



佳兆業集團控股有限公司
KAISA GROUP HOLDINGS LTD.

(Incorporated in the Cayman Islands with limited liability)
Stock Code: 1638

INTERIM REPORT 2021

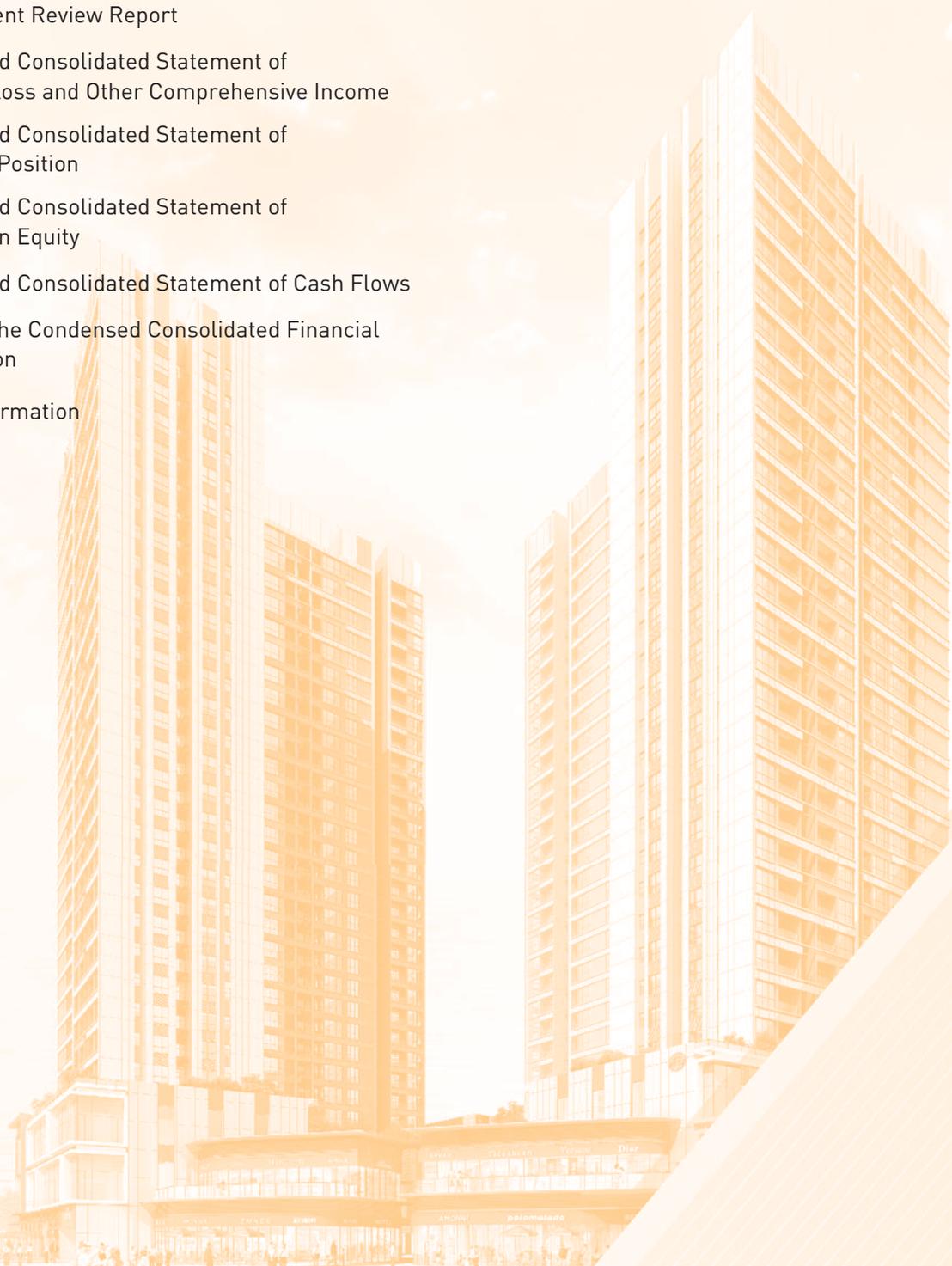


KAISA GROUP

* For identification purposes only

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CORPORATE INFORMATION

DIRECTORS

Executive Directors

Mr. KWOK Ying Shing *(Chairman)*
Mr. SUN Yuenan *(Vice Chairman)*
Mr. MAI Fan *(Vice Chairman)*
Mr. LI Haiming
Mr. KWOK Hiu Kwan

Non-Executive Director

Ms. CHEN Shaohuan

Independent Non-Executive Directors

Mr. RAO Yong
Mr. ZHANG Yizhao
Mr. LIU Xuesheng

AUDIT COMMITTEE

Mr. RAO Yong *(Chairman)*
Mr. ZHANG Yizhao
Ms. CHEN Shaohuan

REMUNERATION COMMITTEE

Mr. ZHANG Yizhao *(Chairman)*
Mr. RAO Yong
Mr. KWOK Ying Shing

NOMINATION COMMITTEE

Mr. KWOK Ying Shing *(Chairman)*
Mr. RAO Yong
Mr. ZHANG Yizhao

AUTHORISED REPRESENTATIVES

Mr. SUN Yuenan
Mr. MAI Fan

COMPANY SECRETARY

Mr. YU Kwok Leung

REGISTERED OFFICE

Cricket Square
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PO Box 2681
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HEADQUARTERS IN THE PRC

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PRINCIPAL PLACE OF BUSINESS IN HONG KONG

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PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

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

HONG KONG SHARE REGISTRAR

Computershare Hong Kong Investor Services Limited

PRINCIPAL BANKERS

Bank of China Limited
Industrial and Commercial Bank of China Limited
Ping An Bank Company Limited
China Citic Bank Corporation Limited
China Minsheng Banking Corp. Ltd.

LEGAL ADVISERS

As to Hong Kong and U.S. law:

Sidley Austin

As to PRC law:

King & Wood Mallesons

As to Cayman Islands law:

Harney Westwood & Riegels

AUDITOR

Grant Thornton Hong Kong Limited

LISTING INFORMATION

The Company's ordinary shares are listed on
the Main Board of The Stock Exchange of
Hong Kong Limited
(Stock Code: 1638)

COMPANY'S WEBSITE

<http://www.kaisagroup.com>

CHAIRMAN'S STATEMENT

Dear Shareholders,

On behalf of the board of directors (the “**Board**”) of Kaisa Group Holdings Ltd. (“**Kaisa**” or the “**Company**”, which together with its subsidiaries is referred to as the “**Group**”), I present the results of the Group for the six months ended 30 June 2021 (the “**period**”) and the comparative figures for the corresponding period in 2020.

RESULTS AND DIVIDEND

For the period under review, the Group’s revenue rose by approximately 34.8% to approximately RMB30,065.4 million as compared to the corresponding period in 2020 and gross profit increased by approximately 23.1% year-on-year to approximately RMB9,278.0 million as compared with the corresponding period of 2020. Profit for the period increased by 30.5% to approximately RMB3,079.1 million. Profit attributable to owners of the Company for the period increased by about 8.5% to approximately RMB3,002.9 million from the corresponding period in 2020. Basic earnings per share increased by approximately 5.2% to RMB46.8 cents.

During the period, core net profit (excluding net fair value change on financial assets at fair value through profit or loss, net exchange gains/losses, net fair value change on investment properties, fair value change of financial derivatives, net gains/losses on repurchase of senior notes and net of respective deferred tax) increased by 28.9% from the corresponding period in 2020 to approximately RMB3,932.2 million from approximately RMB3,051.4 million in the corresponding period of 2020.

The Board recommended payment of an interim dividend of HK4 cents per share for the six months ended 30 June 2021 (30 June 2020: HK3 cents per share). The proposed dividend is subject to approval by the shareholders at the forthcoming extraordinary general meeting.

BUSINESS REVIEW

Property Market and Policies

With epidemic prevention and control becoming regular, China’s economy continued to recover stably and demonstrated strong resilience. Under the collective effects of many factors such as favorable policies, structural recovery and export expansion, the national economy growth showed a steady yet stronger and progressive momentum. The current actual economic growth rate basically returned to the approximate level of the potential growth rate while the utilisation rates of the production capacity of all industries have already resumed to the ordinary level.

In terms of the property market, the Central Government upheld its commitment to the principles of “housing is not for speculation and formulating city-specific policies” while precisely taking control measures to realise its long-term regulatory goal of stabilising land and housing prices and expectation. Following the implementation of the “Three Red Lines” new regulation on financing and the policy of centralised management for real estate loans, the “two-concentration” land supply policy regarding 22 core cities has been introduced, which further enhanced the enforcement of the regulatory policy and formed a long-term mechanism for the development of the property market industry to prevent financial risks. Currently, the regulatory effect has significant influence in some of the cities.

In the first half of 2021, the national property market extended the development trend in general as at the end of the previous year. According to the figures of the National Bureau of Statistics, the overall sales and R&D investment of the current property industry maintained an upward trend.

Under the backdrop of the long-term mechanism for development, property developers on one hand accelerated the return of capital by improving the structure of investment and financing, proactively implementing further deleveraging and lowering financial leverage; and on the other hand, strengthened their management to lower costs and enhance efficiency, elevate their operation capability, and accelerate the exploration and development of the upstream and downstream of the industry chain, as well as diversified and innovative business.

Contracted Sales

The Group's total attributable contracted sales grew by 77.2% from the corresponding period in 2020 to approximately RMB63,854 million for the six months ended 30 June 2021. According to the "Chinese Property Developers' Rankings by Sales from January to June of 2021" jointly published by China Real Estate Information Corporation ("**CRIC**") and China Real Estate Appraisal Centre, the Group ranked 23rd in terms of attributable contracted sales with continuous growth in ranking.

During the period, the Group established the digital marketing department and focused on digital marketing to boost sales and facilitate destocking. We built a new multi-channel media network comprising platforms like TikTok and WeChat Channels, and frequently interacted with main stream youthful customers through short videos and live streaming, so as to convey the ideal living style of Kaisa and the highlights of our products and precisely explore loyal customers. We have also launched the "Kaisa Group JD Flagship Properties" and a brand new WeChat mini-programme "Kaisa-your new house (置業佳)" to provide customers with more convenient online house viewing and purchasing services. In the first half of 2021, the online transaction volume of the Group grew by 124% from the corresponding period in 2020.

The Group is always committed to providing high-quality living products through product innovation, research and development, self-evolution and launch of new products, in striving to improve living environment and create a happy life. During the period, the Group received 15 international and domestic design awards, including the Berlin Design Awards and Red Dot Design Awards in recognition of more than 11 projects in terms of designs of the interior, garden, commercial building, hotel building, etc. New products like Nanjing Kaisa Riverview Mansion, Hangzhou Kaisa Aurora, Chongqing Kaisa Skyline Residence, Huizhou Kaisa Yuebanwan, and Luoyang Kaisa Lake View Waldorf received overwhelming market responses after launching.

Land Bank

Deepening its penetration in the first-tier and major second-tier cities has always been the development strategy of the Group. To realise quality growth under the current industry background, during the period, the Group adopted a more prudent approach towards land acquisition from the open market and replenished its land bank through diverse channels.

In the first half of 2021, the Group acquired a total of 15 parcels of land with high quality, with approximately 2.46 million sq.m. of attributable gross floor area ("**GFA**"), at an aggregate attributable consideration of RMB25,215 million. In terms of the attributable GFA of such newly acquired lands, those in the Greater Bay Area, Western China and Yangtze River Delta accounted for 63%, 18% and 12% of the total newly acquired lands of the Group, respectively.

As at 30 June 2021, the Group has a total of 233 real estate projects in 51 cities nationwide. The Group's land bank totaled approximately 31.1 million sq. m., of which approximately 19.23 million sq.m. or 61.8% of the Group's total land bank are located in the Greater Bay Area. Among cities in the Greater Bay Area, Shenzhen and Guangzhou are the Group's core markets that have been intensely developed over the years, accounting for 35.3% of its land bank in the Greater Bay Area.

Urban Renewal

Kaisa has entered the field of urban renewal since its establishment. Since taking root in Shenzhen, Kaisa has deeply cultivated in the Greater Bay Area and expanded to the whole country. With 22 years of experience in urban renewal, the Group has now deployed more than ten core cities and regions across the country, consolidating its position as a leading enterprise in the industry. During the period, the Group successfully converted 3 urban renewal projects in Shenzhen, Guangzhou and Zhanjiang with GFA and saleable resources of approximately 1.125 million sq.m. which amounted to RMB72.7 billion. In terms of attributable consideration of newly acquired land in 2021, land supply from urban renewal accounted for approximately 41.3% of the Group's total land supply in the first half of this year. Urban renewal has become an important channel for the Company to replenish high-quality and low-cost land bank.

At the "Two Sessions" 2021, urban renewal has been included in the Government Work Report for the first time. The National 14th Five-Year Plan explicitly states the implementation of action plan for urban renewal. Urban renewal has gradually become the main vehicle for "investment promotion and consumption enhancement" which will provide a wider track and more opportunities.

In the Greater Bay Area, Guangdong Province's Three Old Management Measures revitalised construction land and expanded high-quality incremental supply at the legislative level. The Regulations on Shenzhen Urban Renewal (深圳城市更新條例) were officially implemented to solve difficulties of demolition by legislation and accelerate the speed of conversion. Foshan issued an urgent implementation policy for demolition and redevelopment of old villages to speed up urban village reconstruction projects. The implementation of the Head Goose Plan (頭雁計劃) in Dongguan has opened up a green channel for the conversion of pilot and city-industry integration renewal projects.

For places other than the Greater Bay Area, Shanghai supported the redevelopment of the unused land in five new towns to facilitate the renewal of the entire city. Cities such as Beijing, Xiamen, Jinan, Xuzhou, Fuzhou, Suzhou, Tianjin and Chongqing have embarked on urban renewal. As one of the strategic goals of the new concept of urban development in China, urban renewal has been fully implemented since 2021, which is an important guiding value for the investment and conversion of our nationwide urban renewal deployment.

As at 30 June 2021, there were still more than 213 urban renewal projects which have yet to be converted into land bank of the Group, covering a site area of approximately 53.7 million sq.m.. There were 15 new projects in the first half of this year, many of which were located in the Greater Bay Area, further consolidating the Group's leading position in the Greater Bay Area. The Group plans to replenish the land bank for urban renewal as high-quality sources of products, through efficient and stable conversion every year to promote the high-quality development of the Group. In addition, the Group's urban renewal team will also continue to identify suitable cities across the country, explore more models for urban renewal as well as seek more development opportunities.

Financing

In the first half of 2021, real estate financing continued the tightening trend seen at the end of last year on both supply and demand sides. Various regions have strengthened the compliance review of real estate financing and further emphasised the prevention of financial risks of real estate bond defaults. Affected by a series of regulatory policies such as channel reduction and curb on housing speculation, the AMAC suspended the filing of real estate supply chain products by its fund subsidiaries. On the whole, the implementation of the combined regulatory control has gradually encouraged real estate enterprises to deleverage and reshape the competitive landscape of the industry.

Under such circumstances, the Group continued to expand financing channels, reduced financing costs and carried out active debt management. During the period, onshore financing cost of the Group decreased as compared with that in the end of 2020. In addition to maintaining a good cooperative relationship with traditional financing channels, the Company successfully issued a total of RMB1.837 billion standardised products including balance payment ABS, supply chain ABS/ABN and long-term lease corporate bonds. The amount of issuance increased by 186% as compared with the same period last year.

Regarding offshore financing, the Group proactively implemented a series of debt management measures in the first half of 2021, including the completion of the exchange and tender offer for the US\$3 billion senior notes due in June 2024 and issuance of US\$500 million senior notes due in November 2025, successfully and effectively lowering its financing barriers, optimising the yield curve of bonds as well as marking the largest exchange and new issuance transaction in China's real estate sector in recent years. At the same time, the Company successfully completed the first rights issue in recent years which received active support from its shareholders and raised more than HK\$2.5 billion, which once again proved the Company's determination to optimise the overall debt structure. In order to increase the Company's liquidity, the Company issued four additional tranches of US dollar senior notes in the first half of this year and repaid US\$1.9 billion of senior notes throughout the period via cash tender offer and repurchase from the secondary market, demonstrating its commitment in active debt management.

Following the issuance of two tranches of sustainable US\$ senior notes in 2020, the Company also successfully issued another tranche of 5-year sustainable US\$ bond in the first half of this year. This did not only help extend the overall debt maturity, but also reduced the pressure of short-term repayment. This also reflected the Company's commitment to promoting green and socially meaningful projects, with contribution to the sustainable development of environmental, social and corporate governance.

Financial Management

During the period, on the basis of maintaining the existing refined management of the real estate operation, the Group improved the management refinement and the construction of the information system. With the strong support from the IT systems such as the dynamic value system, the refined real estate management system, the operation cockpit, as at 30 June 2021, the operating efficiency of the entire group had been greatly improved. As compared to the same period in 2020, the time efficiency from land acquisition to the opening of display sites and to the launch of real estate projects increased by 16% and 23%, respectively.

Meanwhile, the Group uses financial indicators to drive business, improve the Company's results, control financial risks and achieve value creation. In terms of profits, the Group coordinated the goals of reducing costs and increasing efficiency for the entire group, explored internal potential, and sought efficiency from the management. In terms of cash flow, the Company implemented the principles of "determining expenditure by revenue, expenses after generating revenue, and surplus of revenues over expenses" to enhance the capital management ability and the income-generating capacity of each business unit, strictly control the scale of liabilities, and optimise the capital structure. As at 30 June 2021, the Group's cash and bank deposits (including bank deposits, cash and bank balances and restricted cash) amounted to RMB48.7 billion. The Group's liabilities to assets ratio excluding receipts in advance (including contract liabilities) decreased to 69.9%; net gearing ratio dropped to 93.7%; and cash to short-term debt ratio (excluding restricted cash) remained stable at 1.53 times, reflecting the Group's solid liquidity position.

Capital Market's Recognition

Kaisa has been receiving high recognition for its performance in the capital market. As at 30 June 2021, the Company has been successively included in Hang Seng Composite Index, Hang Seng Stock Connect Hong Kong Index, Hang Seng Composite LargeCap & MidCap Index, Hang Seng Stock Connect Greater Bay Area Index and Hang Seng Large-Mid Cap (Investable) Index, which help Kaisa become the investment target of more index funds. During the period, Kaisa was again awarded the China Property Award of Supreme Excellence (優質中國房地產企業大獎) 2021 by The Hong Kong Institute of Financial Analysts and Professional Commentators Limited. The Company's overall performance was highly recognised by the industry again.

With respect to the environmental, social and corporate governance ("**ESG**") aspect, the Group issued the 2020 Sustainability Report during the period. This was the first time for Kaisa to issue a separate sustainability report, which aims to reflect more comprehensively and objectively Kaisa's achievements and progress made on the path of sustainable development in the past year. Based on Kaisa's outstanding performance in ESG, MSCI, a renowned global index compiler, granted the Group an ESG rating of "BB". Sustainalytics, an ESG rating and research company, also granted the Group a "low risk" score of 18.7, which marks a leading position in the real estate industry.

In terms of ratings, both the Group and Kaisa (Shenzhen) were granted issuer ratings of "AA+" respectively by CCXI, China Lianhe and Dagong Global domestically. International rating agencies such as Moody's Investor Services, Standard and Poor's Rating Services and Fitch Ratings also granted the Group's issuer credit ratings of "B1", "B" and "B" with a "Stable" outlook respectively.

In terms of research reports, the Group has received unanimous optimism from a number of major banks including Citibank, HSBC, Haitong Securities, Guosen Securities, Ping An Securities and so on. The attention from the capital market continues to increase. As at 30 June 2021, the Group's shareholding ratio in Southbound Trading was increased to 10.5%, reflecting the recognition of the Company's investment value by mainland investment institutions.

PROSPECTS

Looking into the future, under the combined effect of a series of factors such as global value chain adjustments, carbon emissions peak and carbon neutrality, we expect that the world's major economies will convert from a recession into a weak recovery trend. China's annual inflation is controllable with more cautious monetary policy operations. Its economy will gradually recover steadily.

2021 is the first year of China's "14th Five-Year Plan" and also the 100th anniversary of the founding of the Communist Party of China. China will embark on a new journey of building a modernised socialist country in an all-round way. The road to China's great revival would not be halted. According to the "14th Five-Year Plan for National Economic and Social Development and the Long Range Objectives through the Year 2035 of the People's Republic of China" ("**《中華人民共和國國民經濟和社會發展第十四個五年規劃和2035年遠景目標綱要》**"), the Central Government adheres to the positioning of "houses are for living in, not for speculation" and implements a long-term mechanism for the stable and healthy development of the real estate market to promote the balanced development of real estate and the real economy, which facilitates the reduction of industry risks and the optimisation of the competitive landscape of the industry.

The Company accurately grasps the development cycle of the real estate industry. On the investment side, the Group prioritises the acceleration for the conversion of existing urban renewal projects into the market, in order to contribute to the Company's development with high-quality projects with high profitability, enhance the contribution to the performance from renewal projects. Meanwhile, we will implement prudent land acquisition strategies through cooperative development to realise complementary strengths, lower investment risks and reduce land expenditures. On the sales end, the Company will continue to strengthen the collection of sales proceeds and boost sales through online and offline collaborative sales activities. On the operation end, the Company will further raise its operating standards, continue to perform well in product research and development as well as cost control, strengthen technological innovation, and enhance product price premium capabilities. On the financing end, the Company will strive to actively expand its financing channels, improve maturity profile and reduce financing costs.

We remain positive and optimistic about the medium and long-term development of China's real estate industry for the reasons that firstly, the urbanisation progress will bring in the benefits of increased housing demand from new population every year. Secondly, the upgrade in consumption and launch of the three-child policy will continue to create upgraded consumption demand. Thirdly, as Kaisa is deepening its presence in the Greater Bay Area, it will continue to enjoy the policy benefits in the Greater Bay Area and the pilot demonstration area of Shenzhen. As a leader in the urban renewal sector, the Company will gain more sufficient strategic development advantages and strike a balance in both scale and profitability to develop steadily.

Acknowledgement

The steady development of the Group during the period depended on the enormous support from the community, as well as the dedication and contribution of our staff members. On behalf of the Board, I would like to take this opportunity to extend my wholehearted gratitude to all shareholders, investors, business partners and customers of the Company for their trust and support. The Group will closely monitor the latest development of the health crisis. We will also continue to work hard to fulfil or even exceed our goals so as to maximise the value and returns to our shareholders and investors.

KWOK Ying Shing

Chairman

Hong Kong, 25 August 2021

MANAGEMENT DISCUSSION AND ANALYSIS

OVERALL PERFORMANCE

During the six months ended 30 June 2021, the Group recorded a revenue of approximately RMB30,065.4 million, representing an increase of 34.8% as compared with approximately RMB22,296.8 million for the corresponding period in 2020. Profit for the period increased by 30.5% to approximately RMB3,079.1 million from approximately RMB2,358.7 million for the corresponding period of last year. Profit for the period attributable to owners of the Company amounted to approximately RMB3,002.9 million, representing an increase of 8.5% from approximately RMB2,768.7 million for the corresponding period of last year. The core net profit (excluding net fair value change on financial assets at fair value through profit or loss, net exchange losses, net fair value change on investment properties, fair value change on financial derivatives and net of respective deferred tax) increased by 28.9% to approximately RMB3,932.2 million from approximately RMB3,051.4 million for the corresponding period of last year. Basic earnings per share amounted to RMB46.8 cents (six months ended 30 June 2020: RMB44.5 cents (restated)).

The Board recommended the payment of an interim dividend of HK4 cents per share for the six months ended 30 June 2021 (six months ended 30 June 2020: HK3 cents per share). Such dividend is to be approved by the shareholders at the forthcoming extraordinary general meeting.

CONTRACTED SALES IN THE FIRST HALF OF 2021

In the first half of 2021, the Group's contracted sales amounted to approximately RMB63,854 million, representing an increase of 77.2% from the first half of 2020. Aggregated GFA sold for the period was 3,805,882 sq. m., representing an increase of 79.6% from the first half of 2020. Average selling price of the contracted sales in the first half of 2021 was RMB16,778 per sq. m. (first half of 2020: RMB17,004 per sq. m.). The table below shows the Group's contracted sales by region in the first half of 2021:

Region	Contracted sales area (sq.m.)	Contracted sales amount (RMB in millions)
Pearl River Delta	1,620,001	30,885
Yangtze River Delta	545,803	14,422
Central China Region	286,067	2,490
Western China Region	590,879	7,750
Pan-Bohai Bay Rim	763,132	8,307
Total	3,805,882	63,854

Property development

Projects completed in the first half of 2021

The Group adopts a strict and prudent practice in project development and adjusts its pace of business expansion as and when appropriate. During the period, the GFA of newly completed projects of the Group amounted to approximately 1.5 million sq. m..

Projects under development

As at 30 June 2021, the Group had 115 projects under development with an aggregate of GFA of approximately 18.6 million sq. m..

Property management

The Group generated revenue from providing property management services. During the six months ended 30 June 2021, the Group managed a total GFA of approximately 86.3 million sq. m.. The Group's property management is striving to deliver excellent and professional services to its customers and enhance brand and corporate image. As at 30 June 2021, the Group's property services penetrated into 53 cities nationwide, covering residential, commercial, office, tourism and large-scale stadiums.

Investment properties

The Group adopts a diversified business strategy, characterised by its increase in property investment. The portfolio of investment properties will generate steady and reliable income and enlarge the overall income base of the Group. The Group develops commercial properties such as office buildings, retail stores and car parks for leasing purpose. In managing its investment property portfolio, the Group takes into account long-term growth potential, the overall market conditions, and its cash flows and financial condition. As at 30 June 2021, the Group held 17 investment property projects, with an aggregate GFA of 1.01 million sq. m., including completed investment properties of GFA of 0.50 million sq. m. for leasing purpose.

Land bank

The Group remained cautious in replenishing its land bank nationwide by making reference to the development of the Company, availability of land supply and its existing land bank in the regions. By ways such as joint development, acquisition and bidding, auction and listing as well as urban renewal, the Group continues to seek project resources in China's regions where economy prospers.

In the first half of 2021, the Group acquired a total of 15 parcels of land or related interests through diversified channels such as public bidding, M&A and urban renewal. The aggregate attributable consideration for land acquisition amounted to approximately RMB25,215 million. The total attributable GFA per maximum allowed plot ratio attributable to the Group was approximately 2.46 million sq. m..

