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## **ANNOUNCEMENT OF INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2021**

### **FINANCIAL HIGHLIGHTS**

- Total contracted sales amounted to RMB52,370 million, representing an increase of 25% as compared to the corresponding period of 2020.
- Revenue amounted to a record high of RMB20,513 million, representing an increase of 6% as compared to the corresponding period of 2020.
- Gross profit increased by 3% to RMB4,612 million as compared to the corresponding period of 2020. Gross profit margin was 22.5%.
- Profit attributable to owners of the Company amounted to RMB1,010 million. Basic and diluted earnings per share was RMB0.133.
- Total assets increased by 3% to RMB266,599 million, and equity attributable to owners of the Company amounted to RMB53,843 million.
- As at 30 June 2021, net gearing ratio was 67%, meeting all of the “three red lines”. Total cash resources amounted to RMB38,232 million, maintaining financial soundness.
- The weighted average interest rate reduced to 5.04%, representing a decrease of 10 basis points as compared to the corresponding period in 2020.
- The Board has declared an interim dividend of RMB0.046 per share (equivalent to HKD0.055 per share), in the form of cash.

The board (the “**Board**”) of directors (the “**Directors**” and each a “**Director**”) of Sino-Ocean Group Holding Limited (the “**Company**”) is pleased to announce the unaudited consolidated results of the Company and its subsidiaries (the “**Group**” or “**we**”) for the six months ended 30 June 2021.

## REVIEW OF THE INTERIM RESULTS

For the six months ended 30 June 2021, our Group’s revenue was RMB20,513 million, representing a year-on-year (“**YoY**”) increase of 6%; gross profit reached RMB4,612 million, increasing by 3% compared to the corresponding period in 2020 and the gross profit margin was 22.5% (first half of 2020: 23.1%), maintained at similar level as the corresponding period in 2020. Profit attributable to owners of the Company and earnings per share (basic and diluted) decreased by 17% to RMB1,010 million and RMB0.133, respectively as compared to the corresponding period in 2020.

## MARKET REVIEW AND OUTLOOK

In the first half of 2021, global economy continued to recover in a volatile environment. Production activities slowly returned to pre-pandemic level. Propelled by progressive and sturdy macro-measures, economic activities in China kept going upwards and driving growth. As the base effect gradually ebbed, various major economic indicators, though declining from a high position, still pointed to a vigorous and steady direction. The economy made a solid step forward in the new development setting as confidence continued to grow.

Upholding the principle of ‘housing for accommodation not speculation’, China’s real estate industry regulatory policies continued to improve and tightened. From the ‘three red lines’, ‘two concentrations’ in land supply, and strictly forbidding operation loans and consumption loans from finding their ways into the real estate market, the Central Government’s macro-measures leaned further on the supply side. The macro-measures on real estate finance accelerated and regulation of financing channels continued to be in force. In July 2021, eight ministries of the Central Government including the Ministry of Housing and Urban-Rural Development jointly rolled out stronger efforts to rectify the order in the real estate market, areas for rectification will be city-specific, mechanisms will be systematic and normalized to encourage a stable and robust development.

In the commercial housing market, people’s purchase needs held back by the pandemic continued to be released. Despite tightening financial policies, sales of commercial housing in the first half of 2021 increased remarkably as property enterprises sped up launching of projects to generate cash proceeds. According to data from the National Bureau of Statistics, sales of commercial housing in China in the first half of the year reached RMB9,290 billion, with sales of GFA 886 million sq.m., both are record high for the same period, rising by 38.9% and 27.7% YoY.

Differentiation in competition among cities and enterprises became more prominent. Concentration of land supply in cities produced visible difference in land transactions. Many land transactions were still conducted at a premium in preferred tier-one and tier-two cities, while land plots in cities that were not so sought after were sold at base price or even passed. Property enterprises tended to have similar investment strategy, giving priority to core cities and metropolitan areas. Leading enterprises, state-owned enterprises and Central Government's enterprises still enjoyed an advantage in financing and land acquisition. As it was becoming more difficult for small to medium enterprises to acquire land, industry consolidation accelerated and market share nationwide leaned further towards major enterprises.

In the next half of the year, the pandemic around the world will continue to morph. As the external environment is becoming even more complicated and stark, domestic economic recovery is still unstable and unbalanced. The Politburo's meeting in July 2021 made numerous resolutions: economic functions in the next half of the year to be progressive but in a stable manner, to work out a complete, accurate and comprehensive new development concept, to intensify structural reforms on the supply side, and to accelerate building of a new pattern for quality development. The principle of 'housing for accommodation not speculation' is resolute. Stability in land price, property price and expectations is essential for market stability and growth. More housing for leasing should also be built. Supportive policies such as land use and taxation are to be implemented. Policies for the real estate industry look set to adhere to 'housing for accommodation not speculation, city-specific policy implementation'. Long-term reform mechanisms will remain on both supply and demand sides. The Central Government will continue to tighten regulation on real estate finance. Supply of housing for leasing and real estate tax reform may accelerate. Municipal governments are tasked to ensure the regulatory policies to stay firmly in preferred cities, which may push these policies to be extended to popular tier-three and tier-four cities. In the coming six months, as the base figure from last year rises and policies on the demand side finance tighten, sales growth rate will narrow, the industry's market scale in the whole year may produce a new score. The list of cities with concentrated land supply will hopefully be more relaxed to curb land auctions in major cities that becoming excessively heated.

Competition within the industry will continue to be fierce in the medium to long-term. Established enterprises will stay in a good position as less competent players are weeded out. Mergers and acquisitions and strategic partnerships will become even more common. At the same time, profitability will continue to decline as the industry becomes more 'manufacture-like' and 'service-like'. Enterprises will persist on quality growth, enhance performance through streamlined management, upgrade core capabilities in the principal business and actively explore a second growth chart to support sustainable expansion.

## FINANCIAL REVIEW

The components of the revenue are analyzed as follows:

(RMB million)	Unaudited Six months ended 30 June		Changes
	2021	2020	
Property development	16,956	16,107	5%
Property investment	203	270	-25%
Property management and related services <sup>1</sup>	1,178	805	46%
Other real estate related businesses	2,176	2,192	-1%
<b>Total</b>	<b>20,513</b>	<b>19,374</b>	<b>6%</b>

Note 1: Property management and related services represent property management services, community value-added services and value-added services to non-property owners only.

The Group's revenue in the first half of 2021 was RMB20,513 million, representing a 6% increase as compared to RMB19,374 million in the first half of 2020. The property development segment remained the largest contributor which accounted for approximately 83% of the Group's total revenue. The Group pursues the 'south and west' strategic planning. During the first half of 2021, 59% of revenue from property development was contributed by Eastern, Southern, Central and Western Regions (first half of 2020: 62%). We will persistently maintain a balanced project portfolio for mitigating the risk from single market fluctuations and enabling more effective usage of resources, allowing the Group to stay focus of our future development plan.

Property management and related services includes (i) property management services; (ii) community value-added services; and (iii) value-added services to non-property owners. The increase in revenue was mainly due to (i) the increase in GFA under management and increase in number of properties under management; (ii) offering of new types of services such as home decoration services; and (iii) expansion of our property brokerage services, property engineering services and consultancy services during the reporting period.

In line with the increase in the recognised sales of property development, the Group's total cost of sales for the period increased to RMB15,901 million accordingly (first half of 2020: RMB14,904 million).

The Group's total cost of sales was mainly the cost of property development, which mainly consisted of land cost and construction cost.

Excluding car parks, average land cost per sq.m. of property development business during the period increased to approximately RMB6,100 compared to RMB5,800 in the first half of 2020. The increase was mainly because more projects located in tier-one and core tier-two cities, which are having relatively higher land costs, were delivered in the first half of 2021. Average construction cost per sq.m. (excluding car parks) for property development business maintained at approximately RMB5,300 (first half of 2020: RMB5,300).

Gross profit for the period was RMB4,612 million, representing an increase of 3% as compared to the corresponding period in 2020. Gross profit margin was approximately 22.5% (first half of 2020: 23.1%), maintained at similar level as the corresponding period in 2020.

Interest and other income for the six months ended 30 June 2021 decreased by 19% to RMB1,120 million (first half of 2020: RMB1,380 million). Such decrease was mainly due to the decrease in entrusted loan interest income, which was brought by the overall decline in the average entrusted loan balance and interest rate during the period.

The Group recorded other gains (net) of RMB65 million for the period (first half of 2020: other gains (net) of RMB124 million). Other gains (net) for the first half of 2021 mainly comprised the net effect of net exchange gains, fair value losses of financial assets and liabilities at fair value through profit or loss and gains on deemed disposal of a joint venture and associates. The decrease in other gains (net) during the first half of 2021 was mainly due to the decrease in gains from fair value changes on financial assets and liabilities.

As the leasing market was still in the recovery phase, the Group recognized fair value losses on its investment properties (before tax and non-controlling interests) of RMB57 million for the first half of 2021 (first half of 2020: fair value losses of RMB23 million).

Selling and marketing expenses for the first half of 2021 increased to RMB783 million (first half of 2020: RMB469 million). The increase for the period was mainly driven by more pre-sale launched during the first half of 2021, the increase of contracted sales for the first half of 2021 and the relaxation of restriction of marketing activities due to the novel coronavirus pandemic as compared to that for the first half of 2020. These costs accounted for approximately 1.5% of the total contracted sales amount for the first half of 2021 (first half of 2020: 1.1%). The Group put more resources in its sales and marketing activities during the first half of 2021, to aim for better recognition of the Group's pursuance of quality of residential property development, investment property development and operation, property services and whole-industrial chain construction services and ultimately turn into higher revenue in the future.

Under the Group's strict cost control policy, administrative expenses for the first half of 2021 slightly increased to RMB775 million (first half of 2020: RMB750 million), representing approximately 3.8% of the total revenue for the first half of 2021 (first half of 2020: 3.9%). We will continue to adopt strict cost control measures to maintain these costs at a relatively stable and lower level.

Our weighted average interest rate decreased from 5.14% for the first half of 2020 to 5.04% for the first half of 2021. As we obtained financing resources at a lower cost during the first half of 2021, the total interest expenses paid or accrued for the period decreased to RMB2,284 million (first half of 2020: RMB2,338 million), of which RMB1,039 million (first half of 2020: RMB962 million) was not capitalized and charged through condensed consolidated income statement.

