non-recurring gains and losses for the current period**

√ Applicable □ Not Applicable

Presented in RMB

Item	Amount	Note
Non-operating income/(expenses) except the above	1,345,511.41	
Less: Amount affected by the income tax	336,377.85	
Total	1,009,133.56	--

For the Company's non-recurring gain/loss items as defined in the Explanatory Announcement No. 1 on Information Disclosure for Companies Offering their Securities to the Public – Non-recurring Gains and Losses and its non-recurring gain/loss items as illustrated in the Explanatory Announcement No. 1 on Information Disclosure for Companies Offering their Securities to the Public – Non-recurring Gains and Losses which have been defined as recurring gains and losses, it is necessary to explain the reason.

□ Applicable √ Not Applicable

2. Return on equity and earnings per share

Profit in reporting period	Basic earnings per share	Basic earnings per share	
		Basic earnings per share	Diluted earnings per share
Net income attributable to the common shareholders of the Group	3.47%	0.1309	0.1309
Net profit attributable to common shareholders of a company after deducting non-recurring gains and losses	3.44%	0.1299	0.1299

3. Differences in accounting data under domestic and foreign accounting standards

(1) The difference between the net profit and net asset in the financial report disclosed in accordance with the International Accounting Standards and the Accounting Standards for Chinese Enterprises

Presented in RMB

Item	Net profit		Net worth	
	Current amount	Amount of previous period	Ending balance	Opening balance
According to the accounting standards for Chinese enterprises	132,447,122.14	97,274,985.72	3,843,098,587.64	3,797,512,488.22
Items and Amount Adjusted according to International Accounting Standards:				
According to international accounting standards	132,447,122.14	97,274,985.72	3,843,098,587.64	3,797,512,488.22

(2) The difference between net profit and net asset in the financial report disclosed in accordance with International accounting standards for overseas enterprises and Chinese accounting standards for enterprises

Applicable Not Applicable

(3) Note to the discrepancy in accounting data under the accounting standards outside Mainland China. In case the discrepancy in data which have been audited by an overseas auditing agent has been adjusted, please specify the name of the overseas auditing agent

4. Other