As at 30 June 2021, the Group had a total land bank of approximately 31.15 million sq. m. and approximately 61.8% of land bank was located in the Greater Bay Area, which is sufficient for the Group's development needs for the next five years.

The table below sets forth detailed information of these land acquisitions:

Time of Acquisition	Location	Attributable Interest	Site Area (sq. m.)	Attributable Building Area (sq. m.)	Attributable Consideration (RMB in millions)	Land use
January 2021	Shantou, Guangdong	100.0%	116,204	493,296	2,271	Residential and Commercial
January 2021	Huizhou, Guangdong	100.0%	40,000	104,000	262	Residential and Commercial
February 2021	Chongqing	100.0%	57,460	86,190	750	Residential
February 2021	Zhanjiang, Guangdong	100.0%	26,676	110,045	331	Residential and Commercial
February 2021	Guangzhou, Guangdong	55.0%	1,013,800	520,090	8,415	Residential and Commercial
March 2021	Chengdu, Sichuan	100.0%	50,538	101,076	1,304	Residential and Commercial
March 2021	Shenzhen, Guangdong	100.0%	24,781	187,870	1,668	Residential
April 2021	Chongqing	100.0%	62,405	93,608	1,000	Residential
April 2021	Chongqing	100.0%	31,493	78,733	920	Residential
April 2021	Shenyang, Liaoning	63.0%	130,657	164,628	1,445	Residential
May 2021	Shenzhen, Guangdong	100.0%	21,051	67,360	2,544	Residential
April 2021	Wuxi, Jiangsu	49.0%	50,732	44,969	322	Residential
June 2021	Hefei, Anhui	100.0%	147,147	259,647	2,301	Residential
June 2021	Chengdu, Sichuan	100.0%	28,912	86,737	840	Residential
June 2021	Foshan, Guangdong	40.0%	54,381	65,256	842	Residential and Commercial
Total			1,856,237	2,463,505	25,215	

FINANCIAL REVIEW

Revenue

The Group's revenue was primarily derived from business segments: (i) property development, (ii) property investment, (iii) property management, (iv) hotel and catering operations, (v) cinema, department store and cultural centre operations, (vi) water-way passenger and cargo transportation, (vii) healthcare operations and (viii) others. Revenue increased by 34.8% to approximately RMB30,065.4 million for the six months ended 30 June 2021 from approximately RMB22,296.8 million for the corresponding period in 2020. 92.0% of the Group's revenue was generated from the sales of properties (six months ended 30 June 2020: 92.6%) and 8.0% from other segments (six months ended 30 June 2020: 7.4%).

Sales of properties

Revenue from sales of properties increased by approximately RMB7,026.6 million, or 34.0%, to approximately RMB27,665.9 million for the six months ended 30 June 2021 from approximately RMB20,639.3 million for the corresponding period in 2020. The increase was primarily attributable to an increase in the total delivered GFA to approximately 1.4 million sq.m. for the six months ended 30 June 2021 from approximately 1.1 million sq.m. for the corresponding period in 2020.

Rental income

Revenue from rental income decreased by approximately RMB10.2 million, or 6.3%, to approximately RMB152.3 million for the six months ended 30 June 2021 from approximately RMB162.5 million for the corresponding period in 2020.

Property management

Revenue from property management service increased by approximately RMB428.4 million, or 77.2%, to approximately RMB983.2 million for the six months ended 30 June 2021 from approximately RMB554.8 million for the corresponding period in 2020. The increase was primarily attributable to the increased GFA under property management.

Hotel and catering operations

Revenue from hotel and catering operations of the Group increased by approximately RMB67.1 million, or 93.7% to approximately RMB138.7 million for the six months ended 30 June 2021, from approximately RMB71.6 million for the corresponding period in 2020. The hotel and catering operations continued to recover from the impact of the COVID-19 during the first half of 2021.

Cinema, department stores and cultural centre operations

Revenue from cinema, department stores and cultural centre operations increased by approximately RMB76.3 million, or 171.5%, to approximately RMB120.8 million for the six months ended 30 June 2021 from approximately RMB44.5 million for the corresponding period in 2020. The cinema, department stores and culture centre operations continued to recover from the impact of the COVID-19 during the first half of 2021.

Water-way passenger and cargo transportation

Revenue from water-way passenger and cargo transportation increased by approximately RMB21.7 million, or 11.2% to approximately RMB215.4 million for the six months ended 30 June 2021 from approximately RMB193.7 million for the corresponding period in 2020.

Healthcare operations

Revenue from healthcare operations increased by approximately RMB29.7 million, or 12.6%, to approximately RMB264.7 million for the six months ended 30 June 2021 from approximately RMB235.0 million for the corresponding period in 2020.

Gross profit

The Group recorded a gross profit of approximately RMB9,278.0 million and a gross profit margin of 30.9% for the six months ended 30 June 2021 respectively, as compared to gross profit of approximately RMB7,539.2 million and a gross profit margin of 33.8% for the corresponding period in 2020.

Selling and marketing costs

The Group's selling and marketing costs increased by approximately RMB11.1 million, or 1.5%, to approximately RMB758.7 million for the six months ended 30 June 2021 from approximately RMB747.6 million for the corresponding period in 2020.

Administrative expenses

The Group's administrative expenses increased by approximately RMB178.5 million, or 14.1%, to approximately RMB1,445.9 million for the six months ended 30 June 2021 from approximately RMB1,267.4 million for the corresponding period in 2020. The increase was mainly due to increase in staff costs.

Net fair value (losses)/gains on investment properties

The Group recorded net fair value losses on investment properties of approximately RMB1,166.2 million for the six months ended 30 June 2021, as compared to net fair value gains on investment properties of approximately RMB72.2 million for the corresponding period in 2020.

Finance costs – net

The Group's net finance costs increased by approximately RMB410.6 million, or 107.8% to approximately RMB791.5 million for the six months ended 30 June 2021 from approximately RMB380.9 million for the corresponding period in 2020. The increase was mainly due to the relative decrease in the amount of capitalised financing costs compared to the corresponding period in 2020.

Income tax expenses

The Group's income tax expenses decreased by approximately RMB437.0 million, or approximately 18.2%, to approximately RMB1,963.7 million for the six months ended 30 June 2021 from approximately RMB2,400.7 million for the corresponding period in 2020.

Profit and total comprehensive income for the six months ended 30 June 2021

As a result of the foregoing, the Group's profit and total comprehensive income for the six months ended 30 June 2021 amounted to approximately RMB3,079.1 million and approximately RMB3,087.3 million, respectively (six months ended 30 June 2020: profit and total comprehensive income amounted to approximately RMB2,358.7 million and RMB2,345.0 million, respectively).

Liquidity, financial and capital resources

Cash position

As at 30 June 2021, the carrying amount of the Group's cash and bank deposits was approximately RMB48,735.9 million (31 December 2020: RMB47,113.2 million), representing an increase of 3.4% as compared to that as at 31 December 2020. Certain property development companies of the Group placed a certain amount of pre-sales proceeds to designated bank accounts as collateral for the construction loans. Such collateral will be released after the completion of the pre-sales properties or the issuance of the title of the properties, whichever is the earlier. Additionally, as at 30 June 2021, certain of the Group's cash was deposited in certain banks as collateral for the benefit of mortgage loan facilities granted by the banks to the purchasers of the Group's properties. The aggregate of the above collaterals (i.e., balance of pre-sale escrow funds) amounted to approximately RMB5,786.6 million as at 30 June 2021 (31 December 2020: RMB6,248.9 million).

Senior notes

During the six months ended 30 June 2021, the Group issued (i) additional US\$300 million 10.875% senior notes due 2023 in January 2021, (ii) additional US\$200 million 9.95% senior notes due 2025 in January 2021, (iii) additional US\$100 million 9.75% senior notes due 2023 in February 2021, (iv) additional US\$200 million 9.75% senior notes due 2023 in April 2021, (v) US\$1,000 million 11.7% senior notes due 2025 in May 2021, (vi) US\$300 million 11.65% senior notes due 2026 in June 2021 and (vii) additional US\$280 million 9.75% senior notes due 2023 in June 2021.

During the six months ended 30 June 2021, the Group conducted a tender offer to repurchase 7.875% senior notes due 9 June 2021 with a principal amount of US\$59.2 million and 7.875% senior notes due 30 June 2021 with a principal amount of US\$54.2 million. In May 2021, the Group conducted a concurrent exchange and tender offer for 9.375% senior notes due 2024. The Group issued US\$1,000.0 million 11.7% senior notes due 2025 comprising US\$500 million of the new notes pursuant to the terms of the exchange offer, and repurchased 9.375% senior notes due 2024 with a principal amount of US\$304 million as a result of the tender offer. All the repurchased notes were cancelled.

During the six months ended 30 June 2021, the Group redeemed (i) 6.75% senior notes due February 2021 with a principal amount of US\$174.3 million, (ii) 11.75% senior notes due February 2021 with a principal amount of US\$215.8 million, (iii) 7.875% senior notes due 9 June 2021 with a principal amount of US\$240.8 million and (iv) 7.875% senior notes due 30 June 2021 with a principal amount of US\$345.9 million upon maturity.

Rights Issue

In order to raise capital for the Group while broadening its Shareholder and capital base, and to raise additional capital for the purpose to finance the Group's long term growth which would enhance its financial position without increasing finance costs.

On 30 April 2021, the Company completed a rights issue on the basis of one ordinary rights share for every seven existing shares held on the record date of 14 April 2021 at the subscription price of HK\$2.95 per rights share (the "**Rights Issue**"). 876,552,528 Shares in total were allotted and issued by the Company to the Qualifying Shareholders (as defined in the prospectus of the Company dated 15 April 2021 (the "**Prospectus**"), among which, pursuant to the irrevocable undertakings, Da Chang Investment Company Limited (大昌投資有限公司), Da Feng Investment Company Limited (大豐投資有限公司) and Da Zheng Investment Company Limited (大正投資有限公司) (each a substantial shareholder of the Company) have subscribed for 342,023,447 rights shares provisionally allotted to it.

The gross proceeds raised from the Rights Issue were approximately HK\$2,586 million before expenses. The net proceeds raised from the Rights Issue were approximately HK\$2,148 million, equivalent to a net subscription price per rights share of approximately HK\$2.450. The closing price of HK\$3.573 per Share was quoted on the Stock Exchange on 26 March 2021, being the date of announcement of the Rights Issue.

As disclosed in the Prospectus, the Company intended to use the net proceeds from the Rights Issue to fund a portion of the consideration for the potential acquisition of a real estate project in Beijing, the PRC, namely, 耀輝國際城項目 (Yaohui International City Project*) for a consideration of RMB13,000,000,000 (the "**Potential Acquisition**").

As at 30 June 2021, the net proceeds raised from the Rights Issue remain unutilised, and the net proceeds are expected to be utilised as intended before 31 December 2021.

Convertible bonds

As at 30 June 2021, the Group had convertible bonds in an aggregate principal amount of US\$100 million (equivalent to approximately HK\$783 million) (the "**Convertible Bonds**"). The Convertible Bonds may be converted into conversion shares pursuant to the terms and conditions of the Convertible Bonds. Based on the adjusted conversion price of HK\$4.31 per share and assuming full conversion of the Convertible Bonds at the adjusted conversion price, convertible into 181,670,534 new shares.

Borrowings and charges on the Group's assets

As at 30 June 2021, the Group had aggregate borrowings of approximately RMB123,778.0 million, of which approximately RMB25,017.3 million will be repayable within 1 year, approximately RMB28,318.0 million will be repayable between 1 and 2 years, approximately RMB68,095.0 million will be repayable between 2 and 5 years and approximately RMB2,347.7 million will be repayable over 5 years.

As at 30 June 2021, the senior notes were secured by the share pledge of the Company's subsidiaries incorporated outside the PRC, and are jointly and severally guaranteed by certain subsidiaries of the Company. The Group's domestic bank loans carried a floating interest rate linking up with the base lending rate of the People's Bank of China. The Group's interest rate risk is mainly from the floating interest rate of domestic bank loans.

Key financial ratios

As at 30 June 2021, the Group has a leverage ratio (i.e. its net debts (total borrowings, net of cash and bank balances, short-term bank deposits, long-term bank deposits and restricted cash) over total assets) of 23.5% (31 December 2020: 24.0%). The Group's net current assets increased by 10.1% from approximately RMB100,325.6 million as at 31 December 2020 to approximately RMB110,418.4 million as at 30 June 2021. The quick ratio (cash and bank deposits divided by short-term borrowings) decreased to 1.9 times as at 30 June 2021 from 2.0 times as at 31 December 2020, and the current ratio remained stable at 1.8 times as at 30 June 2021.

The net gearing ratio is calculated by dividing total borrowings (including short-term and long-term borrowings) minus cash and cash equivalents (including restricted cash, short-term bank deposits and long-term bank deposits) by the total equity (excluding perpetual capital securities). As at 30 June 2021, the Group's borrowings (including short-term and long-term borrowings) were RMB123,778.0 million, and cash and cash equivalents (including restricted cash, short-term bank deposits and long-term bank deposits) was RMB48,735.9 million. The total equity (excluding perpetual capital securities) was RMB80,099.6 million, so the net gearing ratio as at 30 June 2021 was 93.7%, which is 2.4 percentage points lower than the 96.1% as at 31 December 2020.

The cash to short-term debt ratio is cash and bank balances (excluding restricted cash and short-term bank deposits) divided by short-term borrowings. As at 30 June 2021, the Group's cash and bank balances (excluding restricted cash and short-term bank deposits) were RMB38,363.7 million, short-term borrowings were RMB25,017.3 million. Therefore, the cash to short-term debt ratio was 1.53.

The liabilities to assets ratio after excluding receipts in advance is calculated by subtracting receipts in advance (including contract liabilities) from total liabilities and dividing by total assets excluding perpetual capital securities minus receipts in advance (including contract liabilities). As at 30 June 2021, the Group's receipts in advance (including contract liabilities) was RMB51,545.1 million, total liabilities was RMB237,662.1 million, and total assets was RMB319,111.8 million; total liabilities and total assets after excluding perpetual capital securities minus receipts in advance was RMB186,117.0 million and RMB266,216.6 million, respectively. Therefore, the liabilities to asset ratio after excluding receipts in advance was 69.9%, as compared with 70.1% of 31 December 2020, representing a decrease by 0.2 percentage points.

Cost of borrowings

For the six months ended 30 June 2021, the Group's total cost of borrowings was RMB5,910.1 million, representing an increase of approximately RMB42.6 million or 0.7% as compared to the corresponding period in 2020. The increase was primarily attributable to the increase in the average borrowing balance.

Foreign currency risks

The Group's property development projects are all located in China and most of the related transactions are settled in RMB. The Company and certain of the Group's intermediate holding companies which operate in Hong Kong have recognised assets and liabilities in currencies other than RMB. As at 30 June 2021, the Group had borrowings in US dollar and HK dollar with an aggregate carrying amount of RMB76,965.6 million, which are subject to foreign currency exposure.

The Group does not have a foreign currency hedging policy. However, management of the Group monitors foreign exchange exposure and will consider hedging significant foreign currency exposure should the need arise.

Financial guarantees

As at 30 June 2021, the Group had contingent liabilities relating to guarantees in respect of mortgage facilities provided by domestic banks to its customers amounting to approximately RMB32,996.1 million (31 December 2020: RMB27,272.6 million). Pursuant to the terms of the guarantees, upon default in mortgage payments by a purchaser, the Group would be responsible for repaying the outstanding mortgage principal together with accrued interest and penalties owed by the defaulting purchaser to the bank, but the Group would be entitled to assume legal title to and possession of the related property. These guarantees will be released upon the earlier of (i) the satisfaction of the mortgage loan by the purchaser of the property; and (ii) the issuance of the property ownership certificate for the mortgage property and the completion of the deregistration of the mortgage. As at 30 June 2021, the Group had provided guarantees in respect of certain bank loans of approximately RMB4,930.0 million for its joint ventures and associates.

Employees and remuneration policy

As at 30 June 2021, the Group had approximately 16,500 employees (31 December 2020: approximately 17,100 employees). The related employees' costs (including the directors' remuneration), for the six months ended 30 June 2021 amounted to approximately RMB1,159.5 million. The remuneration of employees was based on their performance, skills, knowledge, experience and market trend. The Group reviews the remuneration policies and packages on a regular basis and will make necessary adjustment commensurate with the pay level in the industry. In addition to basic salaries, employees may be offered with discretionary bonus and cash awards based on individual performance. The Group provides trainings for its employees so that new employees can master the basic skills required to perform their functions and existing employees can upgrade or improve their production skills. Further, the Company adopted a share option schemes and a subsidiary share option scheme. Details of the share option schemes are set out in this report.

PROJECT PORTFOLIO

AS AT 30 JUNE 2021

No.	Project	Address	Location	Type
The Greater Bay Area⁽⁵⁾				
1	Shenzhen Woodland Height	Junction of Shenhui Road and Lilang Road, Buji Town, Longgang District	Shenzhen	Residential
2	Shenzhen Mocha Town	Busha Road, Longgang District	Shenzhen	Residential
3	Shenzhen Kaisa Center ⁽¹⁾	East of Shangbu Nan Road and North of Nanyuan Road, Futian District	Shenzhen	Residential
4	Shenzhen Lake View Place	Junction of Xincheng Road and Pingxi Road, Longgang District	Shenzhen	Residential
5	Shenzhen Xiangrui Garden	North of Beihuan Highway, Nanshan District	Shenzhen	Residential
6	Shenzhen Jincui Garden	Cuizhu Road, Luohu District	Shenzhen	Residential
7	Shenzhen Shangpin Garden	Bantian Community, Bantian Street, Longgang District	Shenzhen	Residential
8	Shenzhen Kaisa Financial Technology Center	Shennan Avenue, Futian District	Shenzhen	Commercial
9	Shenzhen Metro City ⁽¹⁾	Buji Station, Shenhui Road, Nanmendun, Buji Town, Longgang District	Shenzhen	Residential
10	Shenzhen Kaisa City Plaza	Banxuegang Avenue, Longgang District	Shenzhen	Residential
11	Shenzhen Kaisa Metropolitan Homeland ⁽¹⁾	Mumianwan Station, Longgang Avenue, Buji, Longgang District	Shenzhen	Residential
12	Shenzhen Dapeng Kaisa Peninsula Resort	Yingbin Avenue, Dapeng New District	Shenzhen	Commercial
13	Shenzhen Kaisa Yuefeng Garden	Bulong Road, Bantian, Longgang District	Shenzhen	Residential
14	Shenzhen Yantian Kaisa City Plaza	Mingzhu Avenue, Yantian District	Shenzhen	Residential
15	Shenzhen Kaisa Golden Bay International Park	Xiasha Community, Dapeng Street, Dapeng New District	Shenzhen	Commercial
16	Shenzhen Marriott Hotel Golden Bay	No.8 Jinsha Road, Xiasha Community, Dapeng Street, Dapeng New District	Shenzhen	Commercial
17	Shenzhen Kaisa Qianhai Plaza	Junction of Yueliangwan Avenue and Mianshan Road, Nanshan District	Shenzhen	Residential
18	Shenzhen Pinghu Kaisa Plaza	Junction of Shouzhen Street and Pinghu Avenue, Pinghu Street, Longgang District	Shenzhen	Residential
19	Shenzhen Kaisa Future City	Junction of Ruyi Road and Dayun Road, Longcheng Street, Longgang District	Shenzhen	Residential
20	Shenzhen Nan'ao Project	Shuitousha Beach, Nan'ao Street, Dapeng New District	Shenzhen	Commercial
21	Shenzhen Kaisa Dongmen New World ⁽¹⁾	Dongmen Street, Luohu District	Shenzhen	Commercial & Residential
22	Shenzhen Kaisa E Cube	Junction of Huanguan Nan Road and Guantian Road, Guanlan Street, Longhua District	Shenzhen	Commercial & Residential
23	Shenzhen Nam Tai Inno Park	West Wing of High-tech Industrial Park, Guangming District	Shenzhen	Industrial
24	Shenzhen Nam Tai Technology Center	East of Nantai Road, Xixiang Street, Bao'an District	Shenzhen	Industrial
25	Shenzhen Nam Tai Inno Valley	East of Nantai Road, Xixiang Street, Bao'an District	Shenzhen	Industrial
26	Shenzhen Kaisa Marine Mangrove Bay	Intersection of Honghua Road and Xiangzhang Road, Futian District	Shenzhen	Residential
27	Shenzhen Kaisa Yuebanshan	Junction of Jiuwei Road and Huangmabu Road, Bao'an District	Shenzhen	Residential

Project Phase	Site Area (sq. m.)	Total GFA (sq. m.)	Total GFA			Interest attributable to us
			Completed Properties (sq. m.)	Under Development (sq. m.)	Future Development (sq. m.)	
1-8	160,514	580,135	580,135	-	-	100%
1-7	185,724	735,299	735,299	-	-	100%
-	5,966	98,241	98,241	-	-	100%
1-5	182,064	388,626	388,626	-	-	100%
-	57,984	143,796	143,796	-	-	100%
-	9,066	105,830	105,830	-	-	100%
-	45,829	231,572	231,572	-	-	100%
1	14,411	175,180	-	175,180	-	100%
1-4	5,241	124,479	124,479	-	-	100%
1-4	242,172	1,755,673	1,541,065	214,608	-	100%
1-4	19,393	138,892	138,892	-	-	100%
1-2	48,256	186,466	186,466	-	-	100%
1-2	47,890	165,455	165,455	-	-	100%
1-3	188,825	880,858	633,008	247,850	-	100%
1-4	869,838	559,879	141,848	259,302	158,729	51%
1	34,449	77,834	77,834	-	-	100%
1-2	49,582	295,941	295,941	-	-	51%
1-3	118,488	666,848	666,848	-	-	100%
1-2	48,773	328,773	266,713	62,060	-	80%
1	25,966	51,930	-	51,930	-	50%
1	5,992	50,556	50,556	-	-	100%
1	34,129	160,970	160,970	-	-	51%
1	103,739	331,701	190,722	140,979	-	24%
1	22,364	194,595	-	194,595	-	24%
1	22,367	170,200	-	-	170,200	24%
1	9,467	44,270	-	44,270	-	70%
1	35,239	150,820	-	150,820	-	51%

Project Portfolio (continued)

No.	Project	Address	Location	Type
28	Shenzhen Tongda Huixuan ⁽¹⁾	Junction of Jianhui Road and Zhicheng Road, Longhua District	Shenzhen	Commercial & Residential
29	Shenzhen Futian Dongshan Project (P1)	No.8008 Binhe Avenue, Futian District	Shenzhen	Residential
30	Shenzhen Kaisa Metropolis Plaza ⁽¹⁾	Buji Street, Longgang District	Shenzhen	Commercial & Residential
31	Shenzhen Kaisa Sky-high Summit ⁽²⁾	Guangming Avenue, Guangming District	Shenzhen	Commercial & Residential
32	Shenzhen Luohu Sanshun Project	Dongxiao Street, Luohu District	Shenzhen	Industrial
33	Shenzhen Kaisa Shenwei	North of Shahe Street, intersection of Qiaofa Road and Qiaoshen Road, Nanshan District	Shenzhen	Commercial
34	Shenzhen Nanmendun Project ⁽²⁾	North side of the interchange of Longgang Avenue and Tiedong Road, Buji Street, Longgang District	Shenzhen	Residential
35	Shenzhen Kaisa Sky-high Mansion ⁽²⁾	Bantian Street, Longgang District	Shenzhen	Residential
36	Shenzhen Kaisa New Town Lakeside Residence	Northwest corner of the intersection of South Luyin Road and Dongzong Road, Shijing Street, Pingshan District	Shenzhen	Residential
37	Shenzhen Kaisa Skyline Residence ⁽²⁾	Intersection of Minfeng Road and Minrong Road, Longhua Street	Shenzhen	Commercial & Residential
38	Shenzhen Bao'an Jian'gangshan Project	Intersection of Jiangangshan Avenue and Wolong 4th Road, Fuhua Community, Xixiang Street, Baoan District, Shenzhen	Shenzhen	Commercial & Residential
39	Guangzhou Kaisa Plaza ⁽¹⁾	No.191 Tiyu West Road, Tianhe District	Guangzhou	Commercial
40	Guangzhou Monarch Residence	No.99 Jiangnan Avenue Central, Haizhu District	Guangzhou	Residential
41	Guangzhou Kaisa Mansion No.1	No.505 Huangpu Avenue, Financial Center, Tianhe District	Guangzhou	Residential
42	Guangzhou Sky Villa	Tongbao Road, Guangzhou Avenue North, Baiyun District	Guangzhou	Residential
43	Guangzhou Sky Mansion	Lot No.20, Meihua Garden, Shatai Road, Baiyun District	Guangzhou	Residential
44	Guangzhou Kaisa City Plaza	Lot No.49, Nangang, Yunpu Industrial Zone, Huangpu District	Guangzhou	Residential
45	Guangzhou Kaisa Future City	No.3889 Huangpu Avenue East, Huangpu District	Guangzhou	Commercial
46	Guangzhou Kaisa Center	East of Beihao Yong, Northwest to the Luoxi Bridge, Haizhu District	Guangzhou	Commercial
47	Guangzhou Kaisa Baiyun City Plaza	West of Baiyun New Town, South of Huangshi West Road, and East of Shicha Road, Baiyun District	Guangzhou	Residential
48	Guangzhou Kaisa Yuejiang Mansion	Lingshan Island, MingZhu Bay, Nansha Free Trade Zone	Guangzhou	Residential
49	Guangzhou Jiaze Garden	Huangniukan, Wuyi Village, Licheng Street, Zengcheng District	Guangzhou	Residential
50	Guangzhou Kaisa Yuefeng	Jiuru Village, Ningxi Street, Zengcheng District	Guangzhou	Residential
51	Guangzhou Kaisa Fengming Mountain	East of Huangge West Road, Huangge Town, Nansha District	Guangzhou	Residential & Commercial
52	Guangzhou Xiajing Village Project ⁽²⁾	West of Guanghe Highway, East of Zhonghua Road, middle of Zhongxin Town, Zengcheng District	Guangzhou	Residential & Commercial
53	Guangzhou Shixi Village Project ⁽²⁾	Shixi Village, Haizhu District	Guangzhou	Residential & Commercial
54	Guangzhou Kaisa Blissful Bay	South of Yingdong Avenue, West of Gangqian Avenue, Nansha District	Guangzhou	Residential