The aggregate of enterprise income tax and deferred tax decreased by 30% to RMB959 million for the first half of 2021 (first half of 2020: RMB1,365 million), with an effective tax rate of 33% (first half of 2020: 41%). The decrease in effective tax rate was mainly due to the increase of the share of net profits from joint ventures and associates and the decrease of tax non-deductible expenses during the first half of 2021, which affected the calculation basis. Excluding the impact from these factors, the effective tax rate was stable. In addition, land appreciation tax for the first half of 2021 increased to RMB1,035 million (first half of 2020: RMB653 million). The increase was mainly due to higher applicable tax rate was applied during the period.

Profit attributable to owners of the Company decreased by 17% to RMB1,010 million for the first half of 2021, as compared to RMB1,223 million for the corresponding period last year, the decrease was mainly due to the net impact of the above changes during the first half of 2021. Our management will continue to focus on the improvement of our shareholders' return as their on-going tasks.

As at 30 June 2021, the Group had total cash resources (including cash and cash equivalents and restricted bank deposits) of RMB38,232 million, of which approximately 94% (31 December 2020: 92%) of the Group's cash resources were denominated in Renminbi with the remaining balances denominated in other currencies. The current ratio was 1.53 times. Together with the unutilized credit facilities of approximately RMB242,449 million, the Group is confident with its liquidity.

The Group maintained financial soundness with net gearing ratio (i.e. total borrowings less total cash resources divided by total equity) of approximately 67% as at 30 June 2021 (31 December 2020: 55%).

As at 30 June 2021, approximately 54% of the Group's total borrowings were denominated in Renminbi and the remaining were denominated in HKD and USD. Approximately 66% of the Group's total borrowings were made at fixed interest rate.

As at 30 June 2021, approximately 46% of the Group's total borrowings were denominated in USD and HKD. As a result, the Group had a net currency exposure to fluctuation in foreign exchange rates. As non-Renminbi currency borrowings are subject to fluctuations of exchange rates, the Group is careful in having borrowings in non-Renminbi currencies and has entered into certain forward contracts so as to hedge against the potential exchange loss in future years. The Group has never engaged in the dealing of any financial derivative instruments for speculative purposes.

In view of the potential Renminbi exchange rate fluctuations, the Group will continuously consider appropriate measures including matching non-Renminbi borrowings with corresponding non-Renminbi assets and arranging appropriate level of hedging instruments.

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

<i>(RMB million)</i>	<b>As at 30 June 2021</b>	<b>As a percentage of total borrowings</b>	<b>As at 31 December 2020</b>	<b>As a percentage of total borrowings</b>
Within 1 year	<b>20,306</b>	<b>23%</b>	25,934	32%
1 to 2 years	<b>19,484</b>	<b>23%</b>	17,459	21%
2 to 5 years	<b>35,601</b>	<b>42%</b>	27,005	33%
Over 5 years	<b>10,304</b>	<b>12%</b>	11,806	14%
<b>Total</b>	<b>85,695</b>	<b>100%</b>	<b>82,204</b>	<b>100%</b>

As at 30 June 2021, total pledged assets accounted for approximately 6% of the total assets of the Group (31 December 2020: 5%).

In line with the prevailing commercial practice in the mainland China, the Group provides guarantees for mortgages extended to property buyers before completion of their mortgage registration. As at 30 June 2021, the total amount of the aforesaid guarantees provided by the Group was RMB10,178 million (31 December 2020: RMB9,800 million).



## BUSINESS REVIEW

### Property Development

#### *Recognized sales*

The Group's revenue from property development segment increased by 5% in the first half of 2021 to RMB16,956 million as compared to RMB16,107 million for the corresponding period in 2020. Saleable GFA delivered decreased by 10% from approximately 1,248,000 sq.m. in the first half of 2020 to approximately 1,126,000 sq.m. in the first half of 2021. Excluding car park sales, the average selling price recognized in the first half of 2021 increased to approximately RMB16,700 per sq.m. (first half of 2020: RMB15,000 per sq.m.). The increase was mainly due to more projects in tier-one and core tier-two cities being delivered during the first half of 2021, such as Dongtan Villa in Shanghai and Xixi Mansion in Hangzhou.

Revenue and saleable GFA delivered by cities during the first half of 2021 are set out as follows:

Regions	Cities	Revenue (RMB million)	Saleable GFA delivered (sq.m.)	Approximate Average selling price recognized (RMB/sq.m.)
Beijing Region	Beijing	152	1,729	87,900
	Qinhuangdao	592	45,250	13,100
	Shijiazhuang	85	5,017	16,900
	Taiyuan	28	2,682	10,400
		<b>857</b>	<b>54,678</b>	<b>15,700</b>
Bohai Rim Region	Tianjin	361	14,730	24,500
	Dalian	360	36,413	9,900
	Jinan	1,546	108,824	14,200
	Qingdao	3,525	118,948	29,600
	Yantai	37	3,515	10,500
		<b>5,829</b>	<b>282,430</b>	<b>20,600</b>



Regions	Cities	Revenue (RMB million)	Saleable GFA delivered (sq.m.)	Approximate Average selling price recognized (RMB/sq.m.)
Eastern Region	Shanghai	1,268	50,369	25,200
	Suzhou	201	16,916	11,900
	Wuxi	1,116	78,188	14,300
	Nanjing	237	21,669	10,900
	Wenzhou	27	1,236	21,800
	Hangzhou	2,036	65,094	31,300
	Jiaxing	34	2,270	15,000
		<b>4,919</b>	<b>235,742</b>	<b>20,900</b>
Southern Region	Shenzhen	999	16,667	59,900
	Zhongshan	107	13,503	7,900
	Zhanjiang	6	678	8,800
	Fuzhou	677	44,044	15,400
	Zhangzhou	12	1,395	8,600
	Maoming	127	26,788	4,700
	Foshan	285	25,029	11,400
		<b>2,213</b>	<b>128,104</b>	<b>17,300</b>
Central Region	Wuhan	140	9,567	14,600
	Hefei	662	65,721	10,100
	Nanchang	347	32,924	10,500
		<b>1,149</b>	<b>108,212</b>	<b>10,600</b>
Western Region	Chengdu	660	84,964	7,800
	Chongqing	178	16,653	10,700
	Guiyang	164	15,342	10,700
		<b>1,002</b>	<b>116,959</b>	<b>8,600</b>
	Other projects	429	55,491	7,700
<b>Subtotal (excluding car parks)</b>		<b>16,398</b>	<b>981,616</b>	<b>16,700</b>
Carparks (various projects)		558	143,972	3,900
<b>Total</b>		<b>16,956</b>	<b>1,125,588</b>	<b>15,100</b>

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## Contracted sales

The Group's contracted sales (including its joint ventures and associates) during the six months ended 30 June 2021 amounted to RMB52,370 million, representing an approximately 25% increase as compared to RMB41,840 million from the corresponding period in 2020. GFA sold for the first half of 2021 increased by 30% to 2,834,300 sq.m. (first half of 2020: 2,185,700 sq.m.). Excluding car park sales, the average selling price increased by approximately 1% to RMB20,800 per sq.m. (first half of 2020: RMB20,600 per sq.m.).

In terms of distribution, 58% of the Group's contracted sales were contributed by Eastern, Southern, Central and Western Regions in the first half of 2021 (first half of 2020: 50%), which reflects the Group further implements the strategic planning towards the 'south and west'.

The contracted sales amounts and saleable GFA sold by cities during the first half of 2021 are set out as follows:

Regions	Cities	Contracted Sales (RMB million)	Approximate Saleable GFA sold (sq.m.)	Approximate Average selling price (RMB/sq.m.)
Beijing Region	Beijing	9,530	211,700	45,000
	Langfang	332	16,100	20,600
	Qinhuangdao	940	68,500	13,700
	Shijiazhuang	951	69,600	13,700
	Taiyuan	290	27,200	10,700
	Zhangjiakou	154	17,400	8,900
		<b>12,197</b>	<b>410,500</b>	<b>29,700</b>
Bohai Rim Region	Tianjin	4,014	209,300	19,200
	Dalian	1,725	74,700	23,100
	Jinan	1,771	64,600	27,400
	Qingdao	1,226	47,900	25,600
	Shenyang	265	31,200	8,500
		<b>9,001</b>	<b>427,700</b>	<b>21,000</b>
Eastern Region	Shanghai	2,652	46,600	56,900
	Suzhou	389	24,800	15,700
	Wuxi	1,384	61,900	22,400
	Nanjing	1,990	76,200	26,100
	Wenzhou	1,593	67,700	23,500
	Hangzhou	1,904	35,300	53,900
	Yangzhou	626	38,600	16,200
	Chuzhou	155	21,200	7,300
		<b>10,693</b>	<b>372,300</b>	<b>28,700</b>

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Regions	Cities	Contracted Sales (RMB million)	Approximate Saleable GFA sold (sq.m.)	Approximate Average selling price (RMB/sq.m.)
Southern Region	Shenzhen	1,244	16,600	74,900
	Zhongshan	969	72,300	13,400
	Zhanjiang	188	19,900	9,400
	Guangzhou	481	21,200	22,700
	Jiangmen	318	25,300	12,600
	Fuzhou	361	24,700	14,600
	Zhangzhou	1,577	124,600	12,700
	Maoming	70	15,400	4,500
	Xiamen	85	2,400	35,400
	Foshan	221	13,800	16,000
	Longyan	663	63,300	10,500
	Hong Kong	1,109	5,600	198,000
		<b>7,286</b>	<b>405,100</b>	<b>18,000</b>
Central Region	Wuhan	6,177	259,500	23,800
	Zhengzhou	1,136	116,800	9,700
	Changsha	111	25,200	4,400
	Hefei	906	80,900	11,200
	Nanchang	453	42,100	10,800
		<b>8,783</b>	<b>524,500</b>	<b>16,700</b>
Western Region	Chengdu	280	27,400	10,200
	Xi'an	188	12,800	14,700
	Chongqing	609	44,800	13,600
	Kunming	439	51,400	8,500
	Guiyang	214	19,600	10,900
		<b>1,730</b>	<b>156,000</b>	<b>11,100</b>
	Other projects	743	130,000	5,700
<b>Subtotal (excluding carparks)</b>		<b>50,433</b>	<b>2,426,100</b>	<b>20,800</b>
Carparks (various projects)		1,937	408,200	4,700
<b>Total</b>		<b>52,370</b>	<b>2,834,300</b>	<b>18,500</b>

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## Landbank

As at 30 June 2021, the landbank of the Group (including its joint ventures and associates) slightly decreased to 37,961,000 sq.m. (as at 31 December 2020: 38,043,000 sq.m.); while landbank with attributable interest increased to 21,204,000 sq.m. (as at 31 December 2020: 19,945,000 sq.m.). During the first half of 2021, we together with our joint ventures and associates acquired 25 plots of land and 9 developed projects, of which the total GFA and attributable interest GFA were approximately 4,600,000 sq.m. and 3,171,000 sq.m., respectively. Among the newly acquired projects, there are 16 residential development projects, 17 logistics projects and 1 internet data center. The average acquisition cost per sq.m. of the newly acquired land plots for residential development was RMB7,700. In terms of saleable GFA, the average land cost per sq.m. for our landbank as at 30 June 2021 was approximately RMB7,700 (as at 31 December 2020: RMB7,900).