Project Phase	Site Area (sq. m.)	Total GFA (sq. m.)	Total GFA			Interest attributable to us
			Completed Properties (sq. m.)	Under Development (sq. m.)	Future Development (sq. m.)	
1	9,321	46,176	–	46,176	–	80%
1	7,590	50,796	–	50,796	–	66%
1	6,033	68,686	–	68,686	–	100%
1	28,841	138,820	–	138,820	–	50%
1	5,427	33,440	–	33,440	–	51%
1	7,241	58,400	–	58,400	–	26%
1	34,422	429,740	–	–	429,740	100%
1	29,500	212,427	–	–	212,427	100%
1	37,254	168,080	–	168,080	–	13%
1	24,781	187,870	–	–	187,870	100%
1	21,051	67,360	–	–	67,360	100%
1-9	14,192	233,322	233,322	–	–	100%
–	7,707	56,666	56,666	–	–	49%
1	15,178	86,138	–	86,138	–	59%
1-2	65,627	226,946	226,946	–	–	49%
–	19,671	80,854	80,854	–	–	49%
1-4	190,742	776,317	776,317	–	–	95%
1-3	321,261	547,995	547,995	–	–	49%
1-3	52,176	314,540	–	48,998	265,542	50%
1-4	186,283	544,209	–	67,494	476,715	55%
1-2	47,626	94,960	–	94,960	–	49%
–	22,215	68,704	–	68,704	–	100%
1-3	113,401	340,204	–	340,204	–	49%
1-2	102,392	327,654	–	327,654	–	39%
1-3	243,200	393,700	–	–	393,700	80%
1-4	1,013,800	945,618	–	–	945,618	55%
1	30,623	101,056	–	101,056	–	60%

Project Portfolio (continued)

No.	Project	Address	Location	Type
55	Qingyuan Kaisa City Plaza	South of GuangQing Avenue, Longtang Town, Qingcheng District	Qingyuan	Residential
56	Foshan Shunde Kaisa Golden World	West of Waihuan Road, Ronggui Town, Shunde District	Foshan	Residential
57	Foshan Kaisa Metro City	No.169 Guangfo Road, Huangqi Town, Nanhai District	Foshan	Commercial
58	Foshan Kaisa Yue Metropolis	No. 97 Yanbu Huanzhen North Road, Dali Town, Nanhai District	Foshan	Commercial
59	Foshan Kaisa Yuefeng	South of Kuiqi West Road, West of Zhenzhong Road, Shiwan Sub-district, Chancheng District	Foshan	Residential
60	Foshan Kaisa Fantasia Guangya Court	North of Xiaping Road, East of Foshan 1st Ring Road, Guicheng Street, Nanhai District	Foshan	Residential & Commercial
61	Foshan Shunde Project	West of Lunchang North Road, Lunjiao Street and north of Guihua Shuichang Road, Shunde District, Foshan City	Foshan	Residential & Commercial
62	Dongguan Zhongyang Haomen	Longsheng Road, Xincheng District, Shilong Town	Dongguan	Residential
63	Dongguan Dongjiang Haomen	South of Dongjiang Road, Yangwu Village and Qishi Village, Qishi Town	Dongguan	Residential
64	Dongguan Shui'an Haomen	Fengshen Avenue, Fenggang Town	Dongguan	Residential
65	Dongguan Dijingwan	Jinshawan Square, Xincheng District, Shilong Town	Dongguan	Residential
66	Dongguan Le Grand Bleu	Xinwei Village Group, Qisha Village, Shatian Town	Dongguan	Residential
67	Dongguan Oasis Town	Junction of Huancheng Road and Green Road, Xiping Community, Nancheng District	Dongguan	Residential
68	Dongguan Yulongshan Garden	Jinzhou Community, Humen Town	Dongguan	Residential
69	Dongguan Shilong Project ^[2]	Junction of Jiangnan Middle Road and Xihu No.1 Road, Xihu District, Shilong Town	Dongguan	Residential
70	Dongguan Riverside Woods Palace ^[2]	Junction of Dongshen Road and Bihu Avenue, Fenggang Town	Dongguan	Residential
71	Dongguan Riverside Hillview Palace ^[2]	Junction of Dongshen Road and Bihu Avenue, Fenggang Town	Dongguan	Residential
72	Dongguan Kaisa Glamourous Riverscape Garden	Douchi Island, Zhongtang Town	Dongguan	Residential
73	Dongguan Kaisa The Rhythm	Dingshan Community, Houjie Street	Dongguan	Residential
74	Dongguan Namtai Longxi	Dongtai Village, Machong Town	Dongguan	Residential & Commercial
75	Dongguan Kaisa Enchanting Garden	Douchi Island, Zhongtang Town	Dongguan	Residential
76	Dongguan Kaisa Glossy Riverscape Garden	Douchi Island, Zhongtang Town	Dongguan	Residential
77	Dongguan Kaisa Shimao Glamourous Era	North of Longyan School, Humen Town	Dongguan	Residential
78	Dongguan Kaisa Prosperous Villa	Douchi Island, Zhongtang Town	Dongguan	Residential & Commercial
79	Huizhou Kaisa Mansion No.1	Gutang'ao, Miaozaikeng	Huizhou	Residential
80	Huizhou Kaisa Center	No.18 Sub-district, Jiangbei, Huicheng District	Huizhou	Commercial
81	Huizhou Yuanzhou Project ^{[2][3]}	Tanjiao Section, Liangwu Gaotou Village, Yuanzhou Town, Boluo County	Huizhou	Residential
82	Huizhou Kaisa Riverbank New Town	Jiangnan Section, Cui Mei countryside Committee, Hengkeng, Luoyang Town, Boluo County	Huizhou	Residential
83	Huizhou Tianxin Village Project	Jiangnan Section, Cui Mei countryside Committee, Hengkeng, Luoyang Town, Boluo County	Huizhou	Residential

Project Phase	Site Area [sq. m.]	Total GFA [sq. m.]	Total GFA			Interest attributable to us
			Completed Properties [sq. m.]	Under Development [sq. m.]	Future Development [sq. m.]	
1-5	343,749	1,183,351	43,050	327,754	812,547	100%
1-9	197,584	499,112	499,112	-	-	49%
1	14,387	71,934	-	71,934	-	49%
1	15,271	61,082	-	61,082	-	30%
1	31,017	93,052	-	93,052	-	100%
1	62,406	178,411	-	178,411	-	51%
1	54,381	163,139	-	-	163,139	40%
-	82,742	377,481	377,481	-	-	100%
1	86,324	243,296	243,296	-	-	100%
1	70,734	200,386	200,386	-	-	80%
1-2	46,474	155,432	155,432	-	-	100%
1-4	239,050	678,926	289,529	389,397	-	100%
1-4	65,021	150,772	150,772	-	-	100%
1-2	33,910	109,180	109,180	-	-	100%
-	5,567	10,131	-	-	10,131	100%
-	62,702	112,864	-	-	112,864	85%
-	64,743	161,858	-	-	161,858	90%
1	38,096	95,239	-	95,239	-	51%
1	69,524	208,571	-	208,571	-	34%
-	33,763	114,520	-	114,520	-	24%
1	22,451	68,066	-	68,066	-	49%
1	27,572	80,062	-	80,062	-	51%
1	60,512	151,280	-	151,280	-	51%
1	41,837	104,593	-	104,593	-	49%
1-10	89,998	260,577	260,577	-	-	55%
1-3	70,859	722,945	722,945	-	-	55%
-	20,400	61,200	-	-	61,200	100%
1-13, 15-17	1,663,969	4,326,239	1,986,800	2,308,814	30,625	55%
1	40,000	104,000	-	-	104,000	100%

Project Portfolio (continued)

No.	Project	Address	Location	Type
84	Huizhou Kaisa Mountain Bay	Huangbujiao, Lianfeng Village, Renshan Town, Huidong County	Huizhou	Residential
85	Huizhou Kaisa Times Mocha Town	Junction of Zhongkai Avenue and Jinbang Road, Huicheng District	Huizhou	Residential
86	Huizhou Kaisa Dong River Garden	Jiangnanxincheng, Luoyang Town, Boluo County	Huizhou	Residential
87	Huizhou Longmen Longquan Residence	Laiwu Village, Longtian Town, Longmen County	Huizhou	Residential
88	Huizhou Kaisa Monarch Residence	Junction of Huifeng West Second Road and Hechang West Fifth Road, Huicheng District	Huizhou	Residential
89	Huizhou Kaisa Jade Garden	Longsu Road, Center of Longxi Town, Boluo County	Huizhou	Residential
90	Huizhou Kaisa Yunzhu	Shangpu Road, Longxi Street, Boluo County	Huizhou	Residential
91	Huizhou Kaisa Yunfeng	Junction of Dongxiang South Road and Xinglian West Road	Huizhou	Residential
92	Huizhou Kaisa Shiguangdao	Center of Ma'an Town, Huicheng District	Huizhou	Residential & Commercial
93	Huizhou Huidong Project	Renshan Town, Huidong County	Huizhou	Residential & Commercial
94	Huizhou Kaisa City Plaza	Pingnan Area, Huihuan Street, Zhongkai High-tech Zone	Huizhou	Residential & Commercial
95	Huizhou Kaisa Yuebanwan	South bank of Lujiangli, Huicheng District	Huizhou	Residential & Commercial
96	Zhuhai Lake View Waldorf Garden ⁽²⁾	Shangsha Street, Wanzai, Xiangzhou District	Zhuhai	Residential
97	Zhuhai Golden World	North of Huangyang Avenue, South of Wangbao Reservoir and Jintai Temple, Doumen Town, Doumen District	Zhuhai	Residential
98	Zhuhai Kaisa Monarch Residence	North of Zhufeng Avenue, Qianwu Town, Doumen District	Zhuhai	Residential
99	Zhuhai Kaisa Yuefeng Garden	East of Xiewei village and South of Golden Coast Road, Golden Coast, Sanzao Town, Jinwan District	Zhuhai	Residential
100	Zhuhai Kaisa Golden Metro Garden	Southeast of Nanda West Road, Northeast of Gangtong Second Road, Nanshui Town, Gaolangang	Zhuhai	Residential
101	Zhongshan Kaisa Xiangshan Royal Palace	No.3 Jinzhong Road, Jinzhong Village, Banfu Town	Zhongshan	Residential
102	Zhongshan Kaisa Shangpin Garden	No.1 Nanhu Road, Nanlang Town	Zhongshan	Residential
103	Zhongshan Kaisa Metro City	Junction of Xingbao Road and Yunsheng Road, Shaxi Town	Zhongshan	Residential
104	Zhongshan Kaisa Fortune Garden	No. 68 Guangfu Avenue, Dongsheng Town	Zhongshan	Residential
105	Zhongshan Kaisa Yuebanshan	In close vicinity to Changjiang Water Plant, Eastern Area	Zhongshan	Residential
106	Yangjiang Kaisa Riverside No. 1	Longtang Road, Yangdong District	Yangjiang	Residential
107	Jieyang Kaisa City Plaza	Binhai New District, Yuedong New City, Huilai County, Jieyang	Jieyang	Residential & Commercial
108	Jieyang Kaisa Future City	Southwest of Xingyuan Road and Feifeng Road, Jiedong District	Jieyang	Residential & Commercial
109	Jiangmen Kaisa Yuefeng Mansion	North of Mingde 1st Road, East of Wenhua Road, Xinhui District	Jiangmen	Residential
110	Zhanjiang Kaisa Yuebanwan	Left side of Diaoshun Road Fishery Company, Chikan District, Zhanjiang City	Zhanjiang	Residential & Commercial
111	Shantou Kaisa Aurora	Zutuan D and F of East Coast New Town, Longhu District, Shantou City	Shantou	Residential
112	Hong Kong Sai Wan Project	No.1 Eastern Street, Sai Wan	Hong Kong	Residential

Project Phase	Site Area [sq. m.]	Total GFA [sq. m.]	Total GFA			Interest attributable to us
			Completed Properties [sq. m.]	Under Development [sq. m.]	Future Development [sq. m.]	
1-3	169,331	286,395	–	286,395	–	55%
1-7	252,117	641,781	195,313	433,900	12,568	51%
1-4	176,724	441,809	–	196,332	245,477	55%
1-2	112,896	225,791	–	225,791	70%	
1	22,201	95,447	95,447	–	–	55%
1	17,392	78,264	–	78,264	–	55%
1	48,179	168,627	–	168,627	–	18%
1	27,820	85,879	–	85,879	–	28%
1-4	131,866	460,505	–	213,748	246,757	55%
–	72,710	343,700	–	–	343,700	50%
1-2	207,685	1,015,755	–	494,480	521,275	60%
1-6	165,998	692,638	–	105,181	587,457	55%
1-3	159,891	232,017	60,369	46,675	124,973	100%
1-4	192,710	316,037	316,037	–	–	100%
–	16,088	28,958	28,958	–	–	100%
1	21,970	73,815	73,215	600	–	100%
1	74,729	129,260	–	129,260	–	51%
1	21,061	52,579	52,579	–	–	100%
1	22,307	66,819	66,819	–	–	72%
1-2	61,873	176,471	176,471	–	–	80%
1-2	51,340	128,347	–	128,347	–	51%
1	33,333	83,333	–	83,333	–	100%
1-2	78,452	192,007	118,911	73,096	–	49%
1-2	159,004	461,678	–	461,678	–	60%
1-3	135,715	314,007	–	314,007	–	100%
1	45,937	71,699	–	71,699	–	49%
1	26,676	110,045	–	–	110,045	100%
1-2	116,204	493,296	–	493,296	–	100%
1	386	3,271	–	3,271	–	100%

Project Portfolio (continued)

No.	Project	Address	Location	Type
113	Hong Kong Tuen Mun Project	Castle Peak Road-Castle Peak Bay, Area 48, Tuen Mun, New Territories, Hong Kong	Hong Kong	Residential
114	Hong Kong The Concerto	No.203 Yee Kuk Street, Sham Shui Po, Kowloon, Hong Kong	Hong Kong	Residential
115	Hong Kong Kai Tak Project	Inland Lot No. 6591, New Kowloon	Hong Kong	Residential
116	Mongkok Shanghai Street Project	Shanghai Street/Reclamation Street, Mongkok, Kowloon	Hong Kong	Commercial & Residential
117	Sanya Kaisa Begonia Seasons	Nantian Hot Spring Resort Area, North of Haitang District	Sanya	Commercial & Service
118	Sanya Kaisa Begonia Mountain	Dongfeng Branch, Nantian Farm, Haitang Bay Town	Sanya	Residential
The West China Region				
119	Chengdu Kaisa Monarch Residence	Erjiangsi Village, Huayang Town, Shuangliu County	Chengdu	Residential
120	Chengdu Lijing Harbour	Group 1 and 2, Huafeng Village, Yongquan Sub-district, Wenjiang District	Chengdu	Residential
121	Chengdu Modern Town	Yingchunqiao, Dongsheng Sub-district Office, Shuangliu County	Chengdu	Commercial
122	Chengdu Kaisa Mansion No.8	South Sanzhiq Area, Dongsheng Street, Shuangliu County	Chengdu	Residential
123	Chengdu Kaisa City Plaza	Group 1 and 2, Machang Village, Wenjia Sub-district Office, Qingyang District	Chengdu	Residential
124	Chengdu Kaisa Leading Town	Group 6 and 7, Taiji Community, Gongping Sub-district Office, Wenjiang District	Chengdu	Residential
125	Chengdu Kaisa Yuefu	Junction of Fengxiang Avenue and Fenghuang Avenue, Qingbaijiang District	Chengdu	Residential
126	Chengdu Kaisa Imperial Jade	No. 977, South of Fengxi Avenue, Wenjiang District	Chengdu	Residential
127	Chengdu Kaisa Tianyue Mansion	No. 64 Jinxing Road, Jinjiang District	Chengdu	Commercial & Residential
128	Chengdu Kaisa Lushan No.1	North of Shenyang Road, South of Lushan Avenue, Tianfu New District	Chengdu	Residential & Commercial
129	Chengdu Longyue No. 1 Project	North of Baohe East Road, West of Fuxing North Road, Shiling Street, Longquanyi District	Chengdu	Residential
130	Chengdu Kaisa Aurora	Groups 6 and 11 of Erjiangsi Village, Huayang Street, Tianfu New District, Group 2 of Helin Village	Chengdu	Residential & Commercial
131	Chengdu 43 Mu Project of University Town	Youjiadu Community, Tianfu Street, Wenjiang District	Chengdu	Residential
132	Pengzhou Kaisa Golden Metro	West of Chengde Avenue (Beixin Avenue), Mengyang Town	Pengzhou	Residential
133	Nanchong Kaisa Plaza	No.39 Zhengyang East Road, Shunqing District	Nanchong	Residential
134	Nanchong Monarch Residence	No.308 Baituba Road, Shunqing District	Nanchong	Residential
135	Chongqing Kaisa Plaza	Longzhouwan Street, Banan District	Chongqing	Residential
136	Chongqing Kaisa Bright Harbour	Baqiao Town, Dadukou District	Chongqing	Residential
137	Chongqing Kaisa Fengming Riverside	Ertang Village, Jingkou Street, Jingkou Town, Shapingba District	Chongqing	Residential
138	Chongqing Kaisa Zhuanshan Fortune Garden	North end of Changjiang River Bridge, Jiangjin District	Chongqing	Residential
139	Chongqing Riverside Seasons	East of Ganghua Middle Road, Dadukou District	Chongqing	Residential
140	Chongqing Kaisa Yuebanshan	Biquan Street, Bishan High-tech District	Chongqing	Residential

Project Phase	Site Area [sq. m.]	Total GFA [sq. m.]	Total GFA			Interest attributable to us
			Completed Properties [sq. m.]	Under Development [sq. m.]	Future Development [sq. m.]	
1	13,538	54,152	–	54,152	–	100%
1	381	3,299	–	3,299	–	75%
1	9,708	53,394	–	53,394	–	50%
1	253	2,223	–	2,223	–	31%
1-2	42,585	42,585	–	42,585	–	60%
1	36,943	57,946	–	57,946	–	44%
1-3	182,666	1,041,531	1,041,531	–	–	100%
1	150,071	761,542	761,542	–	–	100%
1-2	133,269	362,420	362,420	–	–	100%
1-5	120,570	592,795	592,795	–	–	100%
1-4	112,194	460,901	460,901	–	–	100%
1-2	57,836	342,533	342,533	–	–	100%
1-2	113,411	447,537	447,537	–	–	100%
1	34,088	99,926	99,926	–	–	51%
1	3,286	32,876	32,876	–	–	100%
1	45,635	128,393	–	128,393	–	100%
1	39,588	83,578	–	83,578	–	100%
1	50,538	101,076	–	–	101,076	100%
1	28,912	86,737	–	–	86,737	100%
1-4	104,964	379,388	176,165	203,223	–	100%
1-2	29,541	116,634	116,634	–	–	100%
1-3	256,187	813,746	813,746	–	–	100%
1-3	119,767	384,219	384,219	–	–	100%
1-10	324,330	806,034	763,461	–	42,573	100%
1	56,644	132,178	–	132,178	–	50%
1-3	77,544	214,475	121,504	92,971	–	50%
1	41,724	104,311	–	104,311	–	50%
1-2	88,510	252,850	–	252,850	–	100%

Project Portfolio (continued)

No.	Project	Address	Location	Type
141	Chongqing Kaisa Skyline Residence	Xiyong, Shapingba District	Chongqing	Residential
142	Chongqing Kaisa Longyue No. 1	Xiyong, Shapingba District	Chongqing	Residential
143	Phase II of Chongqing Kaisa Longyue No. 1	Xiyong, Shapingba District	Chongqing	Residential
144	Chongqing Kaisa Jiangshan Heming	Caijia of Beibei District	Chongqing	Residential
145	Kunming Kaisa Dianchi Mansion	Intersection of Feihu Road and Haiyan Road, Chenggong District	Kunming	Residential
146	Guiyang Kaisa Yuebanshan	Near Jianshan Temple, Jinqing Avenue, Qingzhen City	Guiyang	Residential & Commercial
The Pan-Bohai Bay Rim				
147	Beijing Kaisa Fantasia Pinnacle Mansion	Intersection of Chengzi Street and Heishan Street, Mentougou District	Beijing	Residential
148	Bazhou Kaisa Peacock City Yuefeng	West of Rose Garden Hot Spring Resort, Development District	Bazhou	Residential
149	Gu'an Kaisa Fengyuan Tianci Project	Near the Niutuo Hot Spring Peacock City, Niutuo Town	Gu'an	Residential
150	Qingdao Kaisa Lake View Place	East of Zhongjing Second Road, West of Wangsha Road and South of Baishahe, Xiazhuang Street, Chengyang District	Qingdao	Residential
151	Qingdao Kaisa Yuefeng	No.777 Huicheng Road, Chengyang District, Qingdao	Qingdao	Residential
152	Shenyang Kaisa Center	East of Qingnian Avenue, Shenhe District	Shenyang	Commercial
153	Shenyang Kaisa Yuefeng	Changbai South Road, Heping District	Shenyang	Residential
154	Shenyang Kaisa Xuefu Mansion No.1	East of Xuzhou Street and North of Zhonghua Road, Heping District	Shenyang	Residential
155	Shenyang Kaisa Shiguangdao	East of Wencong Street, north of Huiquan East Road, Hunnan District	Shenyang	Residential
156	Anshan Kaisa Monarch Residence	South of Ziyong Dong Road, East of Anqian Road, Lishan District	Anshan	Residential
157	Anshan Kaisa Plaza ^[1]	Renmin Road, Tiexi District	Anshan	Commercial
158	Benxi Kaisa Lake View Place	Binhe North Road, Mingshan District	Benxi	Residential
159	Huludao Suizhong Kaisa Dongdaihe ^[2]	South of Binhai Road, Dongdaihe New District, Suizhong County	Huludao	Residential
160	Dandong Kaisa Mansion No.1	South of Huanghai Avenue, Zhenxing District	Dandong	Residential
161	Dalian Kaisa Center	No.24 Zhujin Street, Donggang Business District, Zhongshan District	Dalian	Commercial
162	Dalian Kaisa Plaza	No.271 Tianjin Street, Zhongshan District	Dalian	Commercial
163	Dalian Kaisa Mansion No. 1	Junction of Zhonggang North Road and Hugang Road, Dalian Free Trade Zone	Dalian	Commercial & Residential
164	Dalian Kaisa Yuejing	East of Shengli Road, Jinpu New District	Dalian	Residential
The Central China Region				
165	Changsha Kaisa Lake View Place	Jinping Village, Tiaoma County	Changsha	Residential
166	Changsha Kaisa Times Square	Yingpan East Road, Furong District	Changsha	Residential
167	Changsha Kaisa Plaza	Wuyi Road, Furong District	Changsha	Commercial
168	Changsha Kaisa Meixi Lake Project	Meixi Lake, Yuelu District	Changsha	Residential
169	Changsha Kaisa City Plaza	Northeast of Xiangzhang Road and Yuhua Avenue Intersection, Yuhua District	Changsha	Residential & Commercial
170	Changsha Kaisa Crown Residence	Junction of Huahou Road and Xiangzhang Road, Gaotie New Town, Yuhua District	Changsha	Commercial
171	Changsha Kaisa Sunshine Residence	Southeast Corner of Wanjiali Road and Xiangfu Road, Yuhua District	Changsha	Residential

Project Phase	Site Area (sq. m.)	Total GFA (sq. m.)	Total GFA			Interest attributable to us
			Completed Properties (sq. m.)	Under Development (sq. m.)	Future Development (sq. m.)	
1-3	116,773	178,605	–	178,605	–	52%
1	57,460	86,190	–	–	86,190	100%
1	31,493	78,733	–	–	78,733	100%
1	62,405	93,608	–	–	93,608	100%
1	33,728	73,430	–	73,430	–	49%
1-3	182,977	548,930	–	264,166	284,764	91%
1	20,039	40,077	–	40,077	–	60%
1	36,576	54,859	–	54,859	–	51%
1	32,484	48,726	48,726	–	–	49%
1-3	229,865	296,725	296,725	–	–	100%
1	61,492	110,685	–	110,685	–	51%
1	21,423	292,331	292,331	–	–	100%
1-2	12,947	38,844	38,844	–	–	100%
1	12,874	102,989	–	–	102,989	51%
1-2	130,657	261,315	–	–	261,315	63%
1-4	129,739	296,474	145,626	67,300	83,548	100%
1-2	11,238	85,148	85,148	–	–	50%
1	122,200	324,480	324,480	–	–	100%
1-16	1,647,042	2,918,573	1,328,104	352,008	1,238,461	100%
1-4	133,340	331,542	331,542	–	–	100%
1-2	26,610	122,803	85,153	37,650	–	100%
–	15,955	78,454	78,454	–	–	100%
1	41,150	105,912	105,912	–	–	100%
1	24,334	83,390	–	83,390	–	100%
1-4	673,536	938,203	938,203	–	–	100%
–	21,770	108,731	108,731	–	–	50%
1	14,324	171,592	171,592	–	–	50%
1-6	253,693	892,604	892,604	–	–	100%
1-4	126,529	465,820	–	302,882	162,938	49%
1-2	20,108	171,932	–	171,932	–	30%
1	23,136	69,408	–	69,408	–	30%

Project Portfolio (continued)

No.	Project	Address	Location	Type
172	Changsha Kaisa Bright Harbour Seasons	Southwest of intersection of Shuangyang Road and Huangyuan Road, Furong District	Changsha	Commercial & Residential
173	Hengyang Kaisa Yuefeng	North of Chuanshan West Road, South of Lixin Avenue, West of Cailun Avenue	Hengyang	Residential
174	Wuhan Kaisa Golden World	Junction of Baisha Road and Qingling East Road, Qingling County, Hongshan District	Wuhan	Residential
175	Wuhan Kaisa Mansion No.1	North of Zhiyin Avenue, West of Yangcheng West Road, Hangyang District	Wuhan	Residential
176	Wuhan Kaisa Plaza	No.336 Wuluo Road, Wuchang District	Wuhan	Residential
177	Wuhan Kaisa Yuefu	North of Jinbei No.1 Road and East of Wuxinganxian, Jinghe Street, Dongxi Lake District	Wuhan	Residential
178	Wuhan Kaisa New Riverside City	South of Shefa Shan Road, East of the 2nd Chuanjiangchi Road, Economic and Technology Development Area	Wuhan	Residential
179	Wuhan Kaisa Stream Jade Garden	East of Jintai Road, West of Fenghua Road and North of Guanhu Road, Xinzhou District	Wuhan	Residential
180	Wuhan Kaisa Jade Crest	South of Shendun San Road, East Lake New Technology Development Zone	Wuhan	Residential
181	Ezhou Zhongliang Kaisa The One Mansion	West of Yingbin Avenue, Echeng District	Ezhou	Residential
182	Xiaogan Kaisa Airport Science and Technology City	Airport Economic Development Zone	Xiaogan	Industrial
183	Xiaogan Kaisa Jade Dragon Court	Airport Economic Development Zone	Xiaogan	Residential
184	Xinzheng Kaisa Yuefeng	South of Zhongxing Road, West of Wenhua Road	Xinzheng	Residential
185	Xinxiang Kaisa Yuefeng	West of Hongyuan Street, North of Guihua Road, Hongqi District	Xinxiang	Residential
186	Luoyang HYC Kaisa Fengming Riverside	Intersection of Zhongxin Road and Zhuge Street, Yibin District	Luoyang	Residential & Commercial
187	Luoyang HYC Kaisa Lake View Place	Junction of Simaguang Road and Liujingxiang, Luolong District	Luoyang	Residential
188	Luoyang Kaisa Lake View Waldorf	Intersection of Yibin Road and Fumin Lane, Yibin District	Luoyang	Residential
189	Luoyang HYC Kaisa Luoyang Center	Intersection of Guanlin Road and Longmen Avenue, Luolong District	Luoyang	Residential & Commercial
The Yangtze River Delta				
190	Shanghai Shanhuwan Garden	No.4333 Alley, Haima Road, Haiwan Town, Fengxian District	Shanghai	Residential
191	Shanghai Shangpin Garden	Kangfeng North Road and Kangnian Road, Malu Town, Jiading District	Shanghai	Residential
192	Shanghai Kaisa Mansion	Junction of Minsheng Road and Middle Yanggao Road, Pudong District	Shanghai	Commercial
193	Shanghai Kaisa Mansion No.8	No.99 Alley, Juting Road, Zhuanghang Town, Fengxian District	Shanghai	Residential
194	Shanghai Kaisa City Plaza (Phase 1-3)	Junction of Shengzhu East Road and Chengliu Road, Xuhang Town, Jiading District	Shanghai	Residential
195	Shanghai Kaisa City Plaza (Phase 4-7)	Xuhang Town, Jiading District	Shanghai	Residential

Project Phase	Site Area [sq. m.]	Total GFA [sq. m.]	Total GFA			Interest attributable to us
			Completed Properties [sq. m.]	Under Development [sq. m.]	Future Development [sq. m.]	
1	34,300	89,047	–	89,047	–	65%
1-2	50,054	161,595	88,237	73,358	–	51%
1-3	181,493	605,941	605,941	–	–	50%
–	40,351	156,763	156,763	–	–	100%
1	26,861	142,355	142,355	–	–	100%
1-2	128,539	257,078	257,078	–	–	50%
1	56,901	142,252	–	142,252	–	50%
1	129,191	258,382	–	258,382	–	30%
1	45,754	114,600	–	114,600	–	34%
1	103,175	281,668	–	281,668	–	35%
1-3	218,814	257,629	31,722	225,907	–	70%
1-2	141,448	158,442	–	–	158,442	50%
1-2	69,499	156,619	104,376	52,243	–	100%
1	23,165	81,068	–	81,068	–	100%
1-5	120,649	361,947	–	361,947	–	51%
1-3	90,234	225,585	–	225,585	–	16%
1	95,613	239,023	–	239,023	–	32%
1-3	238,037	873,288	–	–	873,288	49%
1-4	104,796	140,151	140,151	–	–	100%
–	23,307	84,448	84,448	–	–	50%
1	11,088	77,811	77,811	–	–	1%
1-2	143,052	171,659	171,659	–	–	100%
1-3	117,257	224,837	224,837	–	–	100%
1-4	126,923	213,515	–	213,515	–	90%

Project Portfolio (continued)

No.	Project	Address	Location	Type
196	Shanghai Kaisa Monarch Residence	Junction of Songjian Road and Fumao Road, Chonggu Town, Qingpu District	Shanghai	Residential
197	Shanghai Kaisa City Garden	East of Qiyuan Road, West of Xiaoxin River, South of Shupindong Road and North of Xinjian No.1 Road, Xuhang Town, Jiading District	Shanghai	Residential
198	Shanghai Shangpin Jiayuan	East of Xiaoxin River, West of Base Boundary, South of Gengpu River and North of Xinjian No.1 Road, Xuhang Town, Jiading District	Shanghai	Residential
199	Shanghai Kaisa Future City	North of Yinggang East Road, Xiayang Street, Qingpu District	Shanghai	Residential
200	Hangzhou Jade Dragon Court	North of Zhennan Road, Zhijiang National Holiday Resort, West Lake District	Hangzhou	Residential
201	Hangzhou Kaisa Monarch Residence	North of Shitang Road and West of Donghu Road, Qiaosi Street, Yuhang District	Hangzhou	Residential
202	Hangzhou Puyu Court	Jingfeng Community, Wuchang Street, Yuhang District	Hangzhou	Residential
203	Hangzhou Fuyang Yinhu Project	Dashanjiao Village, Yinhu Street, Fuyang District	Hangzhou	Residential
204	Hangzhou Kaisa Yunfeng	Xianlin Street, Yuhang District	Hangzhou	Residential
205	Hangzhou Kaisa Dexin Cloud Heigh Jade Garden	Northeast of Dongqiao Road and No.7 Road, Fuyang District	Hangzhou	Residential
206	Hangzhou Kaisa Aurora	Pengbu Street, Jianggan District	Hangzhou	Residential
207	Shaoxing Kaisa Guoyue Mansion	Lanting Street, Keqiao District	Shaoxing	Residential
208	Shaoxing Kaisa Monarch Residence	Fuquan Street, Keqiao District	Shaoxing	Residential
209	Ningbo Kaisa Dongchenyipin	Junction of Century Avenue and Min'an Road, Yinzhou District	Ningbo	Commercial
210	Ningbo Kaisa Emerald Residence	Dongjiao Street, Yinzhou District,	Ningbo	Residential
211	Jiaxing Xitang Project	East of Hongfu Road and South of Nanyuan Road, Xitang Town	Jiaxing	Residential
212	Suzhou Kaisa Plaza	West of Tayuan Road and South of Zhuyuan Road, Shishan Street, High-tech District	Suzhou	Residential
213	Suzhou Kaisa Monarch Residence	South of Xingye Road and East of Sudai Road, Huangqiao Street, Xiangcheng District	Suzhou	Residential
214	Suzhou Mudu Peaceful Yard Project	West of Xinhua Road, South of Xiangyanghe Road, Mushu Town, Wuzhong District	Suzhou	Residential
215	Zhangjiagang Kaisa Fengming Riverside	Southwest Corner of the Junction of Yingshan Road and Jingu Road, Phoenix Town	Zhangjiagang	Residential
216	Nanjing Kaisa City Plaza	Junction of Nanjing Foreign Language School and Taiqing Road, South of Hexi Area, Jianye District	Nanjing	Residential
217	Nanjing Kaisa Eminent Residence	No.560 Heyan Road, Qixia District	Nanjing	Residential
218	Nanjing Kaisa Yuefeng	East of Vanke City, Lishui District	Nanjing	Residential
219	Nanjing Kaisa Redsun Lakeside Mansion	18 Huqin Road, Lukou Avenue, Jiangning District	Nanjing	Residential
220	Nanjing Kaisa Riverview Mansion	Intersection of Fangjiaying Road and Chenghe North Road, Gulou District	Nanjing	Residential
221	Wuxi Kaisa Xiangrui Luna Residence	North of Yuexi Road, Ehu Town, Xishan District	Wuxi	Residential
222	Wuxi Xiangyi Xiyue	South of Yinxing West Road and west of Lianqun Road, Donggang Town, Xishan District	Wuxi	Residential

Project Phase	Site Area [sq. m.]	Total GFA [sq. m.]	Total GFA			Interest attributable to us
			Completed Properties [sq. m.]	Under Development [sq. m.]	Future Development [sq. m.]	
1-2	90,642	212,240	212,240	-	-	100%
1	23,638	42,549	42,549	-	-	41%
1	44,590	80,262	-	80,262	-	41%
1	27,819	88,584	-	88,584	-	47%
-	39,376	98,041	98,041	-	-	100%
-	36,595	100,849	100,849	-	-	100%
1	74,779	207,476	207,476	-	-	100%
1	26,000	19,500	-	-	19,500	100%
1	19,175	38,350	-	38,350	-	100%
1	49,166	108,165	-	108,165	-	100%
1	36,748	88,195	-	88,195	-	52%
1	61,133	46,657	46,657	-	-	36%
1	19,852	47,943	47,943	-	-	70%
1	15,086	56,285	56,285	-	-	30%
1	26,647	66,386	-	66,386	-	51%
1	38,881	64,857	64,857	-	-	51%
1-2	33,234	123,216	123,216	-	-	100%
1-2	59,629	155,553	155,553	-	-	100%
1	32,006	47,861	-	47,861	-	100%
1	31,666	37,999	37,999	-	-	100%
1-3	109,783	290,946	290,946	-	-	100%
1	27,376	63,050	63,050	-	-	100%
1	65,698	144,520	-	144,520	-	51%
1	69,332	103,160	-	103,160	-	51%
1-2	40,522	89,183	-	89,183	-	49%
1	48,697	78,195	-	78,195	-	49%
1	50,732	91,773	-	-	91,773	49%

Project Portfolio (continued)

No.	Project	Address	Location	Type
223	Xuzhou Thriving Spring Villa	West of Guangshan Park, East of Sanhuan East Road, Yunlong District	Xuzhou	Residential
224	Jiangyin Lake View Place	South of Xinhua Road, West of Dongwaihuan Road, and North of Renmin East Road	Jiangyin	Residential
225	Jiangyin Gushan Mocha Town	South of Golden Gushan Garden and West of Xingfu Avenue, Gushan Town	Jiangyin	Residential
226	Jiangyin Zhouzhuang Golden World	East of Zhouxi Dong Road, Zhouzhuang Town	Jiangyin	Residential
227	Jiangyin Changjing Lake View Waldorf	East of Xinglong Road and South of Dongshun Road, Changjing Town	Jiangyin	Residential
228	Jiangyin Tonghui Garden	North of Tonghui Road, West of Tongjiang Road, and South of Tongfu Road	Jiangyin	Residential
229	Jiangyin Fuqiao Homeland	North of Chengxi Road, West of Tongdu Road, and South of Binjiang Road	Jiangyin	Residential
230	Taizhou Kaisa Mansion No.1	North of Chenzhuang Road and West of No.11 Road, Taizhou Economic Development Area	Taizhou	Residential
231	Hefei HC Kasia Future City	Southwest of junction of Jianghuai Avenue and Zhenzhu Road, Shangpai Town, Feixi	Hefei	Residential
232	Hefei Kaisa Lakeside Residence	Intersection of Yungu Road and Guizhou Road, Binhu District	Hefei	Residential
233	Hefei New Station Project	West of Guihua Zhangheng Road, south of Shaoquan Street, Xinzhan High-tech Zone	Hefei	Residential

Notes:

1. The projects are renovation developments of once distressed assets and partially completed properties.
2. Including
 - (i) Dongguan Shilong project;
 - (ii) Dongguan Riverside Woods Palace;
 - (iii) Dongguan Riverside Hillview Palace;
 - (iv) Huizhou Yuanzhou Project;
 - (v) Certain land of Zhuhai Lake View Waldorf Garden;
 - (vi) Shenzhen Nanmendun Project;

Project Phase	Site Area [sq. m.]	Total GFA [sq. m.]	Total GFA			Interest attributable to us
			Completed Properties [sq. m.]	Under Development [sq. m.]	Future Development [sq. m.]	
1	132,397	168,526	168,526	–	–	50%
1-3	225,533	272,274	272,274	–	–	49%
1-4	76,465	132,849	132,849	–	–	100%
1-2	103,589	186,738	109,088	77,650	–	100%
1-2	93,275	149,763	149,763	–	–	100%
–	41,440	73,615	73,615	–	–	100%
–	35,801	134,535	134,535	–	–	100%
1-7	192,506	360,378	74,850	285,528	–	51%
1-2	111,503	270,185	–	270,185	–	49%
1	37,485	73,204	–	73,204	–	100%
1-3	147,147	259,647	–	–	259,647	100%
	22,847,944	61,193,030	31,607,579	18,645,926	10,939,505	

(vii) Shenzhen Kaisa Sky-high Mansion;

(viii) Guangzhou Xiajing Village Project;

(ix) Shenzhen Xiaohan Yunqi;

(x) Guangzhou Shixi Project;

for which as at 30 June 2021, the Group has not obtained the land use right certificate, but has entered into land grant contracts or obtained confirmation from the relevant land and resources bureau.

- The projects are based on our internal plans, but subject to the governmental approval.
- As at 30 June 2021, the GFA of total completed properties for sale reached 1,558,698 sq. m..
- Two projects in Hainan included.

PROPERTIES UNDER DEVELOPMENT

The table below sets forth certain information of our property projects or project phases under development as at 30 June 2021. We have obtained land use rights certificates and construction works commencement permits for all of our properties under development.

Project	City	Project Phase	Total GFA	Saleable GFA
			or Estimated Total GFA (sq. m.)	or Estimated Saleable GFA (sq. m.)
Shenzhen Kaisa Financial Technology Center	Shenzhen	1	175,180	129,640
Shenzhen Kaisa City Plaza	Shenzhen	3	214,608	154,567
Shenzhen Yantian Kaisa City Plaza	Shenzhen	2-3	247,850	379,268
Shenzhen Kaisa Golden Bay International Park	Shenzhen	1-2	259,302	241,500
Shenzhen Kaisa Future City	Shenzhen	2	62,060	237,003
Shenzhen Nan'ao Project	Shenzhen	1	51,930	51,810
Shenzhen Nam Tai Inno Park	Shenzhen	1	140,979	265,000
Shenzhen Nam Tai Technology Center	Shenzhen	1	194,595	125,572
Shenzhen Kaisa Marine Mangrove Bay	Shenzhen	1	44,270	36,547
Shenzhen Kaisa Yuebanshan	Shenzhen	1	150,820	134,128
Shenzhen Tongda Huixuan	Shenzhen	1	46,176	32,775
Shenzhen Futian Dongshan Project (P1)	Shenzhen	1	50,796	22,998
Shenzhen Kaisa Metropolis Plaza	Shenzhen	1	68,686	63,543
Shenzhen Kaisa Sky-high Summit	Shenzhen	1	138,820	129,900
Shenzhen Luohu Sanshun Project	Shenzhen	1	33,440	23,029
Shenzhen Kaisa Shenwei	Shenzhen	1	58,400	56,930
Shenzhen Kaisa New Town Lakeside Residence	Shenzhen	1	168,080	107,380
Guangzhou Kaisa Mansion No.1	Guangzhou	1	86,138	71,183
Guangzhou Kaisa Center	Guangzhou	1	48,998	43,181
Guangzhou Kaisa Baiyun City Plaza	Guangzhou	1	67,494	66,214
Guangzhou Kaisa Yuejiang Mansion	Guangzhou	1-2	94,960	70,342
Guangzhou Jiaze Garden	Guangzhou	-	68,704	43,064
Guangzhou Kaisa Yuefeng	Guangzhou	1-3	340,204	318,484
Guangzhou Kaisa Fengming Mountain	Guangzhou	1-2	327,654	318,105
Guangzhou Kaisa Blissful Bay	Guangzhou	1	101,056	84,129
Qingyuan Kaisa City Plaza	Qingyuan	1-2	327,754	320,569
Foshan Kaisa Metro City	Foshan	1	71,934	71,249
Foshan Kaisa Yue Metropolis	Foshan	1	61,082	60,601
Foshan Kaisa Yuefeng	Foshan	1	93,052	89,232
Foshan Kaisa Fantasia Guangya Court	Foshan	1	178,411	136,690

Project	Commencement Time	Status of Pre-sale Permit	Estimated Completion Time	Interest Attributable to us
Shenzhen Kaisa Financial Technology Center	Apr-2018	Not yet obtained	2021 3Q	100%
Shenzhen Kaisa City Plaza	Dec-2017	Yes	2021 3Q	100%
Shenzhen Yantian Kaisa City Plaza	Aug-2018	Yes	2022 2Q	100%
Shenzhen Kaisa Golden Bay International Park	Oct-2018	Not yet obtained	2023 4Q	51%
Shenzhen Kaisa Future City	Nov-2019	Yes	2022 1Q	80%
Shenzhen Nan'ao Project	Sep-2020	Not yet obtained	2023 4Q	50%
Shenzhen Nam Tai Inno Park	May-2017	Not yet obtained	2021 3Q	24%
Shenzhen Nam Tai Technology Center	Jul-2019	Not yet obtained	2022 1Q	24%
Shenzhen Kaisa Marine Mangrove Bay	Apr-2020	Not yet obtained	2021 4Q	70%
Shenzhen Kaisa Yuebanshan	Apr-2020	Yes	2021 4Q	51%
Shenzhen Tongda Huixuan	Oct-2019	Yes	2022 2Q	80%
Shenzhen Futian Dongshan Project (P1)	Jun-2020	Not yet obtained	2023 2Q	66%
Shenzhen Kaisa Metropolis Plaza	May-2020	Yes	2022 4Q	100%
Shenzhen Kaisa Sky-high Summit	Sep-2020	Yes	2022 4Q	50%
Shenzhen Luohu Sanshun Project	Apr-2021	Not yet obtained	2023 2Q	51%
Shenzhen Kaisa Shenwei	Apr-2021	Not yet obtained	2024 4Q	26%
Shenzhen Kaisa New Town Lakeside Residence	May-2021	Not yet obtained	2023 2Q	13%
Guangzhou Kaisa Mansion No.1	Apr-2016	Yes	2021 3Q	59%
Guangzhou Kaisa Center	Feb-2021	Not yet obtained	2022 4Q	50%
Guangzhou Kaisa Baiyun City Plaza	Jan-2021	Not yet obtained	2022 3Q	55%
Guangzhou Kaisa Yuejiang Mansion	Jan-2020	Yes	2021 3Q	49%
Guangzhou Jiaze Garden	May-2020	Not yet obtained	2022 3Q	100%
Guangzhou Kaisa Yuefeng	Oct-2020	Yes	2022 2Q	49%
Guangzhou Kaisa Fengming Mountain	Sep-2020	Yes	2022 2Q	39%
Guangzhou Kaisa Blissful Bay	Apr-2021	Not yet obtained	2023 1Q	60%
Qingyuan Kaisa City Plaza	Aug-2019	Yes	2022 2Q	100%
Foshan Kaisa Metro City	Oct-2019	Not yet obtained	2021 4Q	49%
Foshan Kaisa Yue Metropolis	May-2019	Yes	2021 3Q	30%
Foshan Kaisa Yuefeng	Dec-2019	Yes	2022 1Q	100%
Foshan Kaisa Fantasia Guangya Court	Oct-2020	Yes	2022 3Q	51%

Project Portfolio (continued)

Project	City	Project Phase	Total GFA or Estimated Total GFA (sq. m.)	Saleable GFA or Estimated Saleable GFA (sq. m.)
Dongguan Le Grand Bleu	Dongguan	3-4	389,397	281,137
Dongguan Kaisa Glamourous Riverscape Garden	Dongguan	1	95,239	92,985
Dongguan Kaisa The Rhythm	Dongguan	1	208,571	192,854
Dongguan Namtai Longxi	Dongguan	-	114,520	64,408
Dongguan Kaisa Enchanting Garden	Dongguan	1	68,066	68,006
Dongguan Kaisa Glossy Riverscape Garden	Dongguan	1	80,062	77,492
Dongguan Kaisa Shimao Glamourous Era	Dongguan	1	151,280	129,394
Dongguan Kaisa Prosperous Villa	Dongguan	1	104,593	101,507
Huizhou Kaisa Riverbank New Town	Huizhou	1,11,12	2,308,814	2,261,056
Huizhou Kaisa Mountain Bay	Huizhou	1-3	286,395	277,746
Huizhou Kaisa Times Mocha Town	Huizhou	3-6	433,900	427,555
Huizhou Kaisa Dong River Garden	Huizhou	1-2	196,332	188,898
Huizhou Longmen Longquan Residence	Huizhou	1-2	225,791	224,834
Huizhou Kaisa Monarch Residence	Huizhou	1	78,264	77,164
Huizhou Kaisa Jade Garden	Huizhou	1	168,627	166,804
Huizhou Kaisa Yunzhu	Huizhou	1	85,879	66,048
Huizhou Kaisa Yunfeng	Huizhou	1-2	213,748	161,300
Huizhou Kaisa Shiguangdao	Huizhou	1	105,181	81,644
Huizhou Kaisa Yuebanwan	Huizhou	1	494,480	288,605
Zhuhai Lake View Waldorf Garden	Zhuhai	2	46,675	26,314
Zhuhai Kaisa Yuefeng Garden	Zhuhai	2	600	600
Zhuhai Kaisa Golden Metro Garden	Zhuhai	1	129,260	114,729
Zhongshan Kaisa Fortune Garden	Zhongshan	1-2	128,347	118,698
Zhongshan Kaisa Yuebanshan	Zhongshan	1	83,333	76,788
Yangjiang Kaisa Riverside No. 1	Yangjiang	2	73,096	60,553
Jieyang Kaisa City Plaza	Jieyang	1-2	461,678	441,584
Jieyang Kaisa Future City	Jieyang	1-3	314,007	300,159
Jiangmen Kaisa Yuefeng Mansion	Jiangmen	1	71,699	21,417
Shantou Kaisa Aurora	Shantou	1-2	493,296	464,164
Hong Kong Sai Wan Project	Hong Kong	1	3,271	2,620
Hong Kong Tuen Mun Project	Hong Kong	1	54,152	47,859
Hong Kong The Concerto	Hong Kong	1	3,299	2,491
Hong Kong Kai Tak Project	Hong Kong	1	53,394	47,811
Mongkok Shanghai Street Project	Hong Kong	1	2,223	2,553

Project	Commencement Time	Status of Pre-sale Permit	Estimated Completion Time	Interest Attributable to us
Dongguan Le Grand Bleu	Jul-2018	Yes	2021 4Q	100%
Dongguan Kaisa Glamourous Riverscape Garden	Oct-2019	Yes	2021 4Q	51%
Dongguan Kaisa The Rhythm	Aug-2020	Yes	2023 2Q	34%
Dongguan Namtai Longxi	Jul-2020	Not yet obtained	2022 4Q	24%
Dongguan Kaisa Enchanting Garden	Oct-2019	Yes	2021 4Q	49%
Dongguan Kaisa Glossy Riverscape Garden	Dec-2020	Yes	2022 4Q	51%
Dongguan Kaisa Shimao Glamourous Era	Oct-2020	Yes	2023 1Q	51%
Dongguan Kaisa Prosperous Villa	Nov-2020	Yes	2022 3Q	49%
Huizhou Kaisa Riverbank New Town	Jan-2019	Yes	2021 4Q	55%
Huizhou Kaisa Mountain Bay	Jan-2019	Yes	2021 4Q	55%
Huizhou Kaisa Times Mocha Town	Mar-2019	Yes	2023 4Q	51%
Huizhou Kaisa Dong River Garden	Mar-2019	Yes	2021 4Q	55%
Huizhou Longmen Longquan Residence	Jun-2019	Yes	2022 4Q	70%
Huizhou Kaisa Monarch Residence	Dec-2019	Yes	2022 3Q	55%
Huizhou Kaisa Jade Garden	Apr-2020	Yes	2023 2Q	18%
Huizhou Kaisa Yunzhu	Feb-2020	Yes	2022 4Q	28%
Huizhou Kaisa Yunfeng	Sep-2020	Yes	2023 1Q	55%
Huizhou Kaisa Shiguangdao	Mar-2021	Not yet obtained	2023 4Q	55%
Huizhou Kaisa Yuebanwan	Jun-2021	Not yet obtained	2024 2Q	60%
Zhuhai Lake View Waldorf Garden	May-2021	Yes	2023 1Q	100%
Zhuhai Kaisa Yuefeng Garden	Nov-2018	Yes	2021 3Q	100%
Zhuhai Kaisa Golden Metro Garden	Dec-2019	Yes	2022 3Q	51%
Zhongshan Kaisa Fortune Garden	Mar-2020	Not yet obtained	2022 1Q	51%
Zhongshan Kaisa Yuebanshan	Oct-2020	Not yet obtained	2022 4Q	100%
Yangjiang Kaisa Riverside No. 1	May-2020	Yes	2023 1Q	49%
Jieyang Kaisa City Plaza	Dec-2020	Yes	2023 1Q	60%
Jieyang Kaisa Future City	Jan-2021	Yes	2022 4Q	100%
Jiangmen Kaisa Yuefeng Mansion	Apr-2021	Yes	2023 2Q	49%
Shantou Kaisa Aurora	May-2021	Not yet obtained	2023 4Q	100%
Hong Kong Sai Wan Project	Jul-2020	Not yet obtained	2023 3Q	100%
Hong Kong Tuen Mun Project	Jan-2021	Not yet obtained	2025 3Q	100%
Hong Kong The Concerto	Nov-2018	Yes	2021 4Q	75%
Hong Kong Kai Tak Project	Oct-2020	Not yet obtained	2024 1Q	50%
Mongkok Shanghai Street Project	Oct-2020	Not yet obtained	2023 3Q	31%

Project Portfolio (continued)