The landbank details of the Group and its joint ventures and associates as at 30 June 2021 are set out as follows:

Regions	Cities	Projects	Districts	Approximate	Approximate	Remaining	Interest
				total GFA	total		landbank
				( <i>'000 sq.m.</i> )	( <i>'000 sq.m.</i> )	( <i>'000 sq.m.</i> )	the Group
							(%)
Beijing Region	Beijing	Anzhen Project	Chaoyang District, Beijing	46	–	46	11.97%
		Captain House	Fengtai District, Beijing	131	100	131	51.00%
		CBD Plot Z6	Chaoyang District, Beijing	27	21	27	100.00%
		Changping Sci-tech Park F2 Project	Changping District, Beijing	256	193	251	50.00%
		Gold Mansion	Daxing District, Beijing	118	99	99	25.00%
		Grand Canal Place	Tongzhou District, Beijing	479	334	379	50.00%
		Grand Harmony Emerald Residence	Daxing District, Beijing	224	165	156	40.00%
		Jasper Epoch	Daxing District, Beijing	92	78	51	49.00%
		Jialihua Project, Shunyi District	Shunyi District, Beijing	277	206	277	100.00%
		Liangxiang Project	Fangshan District, Beijing	126	102	126	11.10%
		Mentougou Tanzhe Temple Project	Mentougou District, Beijing	430	344	430	10.00%
		Ocean LA VIE	Chaoyang District, Beijing	318	305	46	85.72%
		Ocean Metropolis	Mentougou District, Beijing	330	276	141	51.00%
		Ocean Poetic Dwelling	Shijingshan District, Beijing	249	187	249	31.00%
		Ocean Wulieepoch	Shijingshan District, Beijing	595	458	449	21.00%
		Our New World	Fangshan District, Beijing	109	91	14	100.00%
		Plot 6002, Mentougou New Town	Mentougou District, Beijing	125	97	75	21.00%
		Royal River Villa	Chaoyang District, Beijing	132	118	132	20.00%
		Sino-Ocean Apple Garden No. 6	Shijingshan District, Beijing	69	50	69	51.00%
		The CBD's Private Palace	Daxing District, Beijing	436	383	48	100.00%
		World View	Chaoyang District, Beijing	71	52	71	16.00%
		Xanadu & Ocean Epoch	Chaoyang District, Beijing	230	193	84	50.00%
		Xanadu & Ocean Palace	Daxing District, Beijing	300	207	300	50.00%
		Xiji Plot E, Tongzhou District	Tongzhou District, Beijing	139	136	139	50.00%
		Xinchi Tower	Daxing District, Beijing	67	41	67	70.00%
		Yongjingtaoyuan Project	Chaoyang District, Beijing	692	554	692	12.82%
				6,068	4,790	4,549	

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Regions	Cities	Projects	Districts	Approximate total GFA (’000 sq.m.)	Approximate total saleable GFA (’000 sq.m.)	Remaining landbank (’000 sq.m.)	Interest attributable to the Group (%)
	Langfang	Canal Bay	Xianghe County, Langfang	269	180	269	20.00%
		Jingkai Logistics Project	Jingkai District, Langfang	151	–	151	49.00%
		Ocean Brilliant City	Guangyang District, Langfang	1,897	954	1,897	38.00%
		Plot I, Guangyang Logistics Project	Guangyang District, Langfang	41	–	41	28.21%
		Plot II, Guangyang Logistics Project	Guangyang District, Langfang	144	–	144	19.75%
		Yanjiao Sanhe Internet Data Center	Yanjiao County, Langfang	73	–	73	24.50%
				<b>2,575</b>	<b>1,134</b>	<b>2,575</b>	
	Qinhuangdao	Seatopia	Funing District, Qinhuangdao	1,438	1,243	1,175	100.00%
	Shijiazhuang	Ande Life Memorial Park	Jingxing County, Shijiazhuang	18	3	18	40.00%
		Chang’an District Redevelopment Project	Chang’an District, Shijiazhuang	147	94	147	51.00%
		Family Park	Chang’an District, Shijiazhuang	132	108	132	35.70%
		Family Park, Phase II	Chang’an District, Shijiazhuang	84	66	84	35.70%
		Gaocheng Logistics Project	Gaocheng District, Shijiazhuang	54	–	54	49.00%
		Harmony Palace	Zhengding New District, Shijiazhuang	152	140	152	38.35%
		Home Park	Gaocheng District, Shijiazhuang	48	43	48	40.00%
		Sino-Ocean No. 7	Chang’an District, Shijiazhuang	115	103	115	20.00%
		Vigorous Mansion	Chang’an District, Shijiazhuang	228	171	144	51.00%
				<b>978</b>	<b>728</b>	<b>894</b>	
	Taiyuan	Ocean Seasons	Wanbailin District, Taiyuan	308	254	308	70.00%
		Sino-Ocean Oriental Mansion	Yingze District, Taiyuan	105	81	105	80.00%
		Villa Epoch	Yangqu County, Taiyuan	54	34	39	44.00%
				<b>467</b>	<b>369</b>	<b>452</b>	
	Zhangjiakou	Centrality Mansion	Qiaodong District, Zhangjiakou	203	163	203	60.00%
				<b>11,729</b>	<b>8,427</b>	<b>9,848</b>	

Regions	Cities	Projects	Districts	Approximate total GFA (’000 sq.m.)	Approximate total saleable GFA (’000 sq.m.)	Remaining landbank (’000 sq.m.)	Interest attributable to the Group (%)
Bohai Rim Region	Tianjin	Beichen Logistics Project	Beichen District, Tianjin	124	–	124	28.21%
		Boda Logistics Project	Wuqing District, Tianjin	285	–	285	49.00%
		Fantastic Time	Dongli District, Tianjin	151	115	151	100.00%
		Happy Light Year	Wuqing District, Tianjin	504	317	494	49.98%
		Harmony Mansion	Binhai New Area, Tianjin	102	78	102	58.00%
		Neo-metropolis	Beichen District, Tianjin	3,034	2,615	2,662	51.00%
		Ocean City	Binhai New Area, Tianjin	2,137	1,929	41	70.00%
		Ocean Epoch	Binhai New Area, Tianjin	35	25	19	100.00%
		Ocean Great Harmony	Xiqing District, Tianjin	350	290	47	100.00%
		Ocean Orient	Binhai New Area, Tianjin	164	126	164	100.00%
		Ocean Prospect	Dongli District, Tianjin	321	309	50	100.00%
		Royal River	Wuqing District, Tianjin	349	333	22	100.00%
		Sino-Ocean Brilliant Courtyard	Binhai New Area, Tianjin	675	488	190	64.28%
		Southend Airport Logistics Project	Dongli District, Tianjin	69	–	69	49.00%
		The Great Habitat Mansion House	Dongli District, Tianjin	562	385	41	6.00%
		Westend Airport Logistics Project	Dongli District, Tianjin	52	–	52	49.00%
		Xanadu	Binhai New Area, Tianjin	185	135	185	42.86%
				<b>9,099</b>	<b>7,145</b>	<b>4,698</b>	
	Dalian	Diamond Bay	Ganjingzi District, Dalian	1,497	1,345	1,059	100.00%
		Joy of Mountain and Sea	Ganjingzi District, Dalian	189	150	185	51.00%
		Ocean Mansion	Shahekou District, Dalian	36	25	36	100.00%
		Ocean The Piedmont Epoch	Lushunkou District, Dalian	68	46	26	100.00%
		Ocean Worldview	Jinzhou District, Dalian	1,902	1,645	353	100.00%
		Sino-Ocean Technopole	Jinzhou District, Dalian	922	540	922	100.00%
		Zhonghua Road Plot #2	Ganjingzi District, Dalian	111	52	111	100.00%
				<b>4,725</b>	<b>3,803</b>	<b>2,692</b>	
	Jinan	Beihu Plot A-6, Tianqiao District	Tianqiao District, Jinan	97	83	97	60.00%
		Beihu West Plot A, Tianqiao District	Tianqiao District, Jinan	555	507	555	100.00%
		Ocean Crown	Huaiyin District, Jinan	103	87	103	66.50%
		Ocean Epoch	Lixia District, Jinan	390	371	204	50.00%
		Ocean Mansion	Huaiyin District, Jinan	228	190	223	54.35%
		Ocean Orient	Licheng District, Jinan	544	422	544	42.00%
		Ocean Precious Land	Licheng District, Jinan	226	172	226	58.82%
		Sino-Ocean Metropolis	Tianqiao District, Jinan	379	255	379	60.31%
				<b>2,522</b>	<b>2,087</b>	<b>2,331</b>	
	Qingdao	Ocean Crown	Fushan New District, Qingdao	125	95	120	59.50%
		Ocean Great Harmony	Shibei District, Qingdao	377	270	215	43.00%
		Sino-Ocean Landscape	Jimo District, Qingdao	113	86	113	100.00%
				<b>615</b>	<b>451</b>	<b>448</b>	
	Shenyang	Ocean Elite River Prospect	Shenbei District, Shenyang	400	313	400	60.00%
		Ocean Noble Mansion	Tiexi District, Shenyang	47	32	47	100.00%
				<b>447</b>	<b>345</b>	<b>447</b>	
				<b>17,408</b>	<b>13,831</b>	<b>10,616</b>	