Project	City	Project Phase	Total GFA or Estimated Total GFA (sq. m.)	Saleable GFA or Estimated Saleable GFA (sq. m.)
Chengdu Kaisa Lushan No.1	Chengdu	1	128,393	69,868
Chengdu Longyue No. 1 Project	Chengdu	1	83,578	59,382
Pengzhou Kaisa Golden Metro	Pengzhou	3-4	203,223	147,048
Chongqing Kaisa Fengming Riverside	Chongqing	1	132,178	131,433
Chongqing Kaisa Zhuanshan Fortune Garden	Chongqing	2-3	92,971	132,148
Chongqing Riverside Seasons	Chongqing	1	104,311	104,311
Chongqing Kaisa Yuebanshan	Chongqing	1-2	252,850	248,153
Chongqing Kaisa Skyline Residence	Chongqing	1-3	178,605	170,890
Chongqing Kaisa Bright Harbour	Chongqing	9	42,573	42,573
Kunming Kaisa Dianchi Mansion	Kunming	1	73,430	53,964
Guiyang Kaisa Yuebanshan	Guiyang	1-2	264,166	255,814
Beijing Kaisa Fantasia Pinnacle Mansion	Beijing	1	40,077	38,889
Bazhou Kaisa Peacock City Yuefeng	Bazhou	1	54,859	52,354
Qingdao Kaisa Yuefeng	Qingdao	1	110,685	106,662
Anshan Kaisa Monarch Residence	Anshan	4	67,300	53,111
Huludao Suizhong Kaisa Dongdaihe	Huludao	2,4,12,13	352,008	390,842
Dalian Kaisa Center	Dalian	2	37,650	37,650
Dalian Kaisa Yuejing	Dalian	1	83,390	82,903
Changsha Kaisa City Plaza	Changsha	1-3	302,882	296,722
Changsha Kaisa Crown Residence	Changsha	1-2	171,932	170,669
Changsha Kaisa Sunshine Residence	Changsha	1	69,408	68,113
Changsha Kaisa Bright Harbour Seasons	Changsha	1	89,047	87,593
Hengyang Kaisa Yuefeng	Hengyang	2	73,358	72,481
Wuhan Kaisa New Riverside City	Wuhan	1	142,252	142,252
Wuhan Kaisa Stream Jade Garden	Wuhan	1	258,382	258,382
Wuhan Kaisa Waterfront Jade Garden	Wuhan	1	114,600	114,600
Ezhou Zhongliang Kaisa The One Mansion	Ezhou	1	281,668	281,668
Xiaogan Kaisa Airport Science and Technology City	Xiaogan	2-3	225,907	96,767
Xinzheng Kaisa Yuefeng	Xinzheng	2	52,243	49,788
Xinxiang Kaisa Yuefeng	Xinxiang	1	81,068	80,002
Luoyang Hyc Kaisa Fengming Riverside	Luoyang	1-5	361,947	354,341
Luoyang Kaisa Lake View Waldorf	Luoyang	1	239,023	227,756
Luoyang Hyc Kaisa Lake View Place	Luoyang	1-3	225,585	223,857

Project	Commencement Time	Status of Pre-sale Permit	Estimated Completion Time	Interest Attributable to us
Chengdu Kaisa Lushan No.1	Aug-2020	Yes	2023 2Q	100%
Chengdu Longyue No. 1 Project	Nov-2020	Not yet obtained	2022 3Q	100%
Pengzhou Kaisa Golden Metro	Oct-2019	Yes	2021 4Q	100%
Chongqing Kaisa Fengming Riverside	Jun-2020	Yes	2022 1Q	50%
Chongqing Kaisa Zhuanshan Fortune Garden	Apr-2019	Yes	2021 3Q	50%
Chongqing Riverside Seasons	Dec-2019	Yes	2021 4Q	50%
Chongqing Kaisa Yuebanshan	Aug-2019	Yes	2021 4Q	100%
Chongqing Kaisa Skyline Residence	Dec-2020	Yes	2022 1Q	52%
Chongqing Kaisa Bright Harbour	Jul-2018	Not yet obtained	2025 3Q	100%
Kunming Kaisa Dianchi Mansion	Nov-2020	Yes	2022 1Q	49%
Guiyang Kaisa Yuebanshan	Nov-2020	Yes	2022 2Q	91%
Beijing Kaisa Fantasia Pinnacle Mansion	Jan-2021	Not yet obtained	2023 3Q	60%
Bazhou Kaisa Peacock City Yuefeng	Mar-2019	Yes	2021 3Q	51%
Qingdao Kaisa Yuefeng	Nov-2019	Yes	2022 2Q	51%
Anshan Kaisa Monarch Residence	Sep-2019	Yes	2021 3Q	100%
Huludao Suizhong Kaisa Dongdaihe	Sep-2019	Yes	2022 2Q	100%
Dalian Kaisa Center	Oct-2018	Not yet obtained	2022 3Q	100%
Dalian Kaisa Yuejing	Jun-2019	Yes	2022 2Q	100%
Changsha Kaisa City Plaza	Nov-2020	Yes	2022 4Q	49%
Changsha Kaisa Crown Residence	Sep-2019	Yes	2022 2Q	30%
Changsha Kaisa Sunshine Residence	Apr-2020	Yes	2022 2Q	30%
Changsha Kaisa Bright Harbour Seasons	Dec-2020	Yes	2023 2Q	65%
Hengyang Kaisa Yuefeng	May-2019	Yes	2022 3Q	51%
Wuhan Kaisa New Riverside City	Dec-2019	Yes	2022 4Q	30%
Wuhan Kaisa Stream Jade Garden	Jun-2020	Yes	2023 4Q	34%
Wuhan Kaisa Waterfront Jade Garden	Mar-2021	Yes	2024 1Q	34%
Ezhou Zhongliang Kaisa The One Mansion	Oct-2018	Yes	2021 4Q	35%
Xiaogan Kaisa Airport Science and Technology City	Jul-2020	Yes	2022 1Q	70%
Xinzheng Kaisa Yuefeng	Feb-2019	Yes	2021 4Q	100%
Xinxiang Kaisa Yuefeng	Apr-2019	Yes	2021 4Q	100%
Luoyang HYC Kaisa Fengming Riverside	Jun-2020	Yes	2022 4Q	51%
Luoyang Kaisa Lake View Waldorf	Mar-2021	Yes	2023 4Q	16%
Luoyang HYC Kaisa Lake View Place	Sep-2019	Yes	2022 2Q	32%

Project Portfolio (continued)

Project	City	Project Phase	Total GFA or Estimated Total GFA (sq. m.)	Saleable GFA or Estimated Saleable GFA (sq. m.)
Shanghai Shangpin Jiayuan	Shanghai	1	80,262	80,262
Shanghai Kaisa City Plaza (Phase 4-7)	Shanghai	1	213,515	155,384
Shanghai Kaisa Future City	Shanghai	1	88,584	60,389
Hangzhou Kaisa Yunfeng	Hangzhou	1	38,350	32,623
Hangzhou Kaisa Dexin Cloud Heigh Jade Garden	Hangzhou	1	108,165	101,478
Hangzhou Kaisa Aurora	Hangzhou	2	88,195	88,195
Ningbo Kaisa Emerald Residence	Ningbo	1	66,386	59,026
Suzhou Mudu Peaceful Yard Project	Suzhou	1	47,861	46,721
Nanjing Kaisa Yuefeng	Nanjing	1	144,520	70,311
Nanjing Kaisa Redsun Lakeside Mansion	Nanjing	1	103,160	84,034
Nanjing Kaisa Riverview Mansion	Nanjing	1-2	89,183	23,557
Wuxi Kaisa Xiangrui Luna Residence	Wuxi	1	78,195	76,078
Jiangyin Zhouzhuang Golden World	Jiangyin	1-2	77,650	75,681
Taizhou Kaisa Mansion No.1	Taizhou	3-7	285,528	281,616
Hefei Kaisa Lakeside Residence	Hefei	1-2	270,185	201,633
Hefei HC Kasia Future City	Hefei	1	73,204	150,529
Sanya Kaisa Begonia Seasons	Sanya	1-2	42,585	33,207
Sanya Kaisa Begonia Mountain	Sanya	1	57,946	43,901
			18,645,926	17,210,021

Project	Commencement Time	Status of Pre-sale Permit	Estimated Completion Time	Interest Attributable to us
Shanghai Shangpin Jiayuan	Apr-2019	Not yet obtained	2021 4Q	90%
Shanghai Kaisa City Plaza (Phase 4-7)	Dec-2019	Yes	2022 1Q	41%
Shanghai Kaisa Future City	Nov-2020	Yes	2022 4Q	47%
Hangzhou Kaisa Yunfeng	Aug-2019	Yes	2021 4Q	100%
Hangzhou Kaisa Dexin Cloud Heigh Jade Garden	Apr-2020	Yes	2022 4Q	100%
Hangzhou Kaisa Aurora	Nov-2020	Yes	2023 1Q	52%
Ningbo Kaisa Emerald Residence	Feb-2021	Yes	2023 4Q	51%
Suzhou Mudu Peaceful Yard Project	Sep-2019	Yes	2021 3Q	100%
Nanjing Kaisa Yuefeng	Sep-2019	Yes	2023 4Q	51%
Nanjing Kaisa Redsun Lakeside Mansion	Oct-2019	Yes	2023 4Q	51%
Nanjing Kaisa Riverview Mansion	Nov-2020	Yes	2023 4Q	49%
Wuxi Kaisa Xiangrui Luna Residence	Apr-2021	Yes	2023 2Q	49%
Jiangyin Zhouzhuang Golden World	Jul-2019	Yes	2021 3Q	100%
Taizhou Kaisa Mansion No.1	Sep-2019	Yes	2022 1Q	51%
Hefei Kaisa Lakeside Residence	Apr-2021	Not yet obtained	2023 2Q	49%
Hefei HC Kasia Future City	Jun-2020	Yes	2022 2Q	100%
Sanya Kaisa Begonia Seasons	May-2019	Not yet obtained	2022 4Q	60%
Sanya Kaisa Begonia Mountain	Sep-2020	Yes	2022 2Q	44%

PROPERTIES HELD FOR FUTURE DEVELOPMENT

The table below sets forth certain information of our property projects held for future development as at 30 June 2021.

Project	Location	Project Phase	Estimated Total GFA (sq. m.)	Estimated Completion Time ¹
Shenzhen Kaisa Golden Bay International Park	Shenzhen	3	158,729	2026
Shenzhen Nam Tai Inno Valley	Shenzhen	2-4	170,200	2025
Shenzhen Nanmendun Project	Shenzhen	1-2	429,740	2024
Shenzhen Kaisa Sky-high Mansion	Shenzhen	1-2	212,427	2023
Shenzhen Kaisa Skyline Residence	Shenzhen	1	187,870	2025
Shenzhen Bao'an Jian'gangshan Project	Shenzhen	1	67,360	2023
Guangzhou Kaisa Center	Guangzhou	1-3	265,542	2023
Guangzhou Kaisa Baiyun City Plaza	Guangzhou	1-4	476,715	2022
Guangzhou Xiajing Village Project	Guangzhou	1-3	393,700	2026
Guangzhou Shixi Village Project	Guangzhou	1	945,618	2026
Qingyuan Kaisa City Plaza	Qingyuan	2-5	812,547	2022
Foshan Shunde Project	Foshan	1	163,139	2024
Dongguan Shilong Project	Dongguan	-	10,131	2023
Dongguan Riverside Woods Palace	Dongguan	-	112,864	2023
Dongguan Riverside Hillview Palace	Dongguan	-	161,858	2023
Huizhou Yuanzhou Project	Huizhou	-	61,200	2024
Huizhou Kaisa Riverbank New Town	Huizhou	8	30,625	2022
Huizhou Tianxin Village Project	Huizhou	1	104,000	2022
Huizhou Kaisa Times Mocha Town	Huizhou	7	12,568	2022
Huizhou Kaisa Dong River Garden	Huizhou	3-4	245,477	2023
Huizhou Kaisa Shiguangdao	Huizhou	3-4	246,757	2024
Huizhou Kaisa Mountain Bay	Huizhou	1	343,700	2022
Huizhou Kaisa City Plaza	Huizhou	2	521,275	2024
Huizhou Kaisa Yuebanwan	Huizhou	2-6	587,457	2026
Zhuhai Lake View Waldorf Garden	Zhuhai	3	124,973	2023
Zhanjiang Kaisa Yuebanwan	Zhanjiang	1	110,045	2023
Chengdu Kaisa Aurora	Chengdu	1	101,076	2023
Chengdu 43 Mu Project of University Town	Chengdu	1	86,737	2023

Project	Location	Project Phase	Estimated Total GFA (sq. m.)	Estimated Completion Time ¹
Chongqing Kaisa Longyue No. 1	Chongqing	1	86,190	2023
Phase II of Chongqing Kaisa Longyue No. 1	Chongqing	1	78,733	2023
Chongqing Kaisa Jiangshan Heming	Chongqing	1	93,608	2024
Guiyang Kaisa Yuebanshan	Guiyang	3	284,764	2023
Shenyang Kaisa Xuefu Mansion No.1	Shenyang	1	102,989	2023
Shenyang Kaisa Shiguangdao	Shenyang	1-2	261,315	2024
Anshan Kaisa Monarch Residence	Anshan	3	83,548	2021
Huludao Suizhong Kaisa Dongdaihe	Huludao	4,7,10,11,14-16	1,238,461	2023
Changsha Kaisa City Plaza	Changsha	4	162,938	2022
Xiaogan Kaisa Jade Dragon Court	Xiaogan	1-2	158,422	2024
Luoyang HYC Kaisa Luoyang Center	Luoyang	1-3	873,288	2024
Hangzhou Fuyang Yinhu Project	Hangzhou	1	19,500	2026
Wuxi Xiangyi Xiyue	Wuxi	1	91,773	2024
Hefei New Station Project	Hefei	1-3	259,647	2023
Total			10,939,505	

Note:

1. For projects with multiple phases, the estimated time for completing the first phase of the project.

DISCLOSURE OF INTERESTS

THE EXISTING SHARE OPTION SCHEME

The Company adopted a share option scheme on 22 November 2009 (the “**Existing Share Option Scheme**”). A summary of the principal terms of the Existing Share Option Scheme is set out as follows:

(1) Purpose of the Existing Share Option Scheme

The purpose of the Existing Share Option Scheme was to enable the Company to grant options of the Company to Eligible Participants with the view to achieving the following objectives.

- (i) motivate the Eligible Participants to optimise their performance efficiency for the benefit of the Group; and
- (ii) attract and retain or otherwise maintain on-going business relationship with the Eligible Participants whose contributions are or will be beneficial to the long-term growth of the Group.

(2) Participants of the Existing Share Option Scheme

Participants of the Existing Share Option Scheme included any full-time or part-time employees, executives or officers of the Company or any of its subsidiaries, any directors (including non-executive directors and independent non-executive directors) of the Company or any of its subsidiaries and any suppliers, customers, consultants, advisers and agents to the Company or any of its subsidiaries (the “**Eligible Participants**”).

(3) Total number of Shares available for issue under the Existing Share Option Scheme

The total number of Shares which may be issued upon exercise of all Share options granted and yet to be exercised under the Existing Share Option Scheme and other schemes of the Company could not exceed 30% of the Shares in issue from time to time. The maximum number of Shares in respect of which options could be granted under the Existing Share Option Scheme and options under the other schemes of the Company was not permitted to exceed 10% limit, unless with the prior approval from the shareholders of the Company. The Existing Share Option Scheme limit was refreshed at the extraordinary general meeting held on 31 March 2014. As at 30 June 2021, the maximum number of the Shares available for issue upon exercise of all Share options granted under the Existing Share Option Scheme was 280,752,343 Shares, representing approximately 4.00% of the issued share capital of the Company as at the date of the report.

During the six months ended 30 June 2021, a total of 7,189,876 were adjusted as a result of right issue on 6 May 2021, a total of 5,935,262 options were exercised, a total of 6,000,000 options were cancelled, and a total of 2,400,000 options were forfeited/lapsed. The weighted average closing prices of the Shares immediately before the dates on which the relevant share options were exercised was HK\$3.69.

(4) Maximum entitlement of each Eligible Participant

Unless approved by the shareholders of the Company, the maximum number of Shares issued and to be issued upon exercise of the options pursuant to the Existing Share Option Scheme and any other share option schemes of the Company to each participant of the Existing Share Option Scheme in any 12-month period up to and including the date of grant of the options could not exceed 1% of the total number of Shares in issue as at the date of grant.

(5) Period within which the securities must be taken up under an option

The period within which the options must be exercised was specified by the Company at the time of grant, provided that such period of time did not exceed a period of ten years commencing on the date on which the Share option was deemed to be granted and accepted.

(6) Payment on acceptance of option offer

HK\$1.00 was payable by the Eligible Participant of the Existing Share Option Scheme to the Company upon acceptance of the option offered as consideration for the grant.

(7) Basis of determining the subscription price

The subscription price per Share under the Existing Share Option Scheme was determined by the Board and notified to each Eligible Participant and could be no less than the highest of (i) the official closing price of the Shares as stated in the daily quotation sheets issued by the Stock Exchange on the date of grant; (ii) the average of the official closing price of the Shares as stated in the daily quotation sheets issued by the Stock Exchange for the five business days immediately preceding the date of grant; and (iii) the nominal value of a Share on the date of grant.

(8) Termination of the Existing Share Option Scheme

The Existing Share Option Scheme remained valid until 14 June 2019 after which no further options were granted under the Existing Share Option Scheme. In respect of all options which remained exercisable on such date, the provisions of the Existing Share Option Scheme remained in full force and effect. The summary below sets out the details of options granted as at 30 June 2021 pursuant to the Existing Share Option Scheme:

Grantee	Date of grant	Closing price of the securities immediately before the date on which the options were granted		Exercise Price (adjusted) (Note 1) (HKD)	Balance as at 1 January 2021	Granted during the six months ended 30 June 2021	Adjusted during the six months ended 30 June 2021 (Note 1)	Exercised during the six months ended 30 June 2021	Weighted average closing price of the securities immediately before the dates on which the options were exercised	Cancelled/forfeited/lapsed during the six months ended 30 June 2021	Balance as at 30 June 2021	
		(HKD per share)	Exercise Period									
Directors SUN Yuenan	6 June 2012 (Note 2)	1.36	6 June 2013 to 5 June 2022	1.45	1,004,000	-	32,553	-	-	-	1,036,553	
		1.36	6 June 2014 to 5 June 2022	1.45	2,004,000	-	64,985	-	-	-	2,068,985	
		1.36	6 June 2015 to 5 June 2022	1.45	2,004,000	-	64,985	-	-	-	2,068,985	
		1.36	6 June 2016 to 5 June 2022	1.45	2,004,000	-	64,985	-	-	-	2,068,985	
		1.36	6 June 2017 to 5 June 2022	1.45	2,004,000	-	64,985	-	-	-	2,068,985	
	19 July 2017 (Note 3)	3.27	19 July 2018 to 18 July 2027	3.44	6,000,000	-	194,562	-	-	-	-	6,194,562
		3.27	19 July 2019 to 18 July 2027	3.44	6,000,000	-	194,563	-	-	-	-	6,194,563
		3.27	19 July 2020 to 18 July 2027	3.44	6,000,000	-	194,563	-	-	-	-	6,194,563
		3.27	19 July 2021 to 18 July 2027	3.44	12,000,000	-	389,126	-	-	-	-	12,389,126

Disclosure of Interests (continued)

Grantee	Date of grant	Closing price of the securities immediately before the date on which the options were granted (HKD per share)	Exercise Period	Exercise Price (adjusted) (Note 1) (HKD)	Balance as at 1 January 2021	Granted during the six months ended 30 June 2021	Adjusted during the six months ended 30 June 2021 (Note 1)	Exercised during the six months ended 30 June 2021	Weighted average closing price of the securities immediately before the dates on which the options were exercised	Cancelled/ forfeited/ lapsed during the six months ended 30 June 2021	Balance as at 30 June 2021
MAI Fan	19 July 2017 (Note 3)	3.27	19 July 2018 to 18 July 2027	3.44	2,000,000	-	64,855	-	-	-	2,064,855
		3.27	19 July 2019 to 18 July 2027	3.44	2,000,000	-	64,854	-	-	-	2,064,854
		3.27	19 July 2020 to 18 July 2027	3.44	2,000,000	-	64,854	-	-	-	2,064,854
		3.27	19 July 2021 to 18 July 2027	3.44	4,000,000	-	129,708	-	-	-	4,129,708
LI Haiming	6 June 2012 (Note 2)	1.36	6 June 2015 to 5 June 2022	1.45	590,000	-	19,132	-	-	-	609,132
		1.36	6 June 2016 to 5 June 2022	1.45	590,000	-	19,132	-	-	-	609,132
		1.36	6 June 2017 to 5 June 2022	1.45	590,000	-	19,132	-	-	-	609,132
	19 July 2017 (Note 3)	3.27	19 July 2018 to 18 July 2027	3.44	1,400,000	-	45,398	-	-	-	1,445,398
		3.27	19 July 2019 to 18 July 2027	3.44	1,400,000	-	45,398	-	-	-	1,445,398
		3.27	19 July 2020 to 18 July 2027	3.44	1,400,000	-	45,398	-	-	-	1,445,398
		3.27	19 July 2021 to 18 July 2027	3.44	2,800,000	-	90,796	-	-	-	2,890,796
RAO Yong	6 June 2012 (Note 2)	1.36	6 June 2013 to 5 June 2022	1.45	100,000	-	3,242	-	-	-	103,242
		1.36	6 June 2014 to 5 June 2022	1.45	100,000	-	3,243	-	-	-	103,243
		1.36	6 June 2015 to 5 June 2022	1.45	100,000	-	3,243	-	-	-	103,243
		1.36	6 June 2016 to 5 June 2022	1.45	100,000	-	3,243	-	-	-	103,243
		1.36	6 June 2017 to 5 June 2022	1.45	100,000	-	3,243	-	-	-	103,243

Grantee	Date of grant	Closing price of the securities immediately before the date on which the options were granted (HKD per share)	Exercise Period	Exercise Price (adjusted) (Note 1) (HKD)	Balance as at 1 January 2021	Granted during the six months ended 30 June 2021	Adjusted during the six months ended 30 June 2021 (Note 1)	Exercised during the six months ended 30 June 2021	Weighted average closing price of the securities immediately before the dates on which the options were exercised	Cancelled/forfeited/lapsed during the six months ended 30 June 2021	Balance as at 30 June 2021
	19 July 2017 (Note 3)	3.27	19 July 2018 to 18 July 2027	3.44	280,000	-	9,079	-	-	-	289,079
		3.27	19 July 2019 to 18 July 2027	3.44	280,000	-	9,080	-	-	-	289,080
		3.27	19 July 2020 to 18 July 2027	3.44	280,000	-	9,080	-	-	-	289,080
		3.27	19 July 2021 to 18 July 2027	3.44	560,000	-	18,159	-	-	-	578,159
ZHANG Yizhao	19 July 2017 (Note 3)	3.27	19 July 2018 to 18 July 2027	3.44	280,000	-	9,079	-	-	-	289,079
		3.27	19 July 2019 to 18 July 2027	3.44	280,000	-	9,080	-	-	-	289,080
		3.27	19 July 2020 to 18 July 2027	3.44	280,000	-	9,080	-	-	-	289,080
		3.27	19 July 2021 to 18 July 2027	3.44	560,000	-	18,159	-	-	-	578,159
LIU Xuesheng	19 July 2017 (Note 3)	3.27	19 July 2018 to 18 July 2027	3.44	240,000	-	7,782	-	-	-	247,782
		3.27	19 July 2019 to 18 July 2027	3.44	240,000	-	7,783	-	-	-	247,783
		3.27	19 July 2020 to 18 July 2027	3.44	240,000	-	7,783	-	-	-	247,783
		3.27	19 July 2021 to 18 July 2027	3.44	480,000	-	15,565	-	-	-	495,565
Other Employees	23 March 2010 (Note 4)	2.62	9 June 2010 to 24 April 2022	3.01	1,622,000	-	46,098	200,000	3.82	-	1,468,098
		2.62	30 March 2011 to 24 April 2022	3.01	8,250,000	-	267,531	-	-	-	8,517,531
		2.62	24 April 2012 to 24 April 2022	3.01	8,500,000	-	275,637	-	-	-	8,775,637

Disclosure of Interests (continued)

Grantee	Date of grant	Closing price of the securities immediately before the date on which the options were granted (HKD per share)	Exercise Period	Exercise Price (adjusted) (Note 1) (HKD)	Balance as at 1 January 2021	Granted during the six months ended 30 June 2021	Adjusted during the six months ended 30 June 2021 (Note 1)	Exercised during the six months ended 30 June 2021	Weighted average closing price of the securities immediately before the dates on which the options were exercised	Cancelled/ forfeited/ lapsed during the six months ended 30 June 2021	Balance as at 30 June 2021
	6 June 2012 (Note 2)	1.36	6 June 2013 to 5 June 2022	1.45	953,000	-	1,654	902,000	3.55	-	52,654
		1.36	6 June 2014 to 5 June 2022	1.45	1,203,000	-	19,295	917,728	3.50	-	304,567
		1.36	6 June 2015 to 5 June 2022	1.45	4,434,000	-	141,814	860,822	3.65	-	3,714,992
		1.36	6 June 2016 to 5 June 2022	1.45	5,094,000	-	165,198	202,356	3.60	-	5,056,842
		1.36	6 June 2017 to 5 June 2022	1.45	5,676,000	-	184,032	202,356	3.60	-	5,657,676
	19 July 2017 (Note 3)	3.27	19 July 2018 to 18 July 2027	3.44	28,000,000	-	469,049	200,000	3.82	600,000	27,669,049
		3.27	19 July 2019 to 18 July 2027	3.44	28,950,000	-	469,427	1,200,000	3.83	600,000	27,617,427
		3.27	19 July 2020 to 18 July 2027	3.44	29,450,000	-	482,020	1,250,000	3.82	600,000	28,082,020
		3.27	19 July 2021 to 18 July 2027	3.44	62,400,000	-	1,158,587	-	-	1,200,000	62,358,587
	24 January 2019 (Note 5)	2.33	24 January 2020 to 23 January 2029	2.31	2,000,000	-	64,854	-	-	-	2,064,854
		2.33	24 January 2021 to 23 January 2029	2.31	2,000,000	-	64,854	-	-	-	2,064,854
		2.33	24 January 2022 to 23 January 2029	2.31	2,000,000	-	64,854	-	-	-	2,064,854
		2.33	24 January 2023 to 23 January 2029	2.31	4,000,000	-	129,709	-	-	-	4,129,709

Grantee	Date of grant	Closing price of the securities immediately before the date on which the options were granted (HKD per share)	Exercise Period	Exercise Price (adjusted) (Note 1) (HKD)	Balance as at 1 January 2021	Granted during the six months ended 30 June 2021	Adjusted during the six months ended 30 June 2021 (Note 1)	Exercised during the six months ended 30 June 2021	Weighted average closing price of the securities immediately before the dates on which the options were exercised	Cancelled/forfeited/lapsed during the six months ended 30 June 2021	Balance as at 30 June 2021
	12 April 2019 (Note 6)	3.68	12 April 2020 to 13 April 2029	3.58	5,800,000	-	168,621	-	-	600,000	5,368,621
		3.68	12 April 2021 to 13 April 2029	3.58	6,400,000	-	168,621	-	-	1,200,000	5,368,621
		3.68	12 April 2022 to 13 April 2029	3.58	6,400,000	-	168,621	-	-	1,200,000	5,368,621
		3.68	12 April 2023 to 13 April 2029	3.58	12,800,000	-	337,242	-	-	2,400,000	10,737,242
Total					288,222,000	-	6,865,605	5,935,262	-	8,400,000	280,752,343

As at 30 June 2021, a total of 175,031,817 options were exercisable.

Notes:

- The number of outstanding share options and exercise price were adjusted as a result of the completion of the rights issue of the Company on 6 May 2021.
- The granted share options is divided into five equal tranches for a period of five years from the date of grant (i.e. 6 June 2012). The five tranches were vested on 6 June 2013, 6 June 2014, 6 June 2015, 6 June 2016 and 6 June 2017, respectively.
- The granted share options is divided into four tranches for a period of 48 months from the date of grant (i.e. 19 July 2017). Up to 20% of the granted share options were vested on 19 July 2018, up to 40% of the granted share options were vested on 19 July 2019, up to 60% of the granted share options were vested on 19 July 2020 and all the remaining granted share options were vested on 19 July 2021.
- The granted share options is divided into three tranches. 33% of the granted share options were vested on 9 June 2010, another 33% of the granted share options were vested on 30 March 2011 and the remaining 34% of the granted share options were vested on 24 April 2012.
- The granted share options is divided into four tranches for a period of 48 months from the date of grant (i.e. 24 January 2019). Up to 20% of the granted share options were vested on 24 January 2020, up to 40% of the granted share options were vested on 24 January 2021, up to 60% of the granted share options will be vested on 24 January 2022 and all the remaining granted share options will be vested on 24 January 2023.
- The granted share options is divided into four tranches for a period of 48 months from the date of grant (i.e. 12 April 2019). Up to 20% of the granted share options were vested on 12 April 2020, up to 40% of the granted share options were vested on 12 April 2021, up to 60% of the granted share options will be vested on 12 April 2022 and all the remaining granted share options will be vested on 12 April 2023.

THE NEW SHARE OPTION SCHEME

The Company adopted a new share option scheme on 14 June 2019 (the “**New Share Option Scheme**”). A summary of the principal terms of the New Share Option Scheme is set out as follows:

(1) Purpose of the New Share Option Scheme

The purpose of the New Share Option Scheme is to enable the Company to grant New Share Options (as defined below) to New Eligible Participants with the view to achieving the following objectives.

- (i) motivate the New Eligible Participants (as defined below) to optimise their performance efficiency for the benefit of the Group; and
- (ii) attract and retain or otherwise maintain an on-going business relationship with the New Eligible Participants whose contributions are or will be beneficial to the long-term growth of the Group.

(2) Participants of the New Share Option Scheme

Participants of the New Share Option Scheme include any full-time or part-time employees, executives, officers or directors (including non-executive directors and independent non-executive directors) who, in the sole opinion of the Board, will contribute or have contributed to the Group (the “**New Eligible Participants**”).

(3) Total number of Shares available for issue under the New Share Option Scheme

The total number of Shares which may be issued upon exercise of all Share options (“**New Share Options**”) granted and yet to be exercised under the New Share Option Scheme and other schemes of the Company must not exceed 30% of the Shares in issue from time to time. The maximum number of Shares in respect of which New Share Options may be granted under the New Share Option Scheme and options under the other schemes of the Company is 10% of the total number of Shares in issue on the Adoption Date, unless approval has been obtained from the shareholders of the Company. As at 30 June 2021, the maximum number of the Shares available for issue upon exercise of all New Share Options which may be granted under the New Share Option Scheme is 607,781,569 Shares, being the sum of 10.0% of the issued share capital of the Company as at the Adoption Date and the 324,271 New Share Options pursuant to the adjustment made as a result of the completion of the rights issue of the Company on 6 May 2021, and represents approximately 10.00% of the issued share capital of the Company as at the date of the report.

During the six months ended 30 June 2021, no New Share Options were outstanding or granted under the New Share Option Scheme. The summary below sets out the details of options granted as at 30 June 2021 pursuant to the New Share Option Scheme:

Grantee	Date of grant	Closing price of the securities immediately before the date on which the options were granted (HKD per share)	Exercise Period	Exercise Price (adjusted) (Note 1) (HKD)	Balance as at 1 January 2021	Granted during the six months ended 30 June 2021	Adjusted during the six months ended 30 June 2021 (Note 1)	Exercised during the six months ended 30 June 2021	Weighted average closing price of the Securities immediately before the dates on which the options were exercised	Cancelled/forfeited/lapsed during the six months ended 30 June 2021	Balance as at 30 June 2021
Other Employees	4 November 2020 (Note 2)	3.71	4 November 2021 to 3 November 2030	3.57	2,000,000	-	64,854	-	-	-	2,064,854
		3.71	4 November 2022 to 3 November 2030	3.57	2,000,000	-	64,854	-	-	-	2,064,854
		3.71	4 November 2023 to 3 November 2030	3.57	2,000,000	-	64,854	-	-	-	2,064,854
		3.71	4 November 2024 to 3 November 2030	3.57	4,000,000	-	129,709	-	-	-	4,129,709
Total				10,000,000	-	324,271	-	-	-	10,324,271	

Notes:

- The number of outstanding share options and exercise price were adjusted as a result of the completion of the rights issue of the Company on 6 May 2021.
- The granted share options is divided into four tranches for a period of 48 months from the date of grant (i.e. 4 November 2020). Up to 20% of the granted share options will be vested on 4 November 2021, up to 40% of the granted share options will be vested on 4 November 2022, up to 60% of the granted share options will be vested on 4 November 2023 and all the remaining granted share options will be vested on 4 November 2024.

(4) Maximum entitlement of each Participant

Unless approved by the shareholders of the Company, the maximum number of Shares in respect of which New Share Options may be granted under the New Share Option Scheme to each New Eligible Participant shall not, when aggregated with (a) any Shares issued upon exercise of New Share Options granted under the New Share Option Scheme or options under the other schemes which have been granted to that New Eligible Participant; (b) any Shares which would be issued upon the exercise of outstanding New Share Options granted under the New Share Option Scheme or options under the other schemes granted to that New Eligible Participant; and (c) any cancelled shares which were the subject of New Share Options granted under the New Share Option Scheme or options under the other schemes which had been granted to and accepted by that New Eligible Participant, in any 12-month period up to and including the date of grant of the options shall not exceed 1% of the total number of Shares in issue as at the date of grant.

(5) Period within which the securities must be taken up under a New Share Option

The period within which the New Share Options must be exercised will be specified by the Company at the time of grant, provided that such period of time shall not exceed a period of ten years commencing on the date on which the New Share Option is deemed to be granted and accepted.

(6) Payment on acceptance of New Share Option offer

HK\$1.00 is payable by the New Eligible Participant of the New Share Option Scheme to the Company upon acceptance of the New Share Option offered as consideration for the grant.

(7) Basis of determining the exercise price

The exercise price per Share under the New Share Option Scheme is determined by the Board in its absolute discretion but in any event must be at least the higher of: (i) the official closing price of the Shares as stated in the daily quotation sheets of the Stock Exchange on the date of on which such New Share Option is offered in writing (the "Offer Date"); (ii) the average of the official closing price of the Shares as stated in the daily quotation sheets of the Stock Exchange for the five business days immediately preceding the Offer Date; and (iii) the nominal value of a Share, provided that for the purpose of determining the exercise price where the Shares have been listed on the Stock Exchange for less than five (5) Business Days preceding the Offer Date, the issue price of the Shares in connection with such listing shall be deemed to be the closing price of the Shares for each Business Day falling within the period before the listing of the Shares on the Stock Exchange.

(8) Remaining life of the New Share Option Scheme

The New Share Option Scheme will remain valid until 14 June 2029 after which no further New Share Options shall be offered. However, the provisions of the New Share Option Scheme shall in all other respects remain in full force and effect to the extent necessary to give effect to the exercise of any options granted prior thereto or otherwise as may be required in accordance with the provisions of this New Share Option Scheme and the New Share Options granted prior thereto but not yet exercised shall continue to be valid and exercisable in accordance with the New Share Option Scheme.

THE SUBSIDIARY SHARE OPTION SCHEMES

Kaisa Prosperity Holdings Limited

Kaisa Prosperity Holdings Limited ("Kaisa Prosperity"), the Group's subsidiary engaged in the property management business, adopted a share option scheme (the "Kaisa Prosperity Share Option Scheme") at the annual general meeting of Kaisa Prosperity held on 18 June 2019 (the "Kaisa Prosperity Share Option Scheme Adoption Date"). A summary of the principal terms of the Kaisa Prosperity Share Option Scheme is set out as follows:

(1) Purpose of the Kaisa Prosperity Share Option Scheme

The purpose of the Kaisa Prosperity Share Option Scheme is to enable Kaisa Prosperity to grant Kaisa Prosperity Share Options (as defined below) to Eligible Kaisa Prosperity Participants (as defined below) with the view to achieving the following objectives.

- (i) motivate the Eligible Kaisa Prosperity Participants to optimise their performance efficiency for the benefit of Kaisa Prosperity; and
- (ii) attract and retain or otherwise maintain an on-going business relationship with the Eligible Kaisa Prosperity Participants whose contributions are or will be beneficial to the long-term growth of Kaisa Prosperity.

(2) Participants of the Kaisa Prosperity Share Option Scheme

Participants of the Kaisa Prosperity Share Option Scheme include any full-time or part-time employees, executives, officers or directors (including non-executive directors and independent non-executive directors) who, in the sole opinion of the board of directors of Kaisa Prosperity, will contribute or have contributed to Kaisa Prosperity (the “**Eligible Kaisa Prosperity Participants**”).

(3) Total number of Kaisa Prosperity Shares available for issue under the Kaisa Prosperity Share Option Scheme

The total number of shares of Kaisa Prosperity (the “**Kaisa Prosperity Share(s)**”) which may be issued upon exercise of all Kaisa Prosperity Share Options (“**Kaisa Prosperity Share Options**”) granted and yet to be exercised under the Kaisa Prosperity Share Option Scheme and other schemes of Kaisa Prosperity must not exceed 30% of the Kaisa Prosperity Shares in issue from time to time. The maximum number of Kaisa Prosperity Shares in respect of which Kaisa Prosperity Share Options may be granted under the Kaisa Prosperity Share Option Scheme and options under the other schemes of Kaisa Prosperity is 10% of the total number of Kaisa Prosperity Shares in issue on the Kaisa Prosperity Share Option Scheme Adoption Date, unless approval has been obtained from the shareholders of Kaisa Prosperity. As at 30 June 2021, the maximum number of the Kaisa Prosperity Shares available for issue upon exercise of all Kaisa Prosperity Share Options which may be granted under the Kaisa Prosperity Share Option Scheme is 12,600,000 Kaisa Prosperity Shares, being 10.0% of the issued share capital of Kaisa Prosperity as at the Kaisa Prosperity Share Option Scheme Adoption Date minus Kaisa Prosperity Share Options exercised, cancelled, forfeited or lapsed, and represents approximately 8.18% of the issued share capital of the Kaisa Prosperity as at the date of the report.

During the six months ended 30 June 2021, no Kaisa Prosperity Share Options were granted under the Kaisa Prosperity Share Option Scheme. The summary below sets out the details of options granted as at 30 June 2021 pursuant to the Kaisa Prosperity Share Option Scheme:

Grantee	Date of grant	Closing price of the securities immediately before the date on which the options were granted (HKD per share)	Exercise Period	Exercise Price (HKD)	Balance	Grant	Exercised	Cancelled/ forfeited/ lapsed	Balance
					as at 1 January 2021	during the six months ended 30 June 2021	during the six months ended 30 June 2021	during the six months ended 30 June 2021	as at 30 June 2021

Directors of Kaisa Prosperity

LIAO Chuanqiang	19 July 2019	15.36	19 July 2020 to 18 July 2029	15.70	400,000	-	-	-	400,000
		15.36	19 July 2021 to 18 July 2029	15.70	400,000	-	-	-	400,000
		15.36	20 July 2022 to 18 July 2029	15.70	400,000	-	-	-	400,000
		15.36	20 July 2023 to 18 July 2029	15.70	800,000	-	-	-	800,000

Disclosure of Interests (continued)

Grantee	Date of grant	Closing price of the securities immediately before the date on which the options were granted (HKD per share)	Exercise Period	Exercise Price (HKD)	Balance as at 1 January 2021	Grant during the six months ended 30 June 2021	Exercised during the six months ended 30 June 2021	Cancelled/ forfeited/ lapsed during the six months ended 30 June 2021	Balance as at 30 June 2021
GUO Li	19 July 2019	15.36	19 July 2020 to 18 July 2029	15.70	120,000	-	-	-	120,000
		15.36	19 July 2021 to 18 July 2029	15.70	120,000	-	-	-	120,000
		15.36	20 July 2022 to 18 July 2029	15.70	120,000	-	-	-	120,000
		15.36	20 July 2023 to 18 July 2029	15.70	240,000	-	-	-	240,000
MA Xiumin	19 July 2019	15.36	19 July 2020 to 18 July 2029	15.70	10,000	-	-	-	10,000
		15.36	19 July 2021 to 18 July 2029	15.70	10,000	-	-	-	10,000
		15.36	20 July 2022 to 18 July 2029	15.70	10,000	-	-	-	10,000
		15.36	20 July 2023 to 18 July 2029	15.70	20,000	-	-	-	20,000
LIU Hongbai	19 July 2019	15.36	19 July 2020 to 18 July 2029	15.70	10,000	-	-	-	10,000
		15.36	19 July 2021 to 18 July 2029	15.70	10,000	-	-	-	10,000
		15.36	20 July 2022 to 18 July 2029	15.70	10,000	-	-	-	10,000
		15.36	20 July 2023 to 18 July 2029	15.70	20,000	-	-	-	20,000

Grantee	Date of grant	Closing price of the securities immediately before the date on which the options were granted (HKD per share)	Exercise Period	Exercise Price (HKD)	Balance as at 1 January 2021	Grant during the six months ended 30 June 2021	Exercised during the six months ended 30 June 2021	Cancelled/ forfeited/ lapsed during the six months ended 30 June 2021	Balance as at 30 June 2021
CHEN Bin	19 July 2019	15.36	19 July 2020 to 18 July 2029	15.70	10,000	-	-	-	10,000
		15.36	19 July 2021 to 18 July 2029	15.70	10,000	-	-	-	10,000
		15.36	20 July 2022 to 18 July 2029	15.70	10,000	-	-	-	10,000
		15.36	20 July 2023 to 18 July 2029	15.70	20,000	-	-	-	20,000
Other Employees	19 July 2019	15.36	19 July 2020 to 18 July 2029	15.70	1,570,000	-	110,000	-	1,460,000
		15.36	19 July 2021 to 18 July 2029	15.70	1,570,000	-	-	110,000	1,460,000
		15.36	20 July 2022 to 18 July 2029	15.70	1,570,000	-	-	110,000	1,460,000
		15.36	20 July 2023 to 18 July 2029	15.70	3,140,000	-	-	220,000	2,920,000
Total					10,600,000	-	110,000	440,000	10,050,000

(4) Maximum entitlement of each Participant

Unless approved by the shareholders of Kaisa Prosperity, the maximum number of Kaisa Prosperity Shares in respect of which Kaisa Prosperity Share Options may be granted under the Kaisa Prosperity Share Option Scheme to each Eligible Subsidiary Participant shall not, when aggregated with (a) any Kaisa Prosperity Shares issued upon exercise of Kaisa Prosperity Share Options granted under the Kaisa Prosperity Share Option Scheme or options under the other schemes which have been granted to that Eligible Subsidiary Participant; (b) any Kaisa Prosperity Shares which would be issued upon the exercise of outstanding Kaisa Prosperity Share Options granted under the Kaisa Prosperity Share Option Scheme or options under the other schemes granted to that Eligible Subsidiary Participant; and (c) any cancelled shares which were the subject of Kaisa Prosperity Share Options granted under the Kaisa Prosperity Share Option Scheme or options under the other schemes which had been granted to and accepted by that Eligible Subsidiary Participant, in any 12-month period up to and including the date of grant of the options shall not exceed 1% of the total number of Kaisa Prosperity Shares in issue as at the date of grant.

(5) Period within which the securities must be taken up under a Subsidiary Share Option

The period within which the Kaisa Prosperity Share Options must be exercised will be specified by Kaisa Prosperity at the time of grant, provided that such period of time shall not exceed a period of ten years commencing on the date on which the Subsidiary Share Option is deemed to be granted and accepted.

(6) Payment on acceptance of Subsidiary Share Option offer

HK\$1.00 is payable by the Eligible Subsidiary Participant of the Kaisa Prosperity Share Option Scheme to Kaisa Prosperity upon acceptance of the Subsidiary Share Option offered as consideration for the grant.

(7) Basis of determining the exercise price

The exercise price per Kaisa Prosperity Share under the Kaisa Prosperity Share Option Scheme is determined by the Board in its absolute discretion but in any event must be at least the higher of: (i) the official closing price of the Kaisa Prosperity Shares as stated in the daily quotation sheets of the Stock Exchange on the date of on which such Subsidiary Share Option is offered in writing (the "Kaisa Prosperity Offer Date"); (ii) the average of the official closing price of the Kaisa Prosperity Shares as stated in the daily quotation sheets of the Stock Exchange for the five business days immediately preceding the Kaisa Prosperity Offer Date; and (iii) the nominal value of a Kaisa Prosperity Share, provided that for the purpose of determining the exercise price where the Kaisa Prosperity Shares have been listed on the Stock Exchange for less than five (5) Business Days preceding the Offer Date, the issue price of the Kaisa Prosperity Shares in connection with such listing shall be deemed to be the closing price of the Kaisa Prosperity Shares for each Business Day falling within the period before the listing of the Kaisa Prosperity Shares on the Stock Exchange.

(8) Remaining life of the Kaisa Prosperity Share Option Scheme

The Kaisa Prosperity Share Option Scheme will remain valid until 18 June 2029 after which no further Kaisa Prosperity Share Options shall be offered. However, the provisions of the Kaisa Prosperity Share Option Scheme shall in all other respects remain in full force and effect to the extent necessary to give effect to the exercise of any Kaisa Prosperity Share Options granted prior thereto or otherwise as may be required in accordance with the provisions of this Kaisa Prosperity Share Option Scheme and the Kaisa Prosperity Share Options granted prior thereto but not yet exercised shall continue to be valid and exercisable in accordance with the Kaisa Prosperity Share Option Scheme.

Kaisa Health Group Holdings Limited

Kaisa Health Group Holdings Limited (“**Kaisa Health**”), the Group’s subsidiary engaged in dental prosthetics business and health care business, adopted a share option scheme (the “**Kaisa Health Share Option Scheme**”) at the special general meeting of Kaisa Health held on 8 June 2015. A summary of the principal terms of the Kaisa Health Share Option Scheme is set out as follows:

(1) Purpose of the Kaisa Health Share Option Scheme

The purpose of the Kaisa Health Share Option Scheme is to recognise the contribution of the directors, employees and consultants of Kaisa Health by granting share options to them as incentives or rewards.

(2) Participants of the Kaisa Health Share Option Scheme

Participants of the Kaisa Health Share Option Scheme include all full-time or part-time employees, potential employees, executives or officers (including executive, non-executive and independent non-executive directors) of Kaisa Health or any of its subsidiaries and any suppliers, customers, consultants, agents and advisers who, in the sole opinion of the board of directors of Kaisa Health, will contribute or has contributed to Kaisa Health and/or any of its subsidiaries (the “**Eligible Kaisa Health Participants**”).

(3) Total number of Kaisa Health Shares available for issue under the Kaisa Health Share Option Scheme

The total number of Shares of Kaisa Health (the “**Kaisa Health Share(s)**”) which may be issued upon exercise of all Kaisa Health share options (“**Kaisa Health Share Options**”) granted and yet to be exercised under the Kaisa Health Share Option Scheme and other schemes of Kaisa Health must not exceed 30% of the Kaisa Health Shares in issue from time to time. The maximum number of Kaisa Health Shares in respect of which Kaisa Health Share Options may be granted under the Kaisa Health Share Option Scheme and options under the other schemes of Kaisa Health is 10% of the total number of Shares in issue on the date of refreshment of scheme of the Kaisa Health Share Option Scheme (i.e. 22 June 2020) (“**Kaisa Health Share Option Scheme Refreshment Date**”). As at 30 June 2021, the maximum number of the Shares available for issue upon exercise of all Kaisa Health Share Options which may be granted under the Kaisa Health Share Option Scheme is 594,413,937 Kaisa Health Shares, being the sum of 10% of the issued share capital of Kaisa Health as at the Kaisa Health Share Option Scheme Refreshment Date and the Kaisa Health Share Options granted and yet to be exercised as at the Kaisa Health Share Option Scheme Refreshment Date minus the Kaisa Health Share Options exercised, cancelled, forfeited or lapsed, and represents approximately 11.79% of the issued share capital of the Kaisa Health as at the date of the report.

Disclosure of Interests (continued)

During the six months ended 30 June 2021, no Kaisa Health Share Options were granted under the Kaisa Health Share Option Scheme. The summary below sets out the details of options granted as at 30 June 2021 pursuant to the Kaisa Health Share Option Scheme:

Grantee	Date of grant	Closing price of the securities immediately before the date on which the options were granted (HKD per share)	Exercise Period	Exercise Price (HKD)	Balance as at 1 January 2021	Exercised during the six months ended 30 June 2021	Cancelled/ forfeited/lapsed during the six months ended 30 June 2021	Balance as at 30 June 2021
Directors of Kaisa Health								
Mr. Zhang Huagang	22 July 2020	HK\$0.142	22 July 2021 to 21 July 2030 (Note 1)	HK\$0.196	50,000,000 (Note 1)	-	-	50,000,000
Mr. Luo Jun	22 July 2020	HK\$0.142	22 July 2021 to 21 July 2030 (Note 1)	HK\$0.196	40,000,000 (Note 1)	-	-	40,000,000
Mr. Wu Tianyu (Note 2)	12 September 2016	HK\$0.350	12 September 2017 to 11 September 2022 (Note 3)	HK\$0.40	38,000,000 (Note 3)	-	-	38,000,000
	22 July 2020	HK\$0.142	22 July 2021 to 21 July 2030 (Note 1)	HK\$0.196	20,000,000 (Note 1)	-	-	20,000,000
Ms. Jiang Sisj (Note 2)	12 September 2016	HK\$0.350	12 September 2017 to 11 September 2022 (Note 3)	HK\$0.40	38,000,000 (Note 3)	-	-	38,000,000
	22 July 2020	HK\$0.142	22 July 2021 to 21 July 2030 (Note 1)	HK\$0.196	10,000,000 (Note 1)	-	-	10,000,000
Dr. Liu Yanwen	22 July 2020	HK\$0.142	22 July 2021 to 21 July 2030 (Note 1)	HK\$0.196	6,000,000 (Note 1)	-	-	6,000,000
Mr. Fok Hei Yu	22 July 2020	HK\$0.142	22 July 2021 to 21 July 2030 (Note 1)	HK\$0.196	6,000,000 (Note 1)	-	6,000,000 (Note 4)	-
Dr. Lyu Aiping	22 July 2020	HK\$0.142	22 July 2021 to 21 July 2030 (Note 1)	HK\$0.196	6,000,000 (Note 1)	-	-	6,000,000
Employees and consultants	12 September 2016	HK\$0.350	12 September 2017 to 11 September 2022 (Note 3)	HK\$0.40	21,800,000 (Note 3 & 5)	-	(1,600,000)	20,200,000
	22 July 2020	HK\$0.142	22 July 2021 to 21 July 2030 (Note 1)	HK\$0.196	10,000,000 (Note 1)	-	-	10,000,000
Total					245,800,000	-	7,600,000	238,200,000

Notes:

1. 30% of the granted share options would vest on 22 July 2021 and be exercisable from 22 July 2021 to 21 July 2030. Another 30% of the granted share options would vest on 22 July 2022 and be exercisable from 22 July 2022 to 21 July 2030. The remaining 40% of the granted share options would vest on 22 July 2023 and be exercisable from 22 July 2023 to 21 July 2030.
2. Ms. Jiang Sisi is the chief operating officer of Kaisa Health and also the director of certain subsidiaries of Kaisa Health. She is also the spouse of Mr. Wu Tianyu. As such, Ms. Jiang Sisi and Mr. Wu Tianyu were deemed or taken to be interested in the share options of each other for the purposes of the SFO. The aggregate family interest in share options is 106,000,000 as at 30 June 2021.
3. 30% of the granted share options would vest on 12 September 2017 and be exercisable from 12 September 2017 to 11 September 2022. Another 25% of the granted share options would vest on 12 September 2018 and be exercisable from 12 September 2018 to 11 September 2022. A further 20% of the granted share options would vest on 12 September 2019 and be exercisable from 12 September 2019 to 11 September 2022. A further 15% of the granted share options would vest on 12 September 2020 and be exercisable from 12 September 2020 to 11 September 2022. The remaining 10% of the granted share options would vest on 12 September 2021 and be exercisable from 12 September 2021 to 11 September 2022.
4. Mr. Fok Hei Yu resigned as an independent non-executive director of Kaisa Health on 4 March 2021. The Kaisa Health Share Options granted will be lapsed 30 days after cessation of employment according to the Kaisa Health Share Option Scheme.
5. Included in the balance represents 8,000,000 share options granted to Ms. Wu Ansheng who is the general manager and sales director of a subsidiary of Kaisa Health and a sister of Mr. Wu Tianyu.