## Sino-Ocean Group Holding Limited

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Stock Code : 03377

Regions	Cities	Projects	Districts	Approximate total GFA (’000 sq.m.)	Approximate total saleable GFA (’000 sq.m.)	Remaining landbank (’000 sq.m.)	Interest attributable to the Group (%)
Eastern Region	Shanghai	Dongtan Villa	Chongming District, Shanghai	1,072	672	756	41.03%
		Hongqiao Origin	Qingpu District, Shanghai	75	53	75	60.00%
		Ocean Fortune Center	Pudong New Area, Shanghai	59	45	17	100.00%
		Ocean Seasons	Pudong New Area, Shanghai	323	279	55	100.00%
		Yuanbo Hotel Project	Putuo District, Shanghai	54	–	54	23.94%
				<b>1,583</b>	<b>1,049</b>	<b>957</b>	
	Suzhou	Easy Town	Huqiu District, Suzhou	104	85	21	16.50%
		Mansion Yue	Wujiang District, Suzhou	150	147	60	70.00%
		Plot in High-tech Zone, Zhangjiagang	Zhangjiagang City, Suzhou	108	77	108	100.00%
		Rocker Park	Huqiu District, Suzhou	240	198	170	30.00%
		Royal Seasons	Taicang City, Suzhou	105	77	72	34.00%
		Shihu Project	Wuzhong District, Suzhou	49	–	49	100.00%
		Taicang Shaxi Logistics Project I	Taicang City, Suzhou	56	–	56	16.66%
		Taicang Shaxi Logistics Project II	Taicang City, Suzhou	124	–	124	49.00%
		Zhangjiagang Internet Data Center	Zhangjiagang City, Suzhou	24	–	24	49.00%
		Zhangjiagang Logistics Project	Zhangjiagang City, Suzhou	59	–	59	16.66%
				<b>1,019</b>	<b>584</b>	<b>743</b>	
	Wuxi	Life in Park	Xinwu District, Wuxi	196	157	196	15.00%
		One Residence	Xinwu District, Wuxi	211	154	211	10.00%
		Taihu Milestone (formerly known as Yuqin Project)	Xinwu District, Wuxi	116	93	6	80.00%
				<b>523</b>	<b>404</b>	<b>413</b>	
	Nanjing	Ocean Landscape	Jiangning District, Nanjing	147	121	18	70.00%
		Ocean Seasons	Lishui District, Nanjing	234	184	43	100.00%
		Sino-Ocean Tangyue Landscape	Liuhe District, Nanjing	54	52	24	100.00%
		The One	Jiangning District, Nanjing	213	153	213	60.00%
				<b>648</b>	<b>510</b>	<b>298</b>	
	Wenzhou	Harbor Heart	Ouhai District, Wenzhou	87	66	87	84.70%
		Plot ZX-14a-1, Central District, Leqing	Leqing City, Wenzhou	40	30	40	100.00%
		Shan Hai One	Leqing City, Wenzhou	123	100	123	100.00%
				<b>250</b>	<b>196</b>	<b>250</b>	
	Hangzhou	Canal Business Center Project	Gongshu District, Hangzhou	609	292	10	60.00%
		Jiulongwan Project	West Lake District, Hangzhou	20	–	20	100.00%
		Neo 1	Gongshu District, Hangzhou	43	40	19	50.00%
		Ocean New Masterpiece	Gongshu District, Hangzhou	44	33	44	51.00%
		Xixi Mansion	Yuhang District, Hangzhou	395	285	89	100.00%
				<b>1,111</b>	<b>650</b>	<b>182</b>	



Regions	Cities	Projects	Districts	Approximate total GFA (’000 sq.m.)	Approximate total saleable GFA (’000 sq.m.)	Remaining landbank (’000 sq.m.)	Interest attributable to the Group (%)
Southern Region	Huzhou Yangzhou	Anji Internet Data Center	Anji County, Huzhou	135	–	135	64.30%
		Grand Canal Milestone	Guangling District, Yangzhou	56	43	56	89.00%
		Royal Mansion	Guangling District, Yangzhou	63	47	63	100.00%
				<b>119</b>	<b>90</b>	<b>119</b>	
	Jiaxing Ningbo	Pinghu Logistics Project	Pinghu City, Jiaxing	72	–	72	16.66%
		Sino-Fusion Yuyao Simen Logistics Park	Yuyao City, Ningbo	56	–	56	28.21%
				<b>5,516</b>	<b>3,483</b>	<b>3,225</b>	
	Shenzhen	Lishan Project	Nanshan District, Shenzhen	156	70	156	60.00%
		Longhua District De Ai Industrial Park	Longhua District, Shenzhen	533	282	533	80.00%
		Ocean Express	Longgang District, Shenzhen	556	437	145	84.70%
		Ocean Palace	Nanshan District, Shenzhen	196	82	138	63.25%
		Ocean Seafront Towers	Nanshan District, Shenzhen	115	52	69	60.00%
		Peace Palace	Longhua District, Shenzhen	278	201	278	63.01%
		Sino-Ocean Dream Land	Longgang District, Shenzhen	401	292	2	100.00%
				<b>2,235</b>	<b>1,416</b>	<b>1,321</b>	
	Zhongshan	Blossoms Valley	Shenwan Town, Zhongshan	1,172	1,037	1,024	75.00%
		Ocean City	Eastern District, Zhongshan	2,083	1,736	94	100.00%
		Ocean Emerald	Nantou Town, Zhongshan	437	412	49	100.00%
		Ocean Longshire	Henglan Town, Zhongshan	96	85	7	100.00%
		Ocean Palace	Southern District, Zhongshan	181	134	181	69.80%
		SCity (formerly known as Suixicun 162 Project, Nantou)	Nantou Town, Zhongshan	90	68	90	34.00%
		SCity (formerly known as Suixicun 163 Project, Nantou)	Nantou Town, Zhongshan	34	26	34	34.00%
		Sino-Ocean Aristocratic Family	Eastern District, Zhongshan	103	78	25	24.50%
		Sino-Ocean Landscape	Minzhong Town, Zhongshan	210	159	146	51.00%
		Zhonghui City (formerly known as Suixicun 135 Project, Nantou)	Nantou Town, Zhongshan	43	33	10	34.00%
		Zhonghui City (formerly known as Suixicun 136 Project, Nantou)	Nantou Town, Zhongshan	83	62	8	30.00%
		Zhonghui City (formerly known as Suixicun 137 Project, Nantou)	Nantou Town, Zhongshan	107	102	27	45.00%
				<b>4,639</b>	<b>3,932</b>	<b>1,695</b>	
	Zhanjiang Guangzhou	Ocean City	Xiashan District, Zhanjiang	612	493	459	67.50%
		East Bay	Zengcheng District, Guangzhou	141	96	141	40.00%
		Elite Palace	Tianhe District, Guangzhou	310	279	41	100.00%
		Hibiscus Villa	Huadu District, Guangzhou	179	87	99	51.00%
		Ocean Prospect	Zengcheng District, Guangzhou	133	96	133	100.00%
				<b>763</b>	<b>558</b>	<b>414</b>	

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Regions	Cities	Projects	Districts	Approximate total GFA (’000 sq.m.)	Approximate total saleable GFA (’000 sq.m.)	Remaining landbank (’000 sq.m.)	Interest attributable to the Group (%)
	Jiangmen	Cloud Mansion	Pengjiang District, Jiangmen	176	133	176	51.00%
		Top Mansion	Pengjiang District, Jiangmen	131	101	131	100.00%
				<b>307</b>	<b>234</b>	<b>307</b>	
	Fuzhou	East Bay	Mawei District, Fuzhou	82	65	27	50.00%
		East Bay Upgrade	Mawei District, Fuzhou	51	42	51	33.50%
		Ocean Tianfu	Cangshan District, Fuzhou	128	97	128	51.00%
		Sino-Ocean Landscape	Mawei District, Fuzhou	89	74	89	55.00%
				<b>350</b>	<b>278</b>	<b>295</b>	
	Zhangzhou	Sea and Star	Longwen District, Zhangzhou	266	210	266	51.00%
		Sino-Ocean Scenery	Zhao’an County, Zhangzhou	81	79	14	70.00%
				<b>347</b>	<b>289</b>	<b>280</b>	
	Maoming	Sino-Ocean Landscape	Maonan District, Maoming	299	249	267	51.00%
	Xiamen	Chengnan Plot, Tong’an District	Tong’an District, Xiamen	199	144	199	100.00%
		Top Mansion	Xiang’an District, Xiamen	75	53	20	50.00%
				<b>274</b>	<b>197</b>	<b>219</b>	
	Foshan	Delight River	Sanshui District, Foshan	207	192	54	50.00%
		Elite Palace	Sanshui District, Foshan	259	191	85	100.00%
		Leliu Plot, Shunde District	Shunde District, Foshan	80	63	80	49.00%
				<b>546</b>	<b>446</b>	<b>219</b>	
	Longyan	Sino-Ocean Landscape	Xinluo District, Longyan	203	160	203	51.00%
	Sanya	Ocean Hill	Jiyang District, Sanya	177	111	75	100.00%
	Hong Kong	LP6	Tseung Kwan O, Hong Kong	137	136	4	40.00%
		Mt. La Vie	Islands District, Hong Kong	3	3	3	100.00%
		Uptify	Yau Tsim Mong District, Hong Kong	3	3	3	100.00%
				<b>143</b>	<b>142</b>	<b>10</b>	
				<b>10,895</b>	<b>8,505</b>	<b>5,764</b>	
Central Region	Wuhan	Citylane	Hanyang District, Wuhan	450	–	450	40.25%
		Dongxihu Xingou Logistics Project	Dongxihu District, Wuhan	112	–	112	28.21%
		Heart of Hankow	Jiangnan District, Wuhan	1,054	997	397	55.90%
		Huazhong Big Data Industrial Park	Jiangxia District, Wuhan	89	–	89	28.21%
		Oriental World View	Hanyang District, Wuhan	1,917	1,430	979	40.25%
		Yangtze Opus	Jiang’an District, Wuhan	178	80	178	70.00%
		Zhongjiacun Plot, Hanyang District	Hanyang District, Wuhan	322	229	322	51.00%
				<b>4,122</b>	<b>2,736</b>	<b>2,527</b>	