(4) Maximum entitlement of each Participant

Unless approved by the shareholders of Kaisa Health, the maximum number of Kaisa Health Shares in respect of which Kaisa Health Share Options may be granted under the Kaisa Health Share Option Scheme to each Eligible Kaisa Health Participant shall not, when aggregated with (a) any Kaisa Health Shares issued upon exercise of Kaisa Health Share Options granted under the Kaisa Health Share Option Scheme or options under the other schemes which have been granted to that Eligible Kaisa Health Participant; (b) any Kaisa Health Shares which would be issued upon the exercise of outstanding Kaisa Health Share Options granted under the Kaisa Health Share Option Scheme or options under the other schemes granted to that Eligible Kaisa Health Participant; and (c) any cancelled shares which were the subject of Kaisa Health Share Options granted under the Kaisa Health Share Option Scheme or options under the other schemes which had been granted to and accepted by that Eligible Kaisa Health Participant, in any 12-month period up to and including the date of grant of the options shall not exceed 1% of the total number of Kaisa Health Shares in issue as at the date of grant.

(5) Period within which the securities must be taken up under a Kaisa Health Share Option

The period within which the Kaisa Health Share Options must be exercised will be specified by Kaisa Health at the time of grant, provided that such period of time shall not exceed a period of ten years commencing on the date on which the Kaisa Health Share Option is deemed to be granted and accepted.

(6) Payment on acceptance of Kaisa Health Share Option offer

The offer for the grant of options (the “**Kaisa Health Offer**”) must be taken up within 14 days from the date of Kaisa Health Offer, with a payment of HK\$1.00 as consideration by the grantee.

(7) Basis of determining the exercise price

The exercise price per Kaisa Health Share under the Kaisa Health Share Option Scheme is determined at the highest of (i) the average closing prices of Kaisa Health Shares as stated in the Stock Exchange’s daily quotations sheets for the five trading days immediately preceding the date of the Kaisa Health Offer; (ii) the closing price of Kaisa Health Shares as stated in the Stock Exchange’s daily quotations sheet on the date of the Kaisa Health Offer; and (iii) the nominal value of the Kaisa Health Shares.

(8) Remaining life of the Kaisa Health Share Option Scheme

The Kaisa Health Share Option Scheme will remain valid until 7 June 2025 after which no further Kaisa Health Share Options shall be offered. However, the provisions of the Kaisa Health Share Option Scheme shall in all other respects remain in full force and effect to the extent necessary to give effect to the exercise of any Kaisa Health Share Options granted prior thereto or otherwise as may be required in accordance with the provisions of this Kaisa Health Share Option Scheme and the Kaisa Health Share Options granted prior thereto but not yet exercised shall continue to be valid and exercisable in accordance with the Kaisa Health Share Option Scheme.

Kaisa Capital Investment Holdings Limited

Kaisa Capital Investment Holdings Limited (“**Kaisa Capital**”), the Group’s subsidiary engaged in construction equipment business and property development business, adopted a share option scheme (the “**Kaisa Capital Share Option Scheme**”) at the extraordinary general meeting of Kaisa Capital held on 30 July 2015 (the “**Kaisa Capital Share Option Scheme Adoption Date**”). A summary of the principal terms of the Kaisa Capital Share Option Scheme is set out as follows:

(1) Purpose of the Kaisa Capital Share Option Scheme

The purpose of the Kaisa Capital Share Option Scheme is to provide an incentive and/or a reward to eligible participants for their contribution to, and continuing efforts to promote the interest of Kaisa Capital.

(2) Participants of the Kaisa Capital Share Option Scheme

Participants of the Kaisa Capital Share Option Scheme include (a) full-time or part-time employees of Kaisa Capital (including any directors, whether executive or non-executive and whether independent or not, of Kaisa Capital); (b) any business or joint venture partners, contractors, agents or representatives, consultants, advisers, suppliers, producers or licensors, customers, licensees (including any sub-licensee) or distributors, landlords or tenants (including any sub-tenants) of Kaisa Capital; and (c) any person who, in the sole discretion of the board of directors of Kaisa Capital, has contributed or may contribute to Kaisa Capital (the “**Eligible Kaisa Capital Participants**”).

(3) Total number of Kaisa Capital Shares available for issue under the Kaisa Capital Share Option Scheme

The total number of shares of Kaisa Capital (the “**Kaisa Capital Share(s)**”) which may be issued upon exercise of all Kaisa Capital share options (“**Kaisa Capital Share Options**”) granted and yet to be exercised under the Kaisa Capital Share Option Scheme and other schemes of Kaisa Capital must not exceed 30% of the Kaisa Capital Shares in issue from time to time. The maximum number of Kaisa Capital Shares in respect of which Kaisa Capital Share Options may be granted under the Kaisa Capital Share Option Scheme and options under the other schemes of Kaisa Capital is 10% of the total number of Kaisa Capital Shares in issue on the Kaisa Capital Share Option Scheme Adoption Date (i.e. 30 July 2015). As at 30 June 2021, the maximum number of the Kaisa Capital Shares available for issue upon exercise of all Kaisa Capital Share Options which may be granted under the Kaisa Capital Share Option Scheme is 80,000,000 Kaisa Capital Shares, being 10% of the issued share capital of Kaisa Capital as at the Kaisa Capital Share Option Scheme Adoption Date, and represents approximately 7.55% of the issued share capital of the Kaisa Capital as at the date of the report.

No Kaisa Capital Share Options were granted under the Kaisa Capital Share Option Scheme since the Kaisa Capital Share Option Scheme Adoption Date and during the six months ended 30 June 2021.

(4) Maximum entitlement of each Participant

Unless approved by the shareholders of Kaisa Capital, the maximum number of Kaisa Capital Shares in respect of which Kaisa Capital Share Options may be granted under the Kaisa Capital Share Option Scheme to each Eligible Kaisa Capital Participant shall not, when aggregated with (a) any Shares issued upon exercise of Kaisa Capital Share Options granted under the Kaisa Capital Share Option Scheme or options under the other schemes which have been granted to that Eligible Kaisa Capital Participant; (b) any Shares which would be issued upon the exercise of outstanding Kaisa Capital Share Options granted under the Kaisa Capital Share Option Scheme or options under the other schemes granted to that Eligible Kaisa Capital Participant; and (c) any cancelled shares which were the subject of Kaisa Capital Share Options granted under the Kaisa Capital Share Option Scheme or options under the other schemes which had been granted to and accepted by that Eligible Kaisa Capital Participant, in any 12-month period up to and including the date of grant of the options shall not exceed 1% of the total number of Shares in issue as at the date of grant.

In addition, approval taken on a poll in a general meeting from the shareholder of Kaisa Capital will be required where Kaisa Capital Share Options are proposed to be granted to a connected person who is also a substantial shareholder (as defined in the Listing Rules) of Kaisa Capital or an independent non-executive director of Kaisa Capital or their respective associates and if such grant would result in the total number of Kaisa Capital Shares issued and to be issued upon exercise of the Kaisa Capital Share Options granted and to be granted (including Kaisa Capital Share Options exercised, cancelled and outstanding) in any 12-month period up to and including the date of grant to such person representing in aggregate over 0.1% of the total issued Kaisa Capital Shares and having an aggregate value, based on the closing price of the securities at the date of each grant, in excess of HK\$5 million. The grantee, his associates and all core connected persons of Kaisa Capital must abstain from voting in favour of the proposed grant at such general meeting.

(5) Period within which the securities must be taken up under a Kaisa Capital Share Option

The period within which the Kaisa Capital Share Options must be exercised will be specified by Kaisa Capital at the time of grant, provided that such period of time shall not exceed a period of ten years commencing on the date on which the Kaisa Capital Share Option is deemed to be granted and accepted.

(6) Payment on acceptance of Kaisa Capital Share Option offer

The offer for the grant of options (the "**Kaisa Capital Offer**") must be taken up within 21 days from the date of Kaisa Capital Offer, with a payment of HK\$10.00 as consideration by the grantee.

(7) Basis of determining the subscription price

The subscription price per Kaisa Capital Share under the Kaisa Capital Share Option Scheme is determined by the Board but shall not be less than the highest of (i) the closing price of the Kaisa Capital Shares as stated in the Stock Exchange's daily quotations sheet on the date of Kaisa Capital Offer (the "**Kaisa Capital Offer Date**"), which must be a business day; (ii) the average of the closing prices of the Kaisa Capital Shares as stated in the Stock Exchange's daily quotations sheets for the five business days immediately preceding the Kaisa Capital Offer Date; and (iii) the nominal value of the Kaisa Capital Share.

(8) Remaining life of the Kaisa Capital Share Option Scheme

The Kaisa Capital Share Option Scheme will remain valid until 29 July 2025 after which no further Kaisa Capital Share Options shall be offered. However, the provisions of the Kaisa Capital Share Option Scheme shall in all other respects remain in full force and effect to the extent necessary to give effect to the exercise of any Kaisa Capital Share Options granted prior thereto or otherwise as may be required in accordance with the provisions of this Kaisa Capital Share Option Scheme and the Kaisa Capital Share Options granted prior thereto but not yet exercised shall continue to be valid and exercisable in accordance with the Kaisa Capital Share Option Scheme.

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS IN SECURITIES

The interests and short positions of Directors and chief executive of the Company in the Shares, underlying Shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) as at 30 June 2021 as recorded in the register required to be kept under section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") are set out as follows:

(i) Long/short positions in the Shares:

Name of Company	Name of Director	Number of ordinary Shares held					Total	Approximate percentage of the total number of shares in issue
		Personal Interest	Family Interest	Interest in controlled corporation	Interest in trust trust	Other interest		
Kaisa Group Holdings Ltd.	KWOK Ying Shing	-	-	809,181,003 (L) (Note 1)	964,388,735 (L) (Note 2)	225,885,714 (L) (Note 3)	1,773,569,738 (L)	25.28%
	MAI Fan	238,000 (L)	-	-	-	-	238,000 (L)	0.00%
Kaisa Prosperity Holdings Limited	KWOK Ying Shing	-	-	1,453,000 (L)	-	-	1,453,000 (L)	0.94%
Kaisa Health Group Holdings Limited	KWOK Ying Shing	-	2,020,000	308,000,000 (L)	-	-	310,020,000 (L)	6.15%

Notes:

- For further details, please refer to Note 2 to the table under the section headed "SUBSTANTIAL SHAREHOLDERS".
- For further details, please refer to Note 4 to the table under the section headed "SUBSTANTIAL SHAREHOLDERS".
- This represents the right to repurchase 225,885,714 shares under the terms and conditions of a repurchase (repo) agreement entered into by Da Chang Investment Company Limited, a company wholly owned by Mr. Kwok Ying Shing.
- The percentages were calculated based on Shares in issue of the corresponding entity as at 30 June 2021.

(ii) Long positions in the underlying Shares:

Name of Director	Capacity	Number of underlying Shares	Approximate percentage of the issued share capital of the Company (Note) (%)
SUN Yuenan	Beneficial owner	40,285,307	0.57%
MAI Fan	Beneficial owner	10,324,271	0.15%
LI Haiming	Beneficial owner	9,054,386	0.13%
RAO Yong	Beneficial owner	1,961,612	0.03%
ZHANG Yizhao	Beneficial owner	1,445,398	0.02%
LIU Xuesheng	Beneficial owner	1,238,913	0.02%

Note:

Each of the directors is deemed to be interested in the underlying shares of the Company within the meaning of Part XV of the SFO in respect of the share options of the Company granted to him. Further details are set out in the sections headed "THE EXISTING SHARE OPTION SCHEME" and "THE NEW SHARE OPTION SCHEME" of this report.

The percentages were calculated based on 7,015,468,487 Shares in issue as at 30 June 2021, assuming all the options granted under the Share Option Scheme have been exercised.

Disclosure of Interests (continued)

Save for those disclosed above, as at 30 June 2021, none of the Directors or chief executive had any interests or short positions in the Shares, underlying Shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept under section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

SUBSTANTIAL SHAREHOLDERS

As at 30 June 2021, so far as the Directors were aware, persons other than the Directors or chief executive of the Company, who had interests or short positions in the Shares or underlying shares of the Company as recorded in the register required to be kept under section 336 of the SFO are set out as follows:

Name of substantial shareholder	Capacity	Number of shares (Note 1)	Approximate percentage of the issued share capital of the Company (%)
Da Chang Investment Company Limited ["Da Chang"]	Beneficial owner	809,181,003 (L) (Note 2)	11.53%
	Derivative interest	225,885,714 (Note 3)	3.22%
Da Feng Investment Company Limited ["Da Feng"]	Beneficial owner	964,388,735 (L) (Note 4)	13.75%
	BEA Trustees	964,388,735 (L) (Note 4)	13.75%
Da Zheng Investment Company Limited Funde Sino Life Insurance Co., Ltd.	Beneficial owner	963,503,287 (L)	13.73%
	Beneficial owner	649,700,957 (L)	21.92%
	Interest in a controlled corporation	887,995,149 (L) (Note 5)	
Fund Resources Investment Holding Group Company Limited	Beneficial owner	887,995,149 (L)	12.66%

Notes:

- The letter "L" denotes the person's long position in the Shares and the letter "S" denotes the person's short position in the Shares.
- Da Chang is wholly owned by Mr. Kwok Ying Shing.
- This represents the right to repurchase 225,885,714 shares under the terms and conditions of a repurchase (repo) agreement.
- Da Feng is wholly owned by Xingsheng Asia Limited, which is in turn wholly owned by Hongyi Asia Limited, which is in turn wholly owned by Junjia Enterprises Corporation. Junjia Enterprises Corporation is wholly owned by BEA Trustees. BEA Trustees is the trustee of 964,388,735 Shares under a family trust of which Mr. Kwok Ying Shing is the founder and a beneficiary of the trust.
- 887,995,149 Shares were held by Fund Resources Investment Holding Group Company Limited, which was wholly owned by Funde Sino Life Insurance Co., Ltd. as at 30 June 2021. By virtue of SFO, Funde Sino Life Insurance Co., Ltd. is deemed to be interested in Shares held by Fund Resources Investment Holding Group Company Limited.
- The percentage were calculated based on 7,015,468,487 shares in issue as at 30 June 2021.

Save for those disclosed above, as at 30 June 2021, to the best of the Directors' knowledge, no other persons had any interests or short positions in the Shares or underlying Shares of the Company as recorded in the register required to be kept under section 336 of the SFO, or as otherwise notified to the Company and the Stock Exchange.



TO THE BOARD OF DIRECTORS OF KAISA GROUP HOLDINGS LTD.

(incorporated in the Cayman Islands with limited liability)

INTRODUCTION

We have reviewed the interim financial information of Kaisa Group Holdings Ltd. (the “**Company**”) and its subsidiaries (together, the “**Group**”) set out on pages 68 to 144, which comprises the condensed consolidated statement of financial position as at 30 June 2021, and the related condensed consolidated statement of profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month period then ended, and other explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of an interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 “Interim Financial Reporting” (“**HKAS 34**”) issued by the Hong Kong Institute of Certified Public Accountants. The directors of the Company are responsible for the preparation and presentation of this interim financial information in accordance with HKAS 34.

Our responsibility is to express a conclusion, based on our review, on this interim financial information and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

SCOPE OF REVIEW

We conducted our review 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. A review of this interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the interim financial information is not prepared, in all material respects, in accordance with HKAS 34.

Grant Thornton Hong Kong Limited

Certified Public Accountants

Level 12

28 Hennessy Road

Wanchai

Hong Kong

25 August 2021

Chiu Wing Ning

Practising Certificate No.: P04920

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 June 2021

	Notes	Unaudited Six months ended 30 June	
		2021 RMB'000	2020 RMB'000
Revenue	4	30,065,363	22,296,842
Cost of sales	5	(20,787,373)	(14,757,655)
Gross profit		9,277,990	7,539,187
Other gains and (losses), net	6	(317,026)	(604,954)
Selling and marketing costs	5	(758,717)	(747,636)
Administrative expenses	5	(1,445,923)	(1,267,405)
Net fair value (losses)/gains on investment properties	11	(1,166,201)	72,153
Operating profit		5,590,123	4,991,345
Share of results of associates	13(a)	(7,417)	10,719
Share of results of joint ventures	13(b)	224,062	76,168
Fair value gains of financial derivatives	23	27,450	62,076
Finance income	7	431,783	231,123
Finance costs	7	(1,223,292)	(612,009)
Finance costs, net	7	(791,509)	(380,886)
Profit before income tax		5,042,709	4,759,422
Income tax expenses	8	(1,963,651)	(2,400,721)
Profit for the period		3,079,058	2,358,701
Profit/(Loss) for the period attributable to:			
Owners of the Company		3,002,904	2,768,697
Non-controlling interests		76,154	(409,996)
		3,079,058	2,358,701
		RMB	RMB (Restated)
Earnings per share for profit attributable to owners of the Company during the period			
- Basic	9	0.468	0.445
- Diluted	9	0.465	0.444

Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income (continued)
For the six months ended 30 June 2021

	Notes	Unaudited Six months ended 30 June	
		2021 RMB'000	2020 RMB'000
Profit for the period		3,079,058	2,358,701
Other comprehensive income/(loss) for the period, including reclassification adjustments			
<i>Items that may be reclassified subsequently to profit or loss</i>			
Exchange gain/(loss) on translation of foreign operations		4,862	(13,743)
Share of other comprehensive income of an associate, net of income tax	13(a)	3,407	-
Other comprehensive income/(loss) for the period, including reclassification adjustments		8,269	(13,743)
Total comprehensive income for the period		3,087,327	2,344,958
Total comprehensive income/(loss) for the period attributable to:			
Owners of the Company		2,988,658	2,770,126
Non-controlling interests		98,669	(425,168)
		3,087,327	2,344,958

The notes on pages 75 to 144 are an integral part of this condensed consolidated financial information.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2021

	Notes	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
Non-current assets			
Property, plant and equipment	11	5,531,381	5,311,916
Right-of-use assets	12	581,392	536,993
Investment properties	11	28,739,000	34,524,400
Land use rights	11	716,418	720,913
Investments in associates	13(a)	12,051,412	13,817,340
Investments in joint ventures	13(b)	18,175,814	18,386,366
Financial assets at fair value through profit or loss ("FVTPL")	14	5,256,207	5,369,151
Debtors, deposits and other receivables	15	187,922	20,000
Goodwill and intangible assets	16	1,376,268	1,276,405
Long-term bank deposits	17	1,000,000	1,200,000
Deferred tax assets		925,064	628,380
		74,540,878	81,791,864
Current assets			
Properties under development	18	83,474,404	71,367,943
Completed properties held for sale		16,226,342	13,036,568
Inventories		473,416	416,781
Deposits for land acquisition		18,435,768	18,204,746
Prepayments for proposed development projects		25,466,332	25,004,121
Debtors, deposits and other receivables	15	45,233,895	48,468,486
Prepaid taxes		811,131	356,481
Restricted cash	17	5,786,598	6,248,888
Financial assets at FVTPL	14	4,592,435	5,338,349
Short-term bank deposits	17	3,585,570	3,585,570
Cash and bank balances	17	38,363,726	36,078,762
		242,449,617	228,106,695
Investment in an associate held for sale	19	2,121,258	-
		244,570,875	228,106,695
Current liabilities			
Contract liabilities		51,545,115	49,706,027
Accrued construction costs		27,168,220	18,593,833
Income tax payable		14,086,481	12,020,469
Lease liabilities	20	130,599	103,208
Borrowings	21	25,017,332	23,069,223
Other payables	22	16,204,679	24,260,845
Derivative financial instruments	23	-	27,450
		134,152,426	127,781,055

Condensed Consolidated Statement of Financial Position (continued)
As at 30 June 2021

	Notes	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
Net current assets		110,418,449	100,325,640
Total assets less current liabilities		184,959,327	182,117,504
Non-current liabilities			
Lease liabilities	20	476,288	453,240
Borrowings	21	98,760,716	98,401,736
Other payables	22	32,585	19,768
Deferred tax liabilities		4,240,126	4,523,386
		103,509,715	103,398,130
Net assets		81,449,612	78,719,374
EQUITY			
Share capital	24	613,530	538,942
Share premium	24	6,457,928	4,948,564
Perpetual capital securities	25	1,350,054	1,350,054
Reserves	26	28,457,624	25,496,179
Equity attributable to owners of the Company		36,879,136	32,333,739
Non-controlling interests		44,570,476	46,385,635
Total equity		81,449,612	78,719,374

Kwok Ying Shing
Director

Mai Fan
Director

The notes on pages 75 to 144 are an integral part of this condensed consolidated financial information.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 June 2021

	Unaudited						
	Attributable to owners of the Company						
	Share capital	Share premium	Perpetual capital securities	Reserves	Sub-total	Non-controlling interests	Total equity
RMB'000 (note 24)	RMB'000 (note 24)	RMB'000 (note 25)	RMB'000 (note 26)	RMB'000	RMB'000	RMB'000	
Balance as at 1 January 2021 (audited)	538,942	4,948,564	1,350,054	25,496,179	32,333,739	46,385,635	78,719,374
Profit for the period	-	-	77,050	2,925,854	3,002,904	76,154	3,079,058
Other comprehensive (loss)/income for the period	-	-	-	(14,246)	(14,246)	22,515	8,269
Total comprehensive income for the period	-	-	77,050	2,911,608	2,988,658	98,669	3,087,327
Acquisitions of subsidiaries	-	-	-	-	-	267,842	267,842
Acquisitions of non-controlling interests of subsidiaries	-	-	-	-	-	(2,440,125)	(2,440,125)
Capital injection by non-controlling interests	-	-	-	-	-	289,862	289,862
Disposals of subsidiaries (note 30)	-	-	-	15,936	15,936	(30,018)	(14,082)
Distribution paid on perpetual capital securities (notes 10 and 25)	-	-	(77,050)	-	(77,050)	-	(77,050)
2020 final dividends declared (note 10)	-	(619,382)	-	-	(619,382)	-	(619,382)
Dividend paid to non-controlling interests of subsidiaries	-	-	-	-	-	(1,389)	(1,389)
Issue of ordinary shares on rights issue	74,086	2,111,464	-	-	2,185,550	-	2,185,550
Issue of shares upon exercise of share options	502	17,282	-	(5,495)	12,289	-	12,289
Share-based payments	-	-	-	39,396	39,396	-	39,396
Balance as at 30 June 2021 (unaudited)	613,530	6,457,928	1,350,054	28,457,624	36,879,136	44,570,476	81,449,612
Balance as at 1 January 2020 (audited)	534,844	5,546,561	-	19,634,942	25,716,347	29,990,226	55,706,573
Profit/(Loss) for the period	-	-	-	2,768,697	2,768,697	(409,996)	2,358,701
Other comprehensive income/(loss) for the period	-	-	-	1,429	1,429	(15,172)	(13,743)
Total comprehensive income/(loss) for the period	-	-	-	2,770,126	2,770,126	(425,168)	2,344,958
Acquisitions of subsidiaries (note 29)	-	-	-	-	-	(22,448)	(22,448)
Acquisition of additional interest in subsidiaries	-	-	-	305,993	305,993	-	305,993
Capital injection by non-controlling interests	-	-	-	-	-	4,392,751	4,392,751
Deemed disposals of subsidiaries (note 31)	-	-	-	-	-	(26,112)	(26,112)
Disposals of subsidiaries (note 30)	-	-	-	-	-	1,747	1,747
2019 final dividends declared (note 10)	-	(545,262)	-	-	(545,262)	-	(545,262)
Dividend paid to non-controlling interests of subsidiaries	-	-	-	-	-	(23,970)	(23,970)
Issue of shares upon exercise of share options	1,945	56,008	-	(16,048)	41,905	-	41,905
Share-based payments	-	-	-	75,373	75,373	-	75,373
Balance as at 30 June 2020 (unaudited)	536,789	5,057,307	-	22,770,386	28,364,482	33,887,026	62,251,508

The notes on pages 75 to 144 are an integral part of this condensed consolidated financial information.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the six months ended 30 June 2021

	Notes	Unaudited Six months ended 30 June	
		2021 RMB'000	2020 RMB'000
Cash flows from operating activities			
Cash generated from operations		17,387,681	9,839,659
Income tax paid		(966,205)	(892,091)
Interest paid		(5,572,810)	(5,255,934)
<i>Net cash generated from operating activities</i>		10,848,666	3,691,634
Cash flows from investing activities			
Additions of property, plant and equipment	11	(415,297)	(279,774)
Additions to investment properties	11	(46,444)	(579,147)
Additions to intangible assets	16	(127,591)	(104,526)
Capital injection to associates	13(a)	(397,574)	(73,524)
Acquisitions of subsidiaries, net of cash acquired	29	326,781	(84,476)
Acquisitions of non-controlling interests of subsidiaries		(2,440,125)	-
Increase in amounts due from joint ventures		(6,537,193)	(3,996,245)
(Increase)/Decrease in amounts due from associates		(1,586,232)	2,160,600
Decrease/(Increase) in other receivables		2,830,352	(3,688,895)
Increase in amounts due from non-controlling interests of subsidiaries		(578,293)	(503,390)
Decrease in short-term bank deposits		-	886,777
Decrease in long term bank deposits		200,000	400,000
Capital injection to joint ventures	13(b)	(74,529)	(908,358)
Decrease in consideration payables related to acquisition of an associate		(185,162)	(120,000)
Cash inflow from disposals of subsidiaries	30	303,346	281,041
Cash outflow from deemed disposals of subsidiaries	31	-	(54,580)
Payment for consideration payables related to acquisition of subsidiaries		(96,564)	(122,744)
Purchase of financial assets at FVTPL	14	(581,998)	(1,578,379)
Proceeds from disposals of financial assets at FVTPL		359,923	324,913
Cash inflow from other investing activities		507,101	218,174
<i>Net cash used in investing activities</i>		(8,539,499)	(7,822,533)

Condensed Consolidated Statement of Cash Flows (continued)
For the six months ended 30 June 2021

		Unaudited	
		Six months ended 30 June	
		2021	2020
		RMB'000	RMB'000
	Notes		
Cash flows from financing activities			
Increase in other payables		386,764	3,222,761
Decrease in amounts due to associates		(180,662)	(1,012,237)
Decrease in amounts due to joint ventures		(4,078,593)	(794,226)
Increase in restricted cash relating to borrowings		(908,149)	(7,804)
Capital injection from non-controlling interests		289,862	4,392,751
Increase in amounts due to non-controlling interests of subsidiaries		71,284	26,345
Proceeds from bank and other borrowings		8,092,157	11,807,563
Net proceeds from issuance of senior notes	21(a)	16,337,777	10,527,146
Repayments of bank and other borrowings		(9,058,396)	(14,397,234)
Repayments of loans from associates		-	(5,000)
Payment for redemption/repurchase of senior notes	21(a)	(12,393,419)	(3,822,930)
Proceed from issuance of ordinary shares on right issue		2,185,550	-
Cash outflow from other financing activities		(749,155)	(600,606)
<i>Net cash (used in)/generated from financing activities</i>		(4,980)	9,336,529
Net increase in cash and cash equivalents			
Cash and cash equivalents at beginning of period		2,304,187	5,205,630
Exchange adjustments		36,078,762	26,824,859
		(19,223)	31,647
Cash and cash equivalents at end of period, represented by cash and bank balances			
		38,363,726	32,062,136

The notes on pages 75 to 144 are an integral part of this condensed consolidated financial information.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

For the six months ended 30 June 2021

1. GENERAL INFORMATION

Kaisa Group Holdings Ltd. (the “**Company**”) was incorporated in the Cayman Islands on 2 August 2007 as an exempted company with limited liability under the Companies Law, Cap. 22 (2009 Revision as consolidated and revised from time to time) of the Cayman Islands.