Regions	Cities	Projects	Districts	Approximate total GFA (’000 sq.m.)	Approximate total saleable GFA (’000 sq.m.)	Remaining landbank (’000 sq.m.)	Interest attributable to the Group (%)
	Zhengzhou	Fontaine Polaris	Zhongmu County, Zhengzhou	176	141	176	24.50%
		Grand Apartment	Jinshui District, Zhengzhou	172	133	172	28.26%
		Ideal House	Erqi District, Zhengzhou	182	141	182	80.00%
		Ocean Landscape Courtyard	Yingyang District, Zhengzhou	204	150	204	55.00%
		Ocean Melody	Zhongmu County, Zhengzhou	43	38	21	69.30%
		Ocean Prospect	Xinzheng City, Zhengzhou	169	158	56	38.00%
		Rong Fu	Xinzheng City, Zhengzhou	156	101	156	17.84%
				<b>1,102</b>	<b>862</b>	<b>967</b>	
	Changsha	Special Mansion	Wangcheng District, Changsha	482	384	482	24.50%
	Hefei	Hefei Logistics Project, Phase IV	Feidong County, Hefei	66	–	66	49.00%
		Ocean Glory	Feidong County, Hefei	197	186	70	100.00%
		Ocean Landscape	Feidong County, Hefei	200	180	120	59.29%
		Plot FD202102, Feidong County	Feidong County, Hefei	104	83	104	100.00%
				<b>567</b>	<b>449</b>	<b>360</b>	
	Nanchang	Ocean Palace	Wanli District, Nanchang	173	122	115	51.00%
				<b>6,446</b>	<b>4,553</b>	<b>4,451</b>	
Western Region	Chengdu	Ocean Luxury City	Qingyang District, Chengdu	122	106	122	24.50%
		Ocean Sky Glory	Jinniu District, Chengdu	71	38	71	18.38%
		Qingbaijiang Internet Data Center, Zone A	Qingbaijiang District, Chengdu	201	–	201	36.51%
		Qingbaijiang Internet Data Center, Zone C	Qingbaijiang District, Chengdu	87	–	87	49.00%
		Qingbaijiang Logistics Project	Qingbaijiang District, Chengdu	276	–	276	28.21%
		Royal Mansion	Pidu District, Chengdu	139	99	139	30.63%
		Sino-Ocean Taikoo Li Chengdu	Jinjiang District, Chengdu	417	362	126	50.00%
		Xindu New Town Plot, Xindu District	Xindu District, Chengdu	199	127	199	100.00%
				<b>1,512</b>	<b>732</b>	<b>1,221</b>	
	Xi’an	Emperor Chic	Weiyang District, Xi’an	321	316	321	24.50%
		Fontaine Island	Chanba Ecological District, Xi’an	147	111	147	24.50%
		Plot DK1, Wangjiapeng	Weiyang District, Xi’an	558	416	558	42.33%
		Sino-Ocean Jinghe New Town Internet Data Center	Xixian New Area, Xi’an	60	–	60	49.00%
		Sino-Ocean Royal Landscape	Chanba Ecological District, Xi’an	292	208	292	56.00%
		Xianyang Logistics Project	Xianyang City, Xi’an	77	–	77	49.00%
				<b>1,455</b>	<b>1,051</b>	<b>1,455</b>	

Regions	Cities	Projects	Districts	Approximate total GFA (’000 sq.m.)	Approximate total saleable GFA (’000 sq.m.)	Remaining landbank (’000 sq.m.)	Interest attributable to the Group (%)
	Chongqing	Fenghua Melody	Shapingba District, Chongqing	102	71	102	24.50%
		Fontaine Island	Nan’an District, Chongqing	178	132	178	24.50%
		Liangjiang New Town Internet Data Center	Liangjiang New Area, Chongqing	40	–	40	49.00%
		Life In Art Dist	Jiulongpo District, Chongqing	52	37	52	34.00%
		Ocean City (formerly known as Gaomiao Project, Jiulongpo)	Jiulongpo District, Chongqing	126	125	95	50.00%
		Poetry of Landscape	Shapingba District, Chongqing	166	119	37	100.00%
		Sino-Ocean Garden	Banan District, Chongqing	592	480	192	42.50%
				<b>1,256</b>	<b>964</b>	<b>696</b>	
	Kunming	In Galaxy (formerly known as Chenggong Project)	Chenggong District, Kunming	222	218	132	39.80%
		In Galaxy (formerly known as Chenggong Project, Phase II)	Chenggong District, Kunming	99	88	99	39.80%
		Sino-Ocean Esthetics Mansion	Panlong District, Kunming	164	145	125	37.15%
				<b>485</b>	<b>451</b>	<b>356</b>	
	Guiyang	Sino-Ocean Aristocratic Family	Shuanglong New District, Guiyang	165	135	165	100.00%
		Sino-Ocean Prospect	Yunyan District, Guiyang	100	75	33	89.80%
				<b>265</b>	<b>210</b>	<b>198</b>	
	Qiannan <sup>1</sup>	Guiyang Logistics Project, Phase II	Longli County, Qiannan	61	–	61	49.00%
				<b>5,034</b>	<b>3,408</b>	<b>3,987</b>	
Other Region	Jakarta	Alam Sutera Project	Greater Jakarta	66	57	66	28.00%
	Singapore	Cairnhill 16	Area 9, Singapore	4	4	4	30.00%
				<b>70</b>	<b>61</b>	<b>70</b>	
<b>Total</b>				<b>57,098</b>	<b>42,268</b>	<b>37,961</b>	

*Note 1:* Qiannan is an abbreviation for Qiannan Buyi and Miao Autonomous Prefecture.

## Property Investment

During the first half of 2021, revenue from property investment decreased by 25% to RMB203 million (first half of 2020: RMB270 million), which was mainly due to the implementation of medium asset mode for the Group's investment properties. As at 30 June 2021, the Group (including its joint ventures and associates) held more than 19 operating investment properties. The Group also actively invested in building up logistics real estate and internet data centers, as well as expansion planning in important cities. In accordance with the Group's overall requirement, these two business platforms commenced work set out in the strategic planning, ascertained the mid- to long-term development strategy and announced the 'Sino-Ocean Logistics' and 'Sino-Ocean Data' brands individually, an indication of the Group's new stage in the expansion of logistics real estate and internet data centers.

The investment properties of the Group and its joint ventures and associates as at 30 June 2021 is set out as follows:

Projects	Districts	Approximate leasable area (sq.m.)	Office premises (sq.m.)	Retail space (sq.m.)	Logistics projects (sq.m.)	Others (sq.m.)	Occupancy rate (%)	Interest attributable to the Group (%)
Ocean International Center (Beijing)	Chaoyang District, Beijing	103,000	76,000	9,000	–	18,000	87%	100%
Ocean Plaza (Beijing)	Xicheng District, Beijing	30,000	26,000	–	–	4,000	94%	72%
San Francisco Project (USA)	Financial District, San Francisco	7,000	7,000	–	–	–	98%	100%
Other projects		72,000	–	41,000	–	31,000		
Subtotal		212,000	109,000	50,000	–	53,000		
<b>Other</b>								
China Life Financial Center (Beijing)	Chaoyang District, Beijing	111,000	111,000	–	–	–	51%	10%
E-wing Center (Beijing)	Haidian District, Beijing	12,000	12,000	–	–	–	88%	69%
INDIGO (Beijing)	Chaoyang District, Beijing	181,000	52,000	48,000	–	81,000	93%	50%
Ocean International Center, Phase II (Beijing)	Chaoyang District, Beijing	70,000	46,000	13,000	–	11,000	80%	35%
Ocean Office Park (Beijing)	Chaoyang District, Beijing	107,000	81,000	12,000	–	14,000	85%	50%
Ocean Rayzone (Beijing)	Fengtai District, Beijing	119,000	110,000	5,000	–	4,000	6%	26%
Ocean We-life Plaza (Beijing)	Chaoyang District, Beijing	31,000	–	31,000	–	–	97%	64%
Ocean International Center (Tianjin)	Hedong District, Tianjin	53,000	53,000	–	–	–	68%	69%
Ocean We-life (Tianjin)	Binhai New District, Tianjin	28,000	–	28,000	–	–	92%	70%
Ocean We-life Plaza (Tianjin)	Hedong District, Tianjin	42,000	–	42,000	–	–	98%	64%
H88 Yuehong Plaza (Shanghai)	Xuhui District, Shanghai	56,000	56,000	–	–	–	53%	24%
Haixing Plaza (Shanghai)	Huangpu District, Shanghai	14,000	10,000	–	–	4,000	65%	37%
Sino-Ocean Tower (Shanghai)	Huangpu District, Shanghai	64,000	46,000	4,000	–	14,000	81%	15%
Grand Canal Place (Hangzhou)	Gongshu District, Hangzhou	69,000	–	68,000	–	1,000	96%	60%
Sino-Ocean Taikoo Li Chengdu (Chengdu)	Jinjiang District, Chengdu	174,000	–	84,000	–	90,000	95%	50%
Other projects		1,376,000	224,000	81,000	1,013,000	58,000		
Subtotal		2,507,000	801,000	416,000	1,013,000	277,000		
<b>Total</b>		<b>2,719,000</b>	<b>910,000</b>	<b>466,000</b>	<b>1,013,000</b>	<b>330,000</b>		

Sino-Ocean Group Holding Limited

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

Stock Code : 03377

## Employees and Human Resources

As of 30 June 2021, the Group had 13,078 employees (31 December 2020: 13,201), maintained at similar level as the end of 2020.

The Group will always keep pace with the times and strive to improve human resource efficiency and corporate governance capabilities, provide different training and development programmes to attract, motivate and retain talented staff, so that these talented staff can ultimately bring in higher return to our shareholders and investors.

## Important Events after the Balance Sheet Date

### *Issue of USD320,000,000 2.70% guaranteed green notes due 2025*

On 13 July 2021, the USD denominated guaranteed green notes due 13 January 2025 in the principal amount of USD320,000,000 (the “**2025 Guaranteed Green Notes**”) were issued by Sino-Ocean Land Treasure IV Limited, a wholly-owned subsidiary of the Company, and are unconditionally and irrevocably guaranteed by the Company. The 2025 Guaranteed Green Notes bear interest at a rate of 2.70% per annum. The net proceeds from the issue of the 2025 Guaranteed Green Notes amounted to approximately USD316,300,000 and were used by the Group for repayment of the existing medium and long-term external indebtedness of the Group due within one year and in accordance with the green finance framework of the Group.

Details of the issue of the 2025 Guaranteed Green Notes are set out in the announcements of the Company dated 7 July 2021, 13 July 2021 and 14 July 2021.

### *Cooperation in relation to investment in property development company*

On 18 July 2021, Sino-Ocean Holding Group (China) Limited, an indirect wholly-owned subsidiary of the Company, entered into a cooperation framework agreement (the “**Cooperation Framework Agreement**”) in relation to the indirect investment in Chongqing Hongxing Macalline Enterprise Development Co., Ltd.\* (重慶紅星美凱龍企業發展有限公司) (the “**Target Company**”) by the Group through a joint venture. The maximum amount of capital contribution to be made by the Group to the joint venture pursuant to the Cooperation Framework Agreement is RMB2 billion. The Target Company is principally engaged in the development of real estate projects and related business in the PRC. The Company considers that the terms of the Cooperation Framework Agreement as well as the terms of the indirect investment are in the interests of the Company and its shareholders as a whole.

Details of the cooperation in relation to investment in the Target Company are set out in the announcements of the Company dated 18 July 2021 and 22 July 2021.

\* For identification purposes only

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The unaudited condensed consolidated interim results of the Group for the six months ended 30 June 2021 are as follows:

### Condensed Consolidated Interim Balance Sheet

		As at 30 June 2021 <b>RMB'000</b> (Unaudited)	As at 31 December 2020 <b>RMB'000</b> (Audited)
	Note		
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment		3,625,068	2,475,703
Right-of-use assets		443,151	140,286
Land use rights		169,077	177,320
Intangible assets		227,686	108,746
Investment properties		11,583,441	12,055,798
Goodwill		340,895	147,415
Investments in joint ventures		24,008,331	21,218,447
Investments in associates		5,968,890	6,696,748
Financial assets at fair value through other comprehensive income		6,251,666	6,751,919
Financial assets at fair value through profit or loss		5,035,565	5,063,770
Trade and other receivables and prepayments	5	13,761,818	12,289,424
Deferred income tax assets		1,697,867	1,772,655
<b>Total non-current assets</b>		<b>73,113,455</b>	<b>68,898,231</b>
<b>Current assets</b>			
Properties under development		72,330,934	74,718,502
Inventories, at cost		311,788	667,794
Land development cost recoverable		1,312,553	1,268,872
Completed properties held for sale		19,369,197	18,074,742
Financial assets at fair value through profit or loss		10,150	11,160
Trade and other receivables and prepayments	5	61,028,183	51,197,152
Contract assets		890,938	923,600
Restricted bank deposits		5,418,686	4,799,837
Cash and cash equivalents		32,813,540	39,129,442
<b>Total current assets</b>		<b>193,485,969</b>	<b>190,791,101</b>
<b>Total assets</b>		<b>266,599,424</b>	<b>259,689,332</b>

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		As at 30 June 2021 RMB'000 (Unaudited)	As at 31 December 2020 RMB'000 (Audited)
	Note		
<b>EQUITY</b>			
<b>Equity attributable to owners of the Company</b>			
Capital		27,329,232	27,329,232
Shares held for Restricted Share Award Scheme		(127,930)	(179,840)
Reserves		104,800	400,974
Retained earnings		26,537,101	26,098,570
		<u>53,843,203</u>	<u>53,648,936</u>
<b>Non-controlling interests</b>		<u>17,197,793</u>	<u>16,256,391</u>
<b>Total equity</b>		<u>71,040,996</u>	<u>69,905,327</u>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Borrowings		65,388,932	56,269,855
Lease liabilities		371,268	97,418
Trade and other payables	6	20,293	18,269
Deferred income tax liabilities		3,546,810	3,312,966
		<u>69,327,303</u>	<u>59,698,508</u>
<b>Total non-current liabilities</b>		<u>69,327,303</u>	<u>59,698,508</u>
<b>Current liabilities</b>			
Borrowings		20,305,779	25,933,873
Lease liabilities		81,734	50,513
Trade and other payables	6	55,695,635	57,527,155
Contract liabilities		38,817,501	34,318,360
Income tax payables		11,047,553	12,065,543
Financial liabilities at fair value through profit or loss		282,923	190,053
		<u>126,231,125</u>	<u>130,085,497</u>
<b>Total current liabilities</b>		<u>126,231,125</u>	<u>130,085,497</u>
<b>Total liabilities</b>		<u>195,558,428</u>	<u>189,784,005</u>
<b>Total equity and liabilities</b>		<u>266,599,424</u>	<u>259,689,332</u>

## Condensed Consolidated Interim Income Statement

		<b>Unaudited</b>	
		<b>Six months ended 30 June</b>	
		<b>2021</b>	<b>2020</b>
	<i>Note</i>	<b>RMB'000</b>	<b>RMB'000</b>
Revenue	4	<b>20,512,993</b>	19,374,264
Cost of sales		<b>(15,900,724)</b>	(14,903,806)
<b>Gross profit</b>		<b>4,612,269</b>	4,470,458
Interest and other income		<b>1,119,723</b>	1,380,455
Other gains — net	7	<b>65,489</b>	124,484
Fair value losses on investment properties		<b>(57,380)</b>	(22,942)
Selling and marketing expenses		<b>(783,253)</b>	(469,207)
Administrative expenses		<b>(775,311)</b>	(749,616)
<b>Operating profit</b>		<b>4,181,537</b>	4,733,632
Finance costs	8	<b>(1,039,199)</b>	(961,872)
Share of net profits of joint ventures		<b>622,005</b>	68,460
Share of net profits of associates		<b>156,105</b>	155,963
<b>Profit before income tax</b>		<b>3,920,448</b>	3,996,183
Income tax expense	9	<b>(1,994,161)</b>	(2,017,116)
<b>Profit for the period</b>		<b>1,926,287</b>	1,979,067
<b>Attributable to:</b>			
Owners of the Company		<b>1,009,770</b>	1,222,806
Non-controlling interests		<b>916,517</b>	756,261
		<b>1,926,287</b>	1,979,067
Basic earnings per share for profit attributable to owners of the Company (expressed in RMB)	10	<b>0.133</b>	0.161
Diluted earnings per share for profit attributable to owners of the Company (expressed in RMB)	10	<b>0.133</b>	0.161

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## Condensed Consolidated Interim Statement of Comprehensive Income

	<b>Unaudited</b>	
	<b>Six months ended 30 June</b>	
	<b>2021</b>	<b>2020</b>
	<b>RMB'000</b>	<b>RMB'000</b>
<b>Profit for the period</b>	<b>1,926,287</b>	<b>1,979,067</b>
<b>Other comprehensive income/(loss)</b>		
<b>Items that will not be reclassified subsequently to profit or loss</b>		
Fair value losses on financial assets at fair value through other comprehensive income	(165,106)	(93,621)
<b>Items that may be reclassified subsequently to profit or loss</b>		
Currency translation differences	(152,550)	(152,674)
Deferred hedging gains/(losses)	43,700	(105,631)
Share of other comprehensive income of investments accounted for using the equity method	12,545	—
<b>Other comprehensive loss for the period, net of tax</b>	<b>(261,411)</b>	<b>(351,926)</b>
<b>Total comprehensive income for the period</b>	<b>1,664,876</b>	<b>1,627,141</b>
<b>Total comprehensive income attributable to:</b>		
— Owners of the Company	783,069	801,517
— Non-controlling interests	881,807	825,624
	<b>1,664,876</b>	<b>1,627,141</b>

# Notes to the Unaudited Condensed Consolidated Interim Financial Information

## 1 GENERAL INFORMATION

Sino-Ocean Group Holding Limited (the “Company”) and its subsidiaries (together, the “Group”) are principally engaged in investment holding, property development and property investment in the People’s Republic of China (the “PRC”).

The Company is a limited liability company incorporated on 12 March 2007 in Hong Kong. The address of its registered office is Suite 601, One Pacific Place, 88 Queensway, Hong Kong.

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

The condensed consolidated interim financial information is presented in Renminbi (“RMB”), unless otherwise stated. The condensed consolidated interim financial information was approved for issue on 19 August 2021 by the Board of Directors of the Company (the “Board”).

## 2 BASIS OF PREPARATION

The condensed consolidated interim financial information for the six months ended 30 June 2021 has been prepared in accordance with Hong Kong Accounting Standard (“HKAS”) 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants. The condensed consolidated interim financial information does not include all the notes of the type normally included in the annual financial statements. Accordingly, this condensed consolidated interim financial information should be read in conjunction with the Group’s annual financial statements for the year ended 31 December 2020, which have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRS”).

The financial information relating to the year ended 31 December 2020 that is included in the condensed consolidated interim financial information for the six months ended 30 June 2021 as comparative information does not constitute the Company’s statutory annual consolidated financial statements for that year but is derived from those financial statements. Further information relating to these statutory financial statements required to be disclosed in accordance with section 436 of the Hong Kong Companies Ordinance (Cap. 622) is as follows:

The Company has delivered the financial statements for the year ended 31 December 2020 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance (Cap. 622).

The Company’s auditor has reported on those financial statements. The auditor’s report was unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its report; and did not contain a statement under sections 406(2), 407(2) or (3) of the Hong Kong Companies Ordinance (Cap. 622).

### 3 ACCOUNTING POLICIES

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period, except for the adoption of new and amended standards as set out below.

#### **New and amended standards adopted by the Group**

Below new and amended standards and interpretations became effective for annual reporting periods commencing on or after 1 January 2021 and adopted by the Group for the first time in 2021 interim condensed consolidated financial information:

- Covid-19-related Rent Concessions — Amendments to HKFRS 16; and
- Interest Rate Benchmark Reform — Phase 2 — Amendments to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16.