The Company is engaged in investment holding and the subsidiaries (collectively, the “**Group**”) are principally engaged in property development, property investment, property management, hotel and catering operations, cinema, department store and cultural centre operations, water-way passenger and cargo transportation, healthcare business and providing consultancy services in the People’s Republic China (the “**PRC**”).

The Company is listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”).

This condensed consolidated financial information is presented in Renminbi (“**RMB**”), the currency of the primary economic environment in which most of the group entities operate (the functional currency of the Company and most of the entities comprising the Group), and all values are rounded to the nearest thousand (‘000), unless otherwise stated. The condensed consolidated financial information has not been audited and was authorised for issue by the Board of Directors on 25 August 2021.

2. BASIS OF PREPARATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(i) Basis of preparation

This condensed consolidated financial information for the six months ended 30 June 2021 has been prepared in accordance with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Hong Kong Accounting Standard (“**HKAS**”) 34, “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“**HKICPA**”). The condensed consolidated financial information should be read in conjunction with the annual financial statements for the year ended 31 December 2020, which have been prepared in accordance with the Hong Kong Financial Reporting Standards (“**HKFRSs**”) issued by the HKICPA.

(ii) Application of amendments to HKFRSs

The condensed consolidated financial information for the six months ended 30 June 2021 have been prepared in accordance with the accounting policies adopted in the Group’s annual financial statements for the year ended 31 December 2020, except for the adoption of following amended HKFRSs effective as of 1 January 2021.

Amendments to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16	Interest Rate Benchmark Reform – Phase 2
Amendment to HKFRS 16	Covid-19-Related Rent Concessions

The Group has not early adopted any other standards, interpretation or amendment that has been issued but is not yet effective.

Except as mentioned below, the application of the amended HKFRSs in the current period had no material impact on the results and financial positions for the current and prior periods have been prepared and presented.

2. BASIS OF PREPARATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(continued)

(ii) Application of amendments to HKFRSs *(continued)*

Amendments to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16 “Interest Rate Benchmark Reform – Phase 2” (“Phase 2 Amendments”)

The Phase 2 Amendments provide practical relief from certain requirements in HKFRSs. These reliefs relate to modifications of financial assets and financial liabilities (measured at amortised costs) and lease contracts or hedging relationships triggered by a replacement of a benchmark interest rate in a contract with a new alternative benchmark risk-free rate.

The Group initially applied Phase 2 Amendments on 1 January 2021 and applied the amendments retrospectively. However, in accordance with the exceptions permitted in Phase 2 Amendments, the Group has elected not to restate the prior period to reflect the application of these amendments, including not providing additional disclosures for 2020.

Impact on measurement of financial assets and financial liabilities

For changes in the basis for determining the contractual cash flows of financial assets and financial liabilities which are measured at amortised cost as a result of interest rate benchmark reform, the Group applies the practical expedient to account for these changes such that it will not derecognise the carrying amounts of financial assets and financial liabilities and recognise an immediate gain or loss for changes solely arose from the interest rate benchmark reform, but will instead revise the effective interest rates of the financial assets and financial liabilities. A change in the basis for determining the contractual cash flows is required by interest rate benchmark reform if the following conditions are met:

- The change is necessary as a direct consequence of the interest rate benchmark reform; and
- The new basis for determining the contractual cash flows is economically equivalent to the previous basis (i.e. the basis immediately before the change).

The amendments do not have material impacts on the consolidated financial results and consolidated financial position as at 1 January 2021 and during the current period.

3. FINANCIAL RISK MANAGEMENT AND FAIR VALUE ESTIMATION OF FINANCIAL INSTRUMENTS

3.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk (including foreign currency exchange risk, interest rate risk and price risk), credit risk and liquidity risk.

The condensed consolidated financial information does not include all financial risk management information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual financial statements for the year ended 31 December 2020.

There have been no material changes in the risk management policies of the Group since year ended 31 December 2020.

3.2 Fair value estimation

The table below analyses financial instruments carried at fair value, by level of the inputs to valuation techniques used to measure fair value. The three levels of fair value hierarchy are defined based on the observability and significance of inputs to the measurements as follows:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly, and not using significant unobservable inputs (level 2).
- Significant inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

The level in the fair value hierarchy within which the financial asset or liability is categorised in its entirety is based on the lowest level of inputs that is significant to the fair value measurement.

The following table presents the Group's financial assets and liabilities that are measured at fair value as at 30 June 2021 and 31 December 2020.

	Level 1 RMB'000	Level 2 RMB'000	Level 3 RMB'000	Total RMB'000
As at 30 June 2021 (unaudited)				
Assets				
Financial assets at FVTPL (note 14)	2,041,543	2,338,315	5,468,784	9,848,642
As at 31 December 2020 (audited)				
Assets				
Financial assets at FVTPL (note 14)	2,421,118	2,692,525	5,593,857	10,707,500
Liabilities				
Derivative financial instruments (note 23)	–	–	27,450	27,450

During the six months ended 30 June 2021, there were no transfers between level 1, 2 and 3 during the period (31 December 2020: nil). The Group's policy is to recognise transfers between levels of fair value hierarchy as at the reporting date in which they occur.

3. FINANCIAL RISK MANAGEMENT AND FAIR VALUE ESTIMATION OF FINANCIAL INSTRUMENTS *(continued)*

3.3 Valuation technique used to derive level 1 fair values

Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities.

3.4 Fair value measurements using significant unobservable inputs (level 2)

The reconciliation of the carrying amounts of the Group's financial assets at FVTPL within level 2 of the fair value hierarchy is as follows:

	Unaudited	
	2021 RMB'000	2020 RMB'000
Fair value as at 1 January (audited)	2,692,525	1,209,339
Additions	158,188	888
Fair value changes	(272,719)	285,134
Derecognition	(69,236)	(61,938)
Exchange realignment	(170,443)	17,373
Fair value as at 30 June (unaudited)	2,338,315	1,450,796

Additions during the six months ended 30 June 2021 mainly represented unlisted managed funds in Hong Kong.

Fair value losses on financial assets at FVTPL of RMB272,719,000 (unaudited) (six months ended 30 June 2020: fair value gain of RMB285,134,000 (unaudited)) was included in "other gains and losses, net", in the condensed consolidated statement of profit or loss and other comprehensive income.

The fair value of unlisted managed fund and unlisted debt securities of RMB2,094,897,000 (unaudited) and RMB243,418,000 (unaudited) as at 30 June 2021 (six months ended 30 June 2020: RMB1,450,796,000 (unaudited) and nil (unaudited)) in Level 2 is determined by reference to the net asset value of these investments prescribed by financial institutions.

3. FINANCIAL RISK MANAGEMENT AND FAIR VALUE ESTIMATION OF FINANCIAL INSTRUMENTS *(continued)*

3.5 Fair value measurements using significant unobservable inputs (level 3)

The reconciliation of the carrying amounts of the Group's financial assets at FVTPL within level 3 of the fair value hierarchy is as follows:

	Unaudited	
	2021 RMB'000	2020 RMB'000
Fair value as at 1 January (audited)	5,593,857	6,382,938
Additions	244,819	369,353
Reclassification	–	(60,000)
Disposals	(107,033)	(9,650)
Disposals of subsidiaries	(32,000)	–
Fair value changes	(228,254)	(512,797)
Exchange realignment	(2,605)	984
Fair value as at 30 June (unaudited)	5,468,784	6,170,828

Additions during both of the six months ended 30 June 2021 and 2020 mainly represented unlisted investment fund units in properties development and other businesses in the PRC and unlisted debentures (Six months ended 30 June 2020: unlisted investment fund units in properties development and other businesses in the PRC). Disposals during the six months ended 30 June 2021 and 2020 represented unlisted investment fund units in properties development and other businesses in the PRC.

Fair value losses on financial assets at FVTPL of RMB228,254,000 (unaudited) (six months ended 30 June 2020: fair value losses of RMB512,797,000 (unaudited)) was included in "Other gains and losses, net" in the condensed consolidated statement of profit or loss and other comprehensive income.

The fair value of financial instruments are determined by using the market approach method and binomial option pricing model. The valuation techniques and significant unobservable inputs of the financial assets at FVTPL are as follows:

Financial instrument	Valuation techniques	Significant unobservable inputs	30 June 2021 (Unaudited)	31 December 2020 (Audited)	Sensitivity relationship of unobservable inputs to fair value
Certain financial assets at FVTPL	Market approach Method	Price to book ratios	0.5 to 3.0	0.5 to 4.1	Increase/(decrease) in price book ratio would result in increase/(decrease) in fair value
		Discount for lack of marketability	20%	20%	Increase/(decrease) in discount would result in (decrease)/increase in fair value
Derivative financial instruments	Binomial option pricing model	Expected volatility	–	43.85% to 45.90%	Increase/(decrease) in expected volatility would result in (decrease)/increase in fair value

The discount for lack of marketability represents the amounts of premiums and discounts determined by the Group that market participants would take into account when pricing the investments.

3. FINANCIAL RISK MANAGEMENT AND FAIR VALUE ESTIMATION OF FINANCIAL INSTRUMENTS *(continued)*

3.6 Fair values of financial assets and liabilities carried at amortised cost

The carrying amounts of the Group's financial instruments carried at cost or amortised cost were not materially different from their fair value as at 30 June 2021 and 31 December 2020 except for the following financial instruments, for which their carrying amounts and fair value are disclosed below:

	Unaudited 30 June 2021		Audited 31 December 2020	
	Carrying amount RMB'000	Fair value RMB'000	Carrying amount RMB'000	Fair value RMB'000
Borrowings:				
– Senior Notes (note 21(a))	71,704,691	69,055,524	68,324,036	73,377,953

4. REVENUE AND SEGMENT INFORMATION

The chief operating decision-maker ("CODM") has been identified as the executive directors of the Company. The executive directors reviewed the Group's internal reporting in order to assess performance and allocate resources. The management has determined the operating segments based on these reports. The executive directors assessed the performance of each single operating segment based on a measure of segment results. Net loss on repurchase of senior notes, fair value gains on financial derivatives, corporate and other unallocated expenses, finance income, finance costs and income tax expenses are not included in the result for each operating segment.

The CODM identified the segments based on the nature of business operations. Specifically, the CODM assessed the performance of property development, property investment, property management services, hotel and catering operations, cinema, department store and cultural centre operations, water-way passenger and cargo transportation, healthcare business and provision for consultancy services regarded these being the reportable segments. The Group grouped its financial service business under other segment which was insignificant to present as a separate segment.

As the CODM of the Group considers most of the revenue and results of the Group are attributable to the market primarily in the PRC, and over 90% of the Group's assets are located in the PRC, no geographical segment information is presented.

Revenue for the period consists of the following:

	Unaudited Six months ended 30 June	
	2021 RMB'000	2020 RMB'000
Sales of properties	27,665,897	20,639,268
Rental income	152,300	162,480
Property management services	983,199	554,754
Hotel and catering operations	138,667	71,567
Cinema, department store and cultural centre operations	120,785	44,483
Water-way passenger and cargo transportation	215,400	193,726
Healthcare operations	264,706	234,986
Others	524,409	395,578
	30,065,363	22,296,842

4. REVENUE AND SEGMENT INFORMATION *(continued)*

The segment information provided to the CODM for the reportable segments for the six months ended 30 June 2021 is as follows:

	Unaudited								
	Property development RMB'000	Property investment RMB'000	Property management RMB'000	Hotel and catering operations RMB'000	Cinema, department store and cultural centre operations RMB'000	Water-way passenger and cargo transportation RMB'000	Healthcare operations RMB'000	Others RMB'000	Total RMB'000
Revenue	27,665,897	169,119	1,341,788	145,162	178,391	216,170	264,706	692,155	30,673,388
Less: Inter-segment revenue	-	(16,819)	(358,589)	(6,495)	(57,606)	(770)	-	(167,746)	(608,025)
Revenue from external customers	27,665,897	152,300	983,199	138,667	120,785	215,400	264,706	524,409	30,065,363
Timing of revenue recognition under HKFRS 15									
At a point in time	25,948,521	-	-	-	-	99,394	264,706	524,409	26,837,030
Over time	1,717,376	-	983,199	138,667	120,785	116,006	-	-	3,076,033
Revenue not in the scope of HKFRS 15	-	152,300	-	-	-	-	-	-	152,300
	27,665,897	152,300	983,199	138,667	120,785	215,400	264,706	524,409	30,065,363
Segment results before net fair value losses on investment properties and share of results of associates and joint ventures	5,719,620	367,745	226,174	(6,730)	(9,905)	(20,504)	88,514	633,911	6,998,825
Net fair value losses on investment properties (note 11)	-	(1,166,201)	-	-	-	-	-	-	(1,166,201)
Share of results of associates (note 13(a))	(6,154)	-	(649)	-	-	-	-	(614)	(7,417)
Share of results of joint ventures (note 13(b))	266,941	(10,804)	(2,776)	-	-	-	-	(29,299)	224,062
Segment results	5,980,407	(809,260)	222,749	(6,730)	(9,905)	(20,504)	88,514	603,998	6,049,269
Net loss of repurchases of senior notes (note 6)									(2,198)
Fair value gain on financial derivatives									27,450
Corporate and other unallocated expenses									(240,303)
Finance income									431,783
Finance costs									(1,223,292)
Finance costs - net (note 7)									(791,509)
Profit before income tax									5,042,709
Income tax expenses (note 8)									(1,963,651)
Profit for the period									3,079,058

4. REVENUE AND SEGMENT INFORMATION *(continued)*

The segment information provided to the CODM for the reportable segments for the six months ended 30 June 2020 is as follows:

	Unaudited								
	Property development RMB'000	Property investment RMB'000	Property management RMB'000	Hotel and catering operations RMB'000	Cinema, department store and cultural centre operations RMB'000	Water-way passenger and cargo transportation RMB'000	Healthcare operations RMB'000	Others RMB'000	Total RMB'000
Revenue	20,639,268	169,335	767,353	79,243	78,254	195,153	234,986	660,548	22,824,140
Less: Inter-segment revenue	-	(6,855)	(212,599)	(7,676)	(33,771)	(1,427)	-	(264,970)	(527,298)
Revenue from external customers	20,639,268	162,480	554,754	71,567	44,483	193,726	234,986	395,578	22,296,842
Timing of revenue recognition under HKFRS 15									
At a point in time	17,899,692	-	-	-	-	94,222	234,986	395,578	18,624,478
Over time	2,739,576	-	554,754	71,567	44,483	99,504	-	-	3,509,884
Revenue not in the scope of HKFRS 15	-	162,480	-	-	-	-	-	-	162,480
	20,639,268	162,480	554,754	71,567	44,483	193,726	234,986	395,578	22,296,842
Segment results before net fair value gains on investment properties and share of results of associates and joint ventures	5,324,036	58,994	33,146	363,991	274,725	(28,607)	13,077	(918,036)	5,121,326
Net fair value gains on investment properties (note 11)	-	72,153	-	-	-	-	-	-	72,153
Share of results of associates (note 13(a))	3,954	-	-	-	-	-	16,272	(9,507)	10,719
Share of results of joint ventures (note 13(b))	104,998	-	(1,255)	-	-	-	-	(27,575)	76,168
Segment results	5,432,988	131,147	31,891	363,991	274,725	(28,607)	29,349	(955,118)	5,280,366
Fair value gain on financial derivatives									62,076
Corporate and other unallocated expenses									(202,134)
Finance income									231,123
Finance costs									(612,009)
Finance costs - net (note 7)									(380,886)
Profit before income tax									4,759,422
Income tax expenses (note 8)									(2,400,721)
Profit for the period									2,358,701

4. REVENUE AND SEGMENT INFORMATION *(continued)*

The segment assets and liabilities as at 30 June 2021 are as follows:

	Unaudited									
	Property development RMB'000	Property investment RMB'000	Property management RMB'000	Hotel and catering operations RMB'000	Cinema, department store and cultural centre operations RMB'000	Water-way passenger and cargo transportation RMB'000	Healthcare operation RMB'000	Others RMB'000	Elimination RMB'000	Total RMB'000
Segment assets	989,475,762	43,022,323	8,699,401	3,933,007	15,373,268	29,281,247	6,071,876	173,788,310	(952,269,636)	317,375,558
Unallocated										1,736,195
										319,111,753
Segment liabilities	821,722,799	4,603,165	5,220,008	3,367,385	17,039,739	20,475,289	2,277,410	143,456,251	(877,378,452)	140,783,594
Unallocated										96,878,547
										237,662,141

The segment assets and liabilities as at 31 December 2020 are as follows:

	Audited									
	Property development RMB'000	Property investment RMB'000	Property management RMB'000	Hotel and catering operations RMB'000	Cinema, department store and cultural centre operations RMB'000	Water-way passenger and cargo transportation RMB'000	Healthcare operation RMB'000	Others RMB'000	Elimination RMB'000	Total RMB'000
Segment assets	869,372,198	43,746,564	7,464,778	3,909,126	10,849,454	30,253,266	9,763,374	165,737,692	(832,182,754)	308,913,698
Unallocated										984,861
										309,898,559
Segment liabilities	693,522,528	4,030,193	4,726,775	3,327,312	12,225,903	21,533,281	5,683,350	136,632,746	(755,128,110)	126,553,978
Unallocated										104,625,207
										231,179,185

For the six months ended 30 June 2021 and 2020, none of the Group's customer accounted for more than 10% of the Group's total revenue.

Sales between segments are carried out at agreed terms amongst relevant parties. The revenue from external parties reported to the management is measured in a manner consistent with that in the profit or loss.

There is no change in the basis of segmentation or basis of measurement of segment profit or loss for the six months ended 30 June 2021.

Segment assets consist primarily of all assets excluding deferred tax assets and prepaid taxes.

Segment liabilities consist primarily of all liabilities excluding deferred tax liabilities, income tax payable, corporate borrowings and derivative financial instruments.

5. EXPENSES BY NATURE

Expenses included in cost of sales, selling and marketing costs and administrative expenses are analysed as follows:

	Unaudited	
	Six months ended 30 June	
	2021	2020
	RMB'000	RMB'000
Auditor's remuneration	5,000	3,000
Advertising and other promotional costs	154,044	177,167
Agency fees	289,575	299,296
Amortisation of land use rights (note 11)	10,830	10,695
Amortisation of intangible assets (note 16)	126,770	105,928
Bank charges	11,580	13,297
Cost of properties sold	18,793,439	13,359,608
Depreciation		
– Property, plant and equipment (note 11)	149,681	108,623
– Right-of-use assets	90,681	65,698
Direct operating expenses arising from		
– Property investment	135,472	57,032
– Property management services	640,888	456,176
– Hotel and catering operations	88,734	15,361
– Cinema, department store and cultural centre operations	33,745	60,014
– Water-way passenger and cargo transportation	210,064	179,611
– Healthcare operations	111,896	99,613
Donations	29,361	69,791
Entertainment	49,855	46,362
Legal and professional fees	219,671	227,958
Office expenses	157,370	112,922
Minimum lease payment under operating leases (note)	17,133	12,759
Others	331,165	483,310
Other taxes	156,322	30,135
Staff costs – including directors' emoluments	1,159,518	763,497
Travelling	19,219	14,843
	22,992,013	16,772,696

Note: According to HKFRS 16 Leases, payments associated with short-term leases and leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of less than 12 months.

6. OTHER GAINS AND (LOSSES) – NET

	Unaudited Six months ended 30 June	
	2021 RMB'000	2020 RMB'000
Dividend income from financial assets at FVTPL	23,609	21,400
Forfeited customer deposits	1,786	3,301
Government subsidy income (note)	125,741	53,558
Net loss on repurchase of senior notes	2,198	–
Net (losses)/gains on disposals of financial assets at FVTPL	(31,000)	8,628
Provision for expected credit loss (note 15(d))	(185,676)	(498,458)
Provisional gains on disposals of subsidiaries (note 30)	526,012	793,202
Net provisional gains on deemed disposals of subsidiaries (note 31)	–	325,873
Remeasurement gains/(losses) resulting from associates and joint ventures transferred to subsidiaries (note 29)	313,066	(369,332)
Net fair value losses on financial assets at FVTPL (note 14)	(833,022)	(201,861)
Net losses on disposal of property, plant and equipment	(22,101)	(46)
Others	(73,781)	379,977
Write-down of completed properties held for sale and properties under development	(662,438)	(422,611)
Impairment of goodwill (note 16)	(118,051)	(14,691)
Net exchange gains/(losses)	616,631	(683,894)
	(317,026)	(604,954)

Note: The amount represented the subsidies received from the local government bureau in the PRC. There was no unfulfilled conditions and other contingencies attached to the receipts of subsidies.

7. FINANCE COSTS – NET

	Unaudited Six months ended 30 June	
	2021 RMB'000	2020 RMB'000
Finance income		
Interest income on bank deposits	410,192	176,600
Interest income from associates	–	1,848
Interest income from loans to third parties	21,591	52,675
	431,783	231,123
Finance costs		
Interest expense:		
– Bank and other borrowings	2,159,108	2,369,471
– Senior Notes (note 21(a))	3,700,792	3,431,669
– Convertible bonds (note 21(b))	44,279	46,492
– Lease liabilities	5,891	19,883
Total interest expenses	5,910,070	5,867,515
Less: interests capitalised (note)	(4,686,778)	(5,255,506)
	1,223,292	612,009
Finance costs – net	(791,509)	(380,886)

Note: The capitalisation rate of borrowings is 10.13% (Six months ended 30 June 2020: 10.17%) for the period.

8. INCOME TAX EXPENSES

	Unaudited Six months ended 30 June	
	2021 RMB'000	2020 RMB'000
Current income tax		
– PRC enterprise income tax	1,615,131	2,091,570
– PRC land appreciation tax	863,345	599,257
Deferred tax	(514,825)	(290,106)
	1,963,651	2,400,721

Income tax expenses for the six months ended 30 June 2021 and 2020 is recognised based on management's estimate of the weighted average annual income tax rate expected for the full financial year.

Overseas income tax

The Company was incorporated in the Cayman Islands as an exempted Company with limited liability under the Company Law of Cayman Islands and, accordingly, is exempted from Cayman Islands income tax. The group companies in British Virgin Islands ("BVI") were incorporated under the International Business Companies Act of the British Virgin Islands and, accordingly, is exempted from British Virgin Islands income tax.

Hong Kong profits tax

No Hong Kong profits tax was provided for the six months ended 30 June 2021 and 2020 as the Group has no assessable profits arising in or derived from Hong Kong for the periods.

PRC withholding income tax

According to the Corporate Income Law of the PRC, starting from 1 January 2008, a withholding tax of 10% will be received on the immediate holding companies outside the PRC where their PRC subsidiaries declare dividend out of profits earned after 1 January 2008. A lower 5% withholding tax rate may be applied when the immediate holding companies of the PRC subsidiaries are established in Hong Kong according to the tax treaty arrangements between the PRC and Hong Kong.

PRC enterprise income tax

PRC enterprise income tax has been provided on the estimated assessable profits of subsidiaries operating in the PRC at 25% (Six months ended 30 June 2020: 25%).

PRC land appreciation tax

PRC land appreciation tax is levied at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds of sales of properties less deductible expenditures including costs of land use rights and all property development expenditures.

9. EARNINGS PER SHARE

Basic earnings per share is calculated by dividing the profit attributable to owners of the Company by the weighted average number of ordinary shares in issue during the period.

	Unaudited Six months ended 30 June	
	2021 RMB'000	2020 RMB'000
Profit attributable to owners of the Company	3,002,904	2,768,697
Distribution paid on perpetual capital securities	(77,050)	–
Profit attributable to owners of the Company	2,925,854	2,768,697

	Number of shares	
	2021	2020 [restated]
Weighted average number of ordinary shares for the purpose of basic earnings per share (note (a))	6,253,297,382	6,216,858,471
Effect of diluted potential ordinary shares – Share options	34,283,545	21,910,648
Weighted average number of ordinary shares for the purpose of diluted earnings per share	6,287,580,927	6,238,769,119

Notes:

- (a) The weighted average number of 6,253,297,382 ordinary shares are derived from ordinary shares in issue as at 1 January 2021 after taking into account the effects of rights issue being completed during the six months ended 30 June 2021. The weighted average number of ordinary shares for the purposes of basic earnings per share for the six months ended 30 June 2020 has been adjusted for right issue that took place on 8 May 2021.
- (b) The Company's dilutive potential ordinary shares consist of share options and convertible bonds. For the share options, a calculation is made to determine the number of shares that could have been acquired at fair value (determined as the average semi-annual market share price of the Company's shares) based on the monetary value of the subscription rights attached to the outstanding share options. The number of shares calculated as above is compared with the number of shares that would have been issued assuming the exercise in full of the share options and conversion of convertible bonds. For the six months ended 30 June 2021 and 2020, the potential shares arising from the conversion of the Company's convertible bonds would increase the earnings per share attributable to owners of the Company and is not taken into account as they had an anti-dilutive effects.
- (c) The dilutive effect of the share options issued by the Group's listed subsidiaries, Kaisa Prosperity Holdings Limited