The amended standards listed above did not have any significant impact on the Group's accounting policies and did not require retrospective adjustments. The Group has not early adopted any other new or amended standards and interpretations that are not yet effective for the current accounting period.

### 4 SEGMENT INFORMATION

Management has determined the operating segments based on the reports reviewed by the chief operating committee (the "Committee") that are used to make strategic decisions.

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

Other operations as carried out by the Group mainly include property management services, property sales agency services, as well as upfitting services. These are not included within the reportable operating segments, as they are not included in the reports provided to the Committee. The results of these operations are aggregated and categorized as "All other segments".

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

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

Transactions between segments are carried out at arm's length. The revenue from external parties reported to the Committee is measured in a manner consistent with that in the condensed consolidated interim income statement.

	Unaudited								
	Property development								
	Beijing	Bohai	Eastern	Southern	Central	Western	Property	All other	Total
	RMB'000	Rim	China	China	China	China	investment	segments	
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
Six months ended 30 June 2021									
Total segment revenue	900,457	6,065,729	5,545,218	2,273,848	1,154,179	1,016,366	206,790	5,010,293	22,172,880
Inter-segment revenue	—	—	—	—	—	—	(3,943)	(1,655,944)	(1,659,887)
Revenue (from external customers)	900,457	6,065,729	5,545,218	2,273,848	1,154,179	1,016,366	202,847	3,354,349	20,512,993
Segment operating profit/(loss)	192,764	1,419,118	1,128,127	184,969	(135,883)	(154,446)	148,032	1,643,283	4,425,964
Depreciation and amortization	(7,224)	(852)	(5,779)	(6,393)	(601)	(1,436)	(107)	(157,663)	(180,055)
Six months ended 30 June 2020									
Total segment revenue	1,968,881	4,176,364	5,360,602	2,339,050	474,372	1,788,029	273,358	4,770,552	21,151,208
Inter-segment revenue	(898)	—	—	—	—	—	(2,128)	(1,773,918)	(1,776,944)
Revenue (from external customers)	1,967,983	4,176,364	5,360,602	2,339,050	474,372	1,788,029	271,230	2,996,634	19,374,264
Segment operating profit	75,462	1,321,969	834,647	491,297	12,449	327,791	186,371	1,736,743	4,986,729
Depreciation and amortization	(8,223)	(677)	(3,463)	(15,481)	(82)	(526)	(79)	(47,267)	(75,798)
	Property development								
	Beijing	Bohai	Eastern	Southern	Central	Western	Property	All other	Total
	RMB'000	Rim	China	China	China	China	investment	segments	
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
As at 30 June 2021 (Unaudited)									
Total segment assets	17,316,706	24,754,306	21,649,822	36,069,422	16,342,552	4,645,294	11,871,771	90,189,538	222,839,411
Additions to non-current assets (other than financial instruments and deferred income tax assets)	5	5,703	7,207	9,072	3,930	2,316	16,495	1,934,393	1,979,121
Total segment liabilities	10,063,171	17,844,100	12,704,720	19,320,368	10,185,726	1,894,462	537,376	33,484,061	106,033,984
As at 31 December 2020 (Audited)									
Total segment assets	23,829,030	25,071,789	26,666,760	29,019,396	16,134,961	5,288,440	11,725,479	80,000,922	217,736,777
Additions to non-current assets (other than financial instruments and deferred income tax assets)	1,169	1,006	41	1,456	1,256	1,060	271,081	885,628	1,162,697
Total segment liabilities	13,415,767	20,901,800	15,995,054	16,635,162	8,117,380	3,271,978	1,439,601	24,300,516	104,077,258

A reconciliation of segment operating profit to profit before income tax is provided as follows:

	<b>Unaudited</b>	
	<b>Six months ended 30 June</b>	
	<b>2021</b>	<b>2020</b>
	<b>RMB'000</b>	<b>RMB'000</b>
Segment operating profit	<b>4,425,964</b>	4,986,729
Corporate finance income	<b>442</b>	26,969
Corporate overheads	<b>(252,978)</b>	(381,608)
Fair value losses on investment properties	<b>(57,380)</b>	(22,942)
Other gains — net (Note 7)	<b>65,489</b>	124,484
Finance costs (Note 8)	<b>(1,039,199)</b>	(961,872)
Share of net profits of joint ventures	<b>622,005</b>	68,460
Share of net profits of associates	<b>156,105</b>	155,963
	<b>3,920,448</b>	3,996,183
Profit before income tax	<b>3,920,448</b>	3,996,183
	<b>As at</b>	<b>As at</b>
	<b>30 June</b>	<b>31 December</b>
	<b>2021</b>	<b>2020</b>
	<b>(Unaudited)</b>	<b>(Audited)</b>
	<b>RMB'000</b>	<b>RMB'000</b>

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

Total segment assets	<b>222,839,411</b>	217,736,777
Corporate cash and cash equivalents	<b>787,544</b>	437,856
Investments in joint ventures	<b>24,008,331</b>	21,218,447
Investments in associates	<b>5,968,890</b>	6,696,748
Financial assets at fair value through other comprehensive income	<b>6,251,666</b>	6,751,919
Financial assets at fair value through profit or loss	<b>5,045,715</b>	5,074,930
Deferred income tax assets	<b>1,697,867</b>	1,772,655
<b>Total assets per consolidated balance sheet</b>	<b>266,599,424</b>	259,689,332

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

Total segment liabilities	<b>106,033,984</b>	104,077,258
Current borrowings	<b>20,305,779</b>	25,933,873
Non-current borrowings	<b>65,388,932</b>	56,269,855
Deferred income tax liabilities	<b>3,546,810</b>	3,312,966
Financial liabilities at fair value through profit or loss	<b>282,923</b>	190,053
<b>Total liabilities per consolidated balance sheet</b>	<b>195,558,428</b>	189,784,005



For the six months ended 30 June 2021, included in the revenue of sales of properties, RMB15,716,085,000 was recognized as a point in time, RMB1,239,712,000 was recognized over time.

The Company is incorporated in Hong Kong, with most of its major subsidiaries being domiciled in the Mainland China. Revenues of the Group are mainly derived from external customers in the Mainland China for the six months ended 30 June 2021 and 2020.

As at 30 June 2021, total non-current assets other than financial instruments and deferred income tax assets located in the PRC, Hong Kong and United States of America amounted to approximately RMB46,121,547,000, RMB5,928,000 and RMB239,064,000 (31 December 2020: RMB42,772,506,000, RMB6,536,000 and RMB241,421,000), respectively.

For the six months ended 30 June 2021 and 2020, the Group does not have any single customer with the transaction value over 10% of the Group's total external sales.

## 5 TRADE AND OTHER RECEIVABLES AND PREPAYMENTS

	As at 30 June 2021 RMB'000 (Unaudited)	As at 31 December 2020 RMB'000 (Audited)
Trade receivables (a)	5,152,201	4,224,342
Other receivables and prepayments (b)	69,637,800	59,262,234
	<b>74,790,001</b>	63,486,576
Less: non-current portion	<b>(13,761,818)</b>	(12,289,424)
Current portion	<b>61,028,183</b>	51,197,152

### (a) Trade receivables

	As at 30 June 2021 RMB'000 (Unaudited)	As at 31 December 2020 RMB'000 (Audited)
Trade receivables	5,301,399	4,373,540
Less: provision for impairment of trade receivables	<b>(149,198)</b>	(149,198)
	<b>5,152,201</b>	4,224,342
Less: non-current portion	—	—
Current portion	<b>5,152,201</b>	4,224,342

Proceeds from services and sales rendered are to be received in accordance with the term of respective agreement, an ageing analysis of trade receivables at the respective balance sheet dates is as follows:

	<b>As at 30 June 2021 RMB'000 (Unaudited)</b>	<b>As at 31 December 2020 RMB'000 (Audited)</b>
Within 6 months	<b>2,507,494</b>	2,765,858
Between 6 months to 1 year	<b>1,923,920</b>	865,767
Between 1 year to 2 years	<b>585,087</b>	606,844
Between 2 years to 3 years	<b>239,256</b>	80,743
Over 3 years	<b>45,642</b>	54,328
	<b><u>5,301,399</u></b>	<b><u>4,373,540</u></b>

As at 30 June 2021, no trade receivables were pledged as collateral for the Group's borrowings (2020: nil).

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

	<b>As at 30 June 2021 RMB'000 (Unaudited)</b>	<b>As at 31 December 2020 RMB'000 (Audited)</b>
Opening amount at beginning of the period	<b>(149,198)</b>	(132,932)
Provision for receivable impairment	–	(46,963)
Write-off	–	30,697
Closing amount at end of the period	<b><u>(149,198)</u></b>	<b><u>(149,198)</u></b>

**(b) Other receivables and prepayments**

	<b>As at 30 June 2021 RMB'000 (Unaudited)</b>	<b>As at 31 December 2020 RMB'000 (Audited)</b>
Entrusted loans to third parties	<b>3,148,342</b>	1,777,734
Entrusted loans to joint ventures	<b>10,531,430</b>	6,368,436
Entrusted loans to associates	<b>4,396,778</b>	3,595,317
Entrusted loans to non-controlling interests	<b>1,712,943</b>	637,700
Amounts due from third parties	<b>2,276,120</b>	1,998,467
Amounts due from joint ventures	<b>18,815,339</b>	18,329,200
Amounts due from associates	<b>3,886,878</b>	2,944,124
Amounts due from non-controlling interests	<b>5,366,891</b>	5,215,269
Tax prepayments	<b>7,321,036</b>	6,598,567
Receivables from government	<b>3,198,816</b>	2,702,459
Payment for the cooperation of potential projects	<b>2,408,531</b>	3,073,232
Receivables from disposal of interests in subsidiaries	<b>945,135</b>	1,018,951
Other prepayments	<b>1,959,649</b>	1,721,947
Other receivables	<b>3,894,114</b>	3,503,168
	<b>69,862,002</b>	59,484,571
Less: provision for impairment of other receivables	<b>(224,202)</b>	(222,337)
	<b>69,637,800</b>	59,262,234
Less: non-current portion	<b>(13,761,818)</b>	(12,289,424)
Current portion	<b>55,875,982</b>	46,972,810

## 6 TRADE AND OTHER PAYABLES

	As at 30 June 2021 RMB'000 (Unaudited)	As at 31 December 2020 RMB'000 (Audited)
Trade payables (a)	19,890,853	19,685,589
Accrued expenses	5,318,959	6,915,241
Amounts due to joint ventures (b)	10,636,261	7,979,029
Amounts due to associates (b)	4,059,919	2,462,410
Amounts due to non-controlling interests (b)	2,704,514	4,419,311
Deposits received	3,830,782	7,324,472
Interests and dividends payable	1,729,598	1,334,375
Amounts due to government	70,333	135,416
Other taxes payable	3,470,509	3,185,649
Other payables	4,004,200	4,103,932
	<b>55,715,928</b>	57,545,424
Less: non-current portion	<b>(20,293)</b>	(18,269)
Current portion	<b>55,695,635</b>	57,527,155

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

(a) The ageing analysis of the trade payables based on invoice date is as follows:

	As at 30 June 2021 RMB'000 (Unaudited)	As at 31 December 2020 RMB'000 (Audited)
Within 6 months	10,914,519	9,548,134
Between 6 months to 12 months	4,378,663	3,819,304
Between 1 year to 2 years	3,295,267	4,728,907
Between 2 years to 3 years	1,293,265	1,085,312
Over 3 years	9,139	503,932
	<b>19,890,853</b>	19,685,589

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

## 7 OTHER GAINS — NET

	<b>Unaudited</b>	
	<b>Six months ended 30 June</b>	
	<b>2021</b>	<b>2020</b>
	<b>RMB'000</b>	<b>RMB'000</b>
Exchange gains/(losses)	<b>218,658</b>	(229,850)
Fair value (losses)/gains of financial assets and liabilities at fair value through profit or loss	<b>(151,685)</b>	431,267
Gains on deemed disposal of a joint venture and associates	<b>77,965</b>	—
Losses on disposal of financial assets at fair value through profit or loss	—	(70,075)
Payment for the settlement of contracted obligations	<b>(55,831)</b>	(35,522)
Gains on disposal of joint ventures and an associate	—	28,343
Losses on disposal of interests in subsidiaries	<b>(26,039)</b>	—
Other gains	<b>2,421</b>	321
	<b>65,489</b>	124,484

## 8 FINANCE COSTS

	<b>Unaudited</b>	
	<b>Six months ended 30 June</b>	
	<b>2021</b>	<b>2020</b>
	<b>RMB'000</b>	<b>RMB'000</b>
Interest expense:		
— Bank borrowings	<b>702,309</b>	554,511
— Other borrowings	<b>1,576,806</b>	1,778,245
— Lease liabilities	<b>5,373</b>	4,815
	<b>2,284,488</b>	2,337,571
Less: interest capitalized at a capitalization rate of 5.04% (2020: 5.14%) per annum	<b>(1,245,289)</b>	(1,375,699)
	<b>1,039,199</b>	961,872

## 9 INCOME TAX EXPENSE

Majority of the Group entities are subjected to PRC enterprise income tax, which has been provided for based on the statutory income tax rate of 25% of the assessable income of each of these group entities for the six months ended 30 June 2021 and 2020. Other companies are mainly subjected to Hong Kong profits tax.

In accordance with the Land Appreciation Tax Law of the PRC, Land Appreciation Tax is levied at the properties developed by the Group for sale in the PRC. Land Appreciation Tax is charged on the appreciated amount at progressive rates ranged from 30% to 60%.

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

	<b>Unaudited</b>	
	<b>Six months ended 30 June</b>	
	<b>2021</b>	<b>2020</b>
	<b>RMB'000</b>	<b>RMB'000</b>
Current income tax:		
— PRC enterprise income tax	<b>552,876</b>	1,122,330
— PRC land appreciation tax	<b>1,035,066</b>	652,577
Deferred income tax	<b>406,219</b>	242,209
	<b>1,994,161</b>	2,017,116

## 10 EARNINGS PER SHARE

### (a) Basic

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

	<b>Unaudited</b>	
	<b>Six months ended 30 June</b>	
	<b>2021</b>	<b>2020</b>
Profit attributable to owners of the Company (RMB'000)	<b>1,009,770</b>	1,222,806
Weighted average number of ordinary shares in issue (thousands)	<b>7,616,096</b>	7,616,096
Basic earnings per share (RMB per share)	<b>0.133</b>	0.161

**(b) Diluted**

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

	<b>Unaudited</b>	
	<b>Six months ended 30 June</b>	
	<b>2021</b>	<b>2020</b>
Profit attributable to owners of the Company ( <i>RMB'000</i> )	<u><b>1,009,770</b></u>	<u>1,222,806</u>
Weighted average number of ordinary shares in issue ( <i>thousands</i> )	<b>7,616,096</b>	7,616,096
Adjustment for:		
— share options and shares held for the Restricted Share Award Scheme ( <i>thousands</i> )	<u>—</u>	<u>—</u>
Weighted average number of ordinary shares for diluted earnings per share ( <i>thousands</i> )	<u><b>7,616,096</b></u>	<u>7,616,096</u>
Diluted earnings per share ( <i>RMB per share</i> )	<u><b>0.133</b></u>	<u>0.161</u>

**11 DIVIDENDS**

On 19 August 2021, the Board has resolved to declare an interim dividend of RMB350,340,000 for the six months ended 30 June 2021 (six months ended 30 June 2020: RMB426,501,000).

	<b>Unaudited</b>	
	<b>Six months ended 30 June</b>	
	<b>2021</b>	<b>2020</b>
	<b><i>RMB'000</i></b>	<b><i>RMB'000</i></b>
Final dividend paid	<b>571,239</b>	181,298
Interim dividend declared of RMB0.046 (2020: RMB0.056) per ordinary share	<u><b>350,340</b></u>	<u>426,501</u>



## 12 SUBSEQUENT EVENTS

- (i) On 13 July 2021, the USD denominated guaranteed green notes due 13 January 2025 in the principal amount of USD320,000,000 (the “2025 Guaranteed Green Notes”) were issued by Sino-Ocean Land Treasure IV Limited, a wholly-owned subsidiary of the Company, and are unconditionally and irrevocably guaranteed by the Company. The 2025 Guaranteed Green Notes bear interest at a rate of 2.70% per annum. The net proceeds from the issue of the 2025 Guaranteed Green Notes amounted to approximately USD316,300,000 and were used by the Group for repayment of the existing medium and long-term external indebtedness of the Group due within one year and in accordance with the green finance framework of the Group.
- (ii) On 18 July 2021, Sino-Ocean Holding Group (China) Limited, an indirect wholly-owned subsidiary of the Company, entered into a cooperation framework agreement (the “Cooperation Framework Agreement”) in relation to the indirect investment in Chongqing Hongxing Macalline Enterprise Development Co., Ltd. (重慶紅星美凱龍企業發展有限公司) (the “Target Company”) by the Group through a joint venture. The maximum amount of capital contribution to be made by the Group to the joint venture pursuant to the Cooperation Framework Agreement is RMB2 billion. The Target Company is principally engaged in the development of real estate projects and related business in the PRC.

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

On 5 May 2021, the Company purchased its USD700,000,000 floating rate guaranteed notes due 2021 issued by Sino-Ocean Land Treasure IV Limited, a wholly-owned subsidiary of the Company, of an aggregate principal amount of USD214,385,000 by way of a tender offer. The purchased notes had been cancelled. For details of the purchase, please refer to the announcements of the Company dated 21 April 2021, 30 April 2021 and 6 May 2021.

Save as disclosed above, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the listed securities of the Company during the six months ended 30 June 2021.

## REVIEW OF INTERIM FINANCIAL INFORMATION

The unaudited interim financial information for the six months ended 30 June 2021 has been reviewed by the auditors of the Company, PricewaterhouseCoopers, in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Hong Kong Institute of Certified Public Accountants. The audit committee of the Company has reviewed with the management of the Company the accounting policies and practices adopted by the Group and discussed, among other things, internal control, risk management and financial reporting matters including a review of the unaudited interim results of the Group for the six months ended 30 June 2021.

## COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

In the opinion of the Board, the Company had complied with the code provisions of the Corporate Governance Code (the "**CG Code**") as set out in Appendix 14 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") (the "**Listing Rules**") throughout the six months ended 30 June 2021, except for the deviation as disclosed below:

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

## SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted a code of conduct regarding directors' securities transactions (the **"Code of Conduct"**) on terms no less exacting than those required standards set out in the Model Code for Securities Transactions by Directors of Listed Issuers (the **"Model Code"**) set out in Appendix 10 to the Listing Rules. The Company has made specific enquiries with all the Directors and each of them has confirmed that he or she had complied with all required standards set out in the Model Code and the Code of Conduct throughout the six months ended 30 June 2021.

## INTERIM DIVIDEND AND BOOK CLOSURE

The Board has declared an interim dividend of RMB0.046 per share (equivalent to HKD0.055 per share, rounded to the nearest three decimal places) (2020: RMB0.056 per share, equivalent to HKD0.062 per share) to shareholders of the Company (the **"Shareholders"**) whose names appear on the Company's register of members at the close of business on Monday, 6 September 2021. The interim dividend will be paid in cash in Hong Kong dollars. The relevant exchange rate is the average central parity rate of Renminbi to Hong Kong dollars as announced by the People's Bank of China for the period from Thursday, 12 August 2021 to Wednesday, 18 August 2021 (RMB1=HKD1.2016). The interim dividend will be paid to the Shareholders on or about Tuesday, 5 October 2021.

The register of members of the Company will be closed on Monday, 6 September 2021, on which no transfer of shares will be effected. To qualify for the interim dividend, all completed transfer documents together with relevant share certificates must be lodged with the share registrar of the Company, Computershare Hong Kong Investor Services Limited, at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration no later than 4:30 p.m. on Friday, 3 September 2021.

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

This announcement is published on the websites of the Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and that of the Company ([www.sinooceangroup.com](http://www.sinooceangroup.com)) under the Investor Relations section. The 2021 interim report of the Company for the six months ended 30 June 2021 will be despatched to Shareholders who have elected to receive printed copies on or about 10 September 2021 and will be available on the websites of the Company and the Stock Exchange in due course.

## APPRECIATION

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

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

Hong Kong, 19 August 2021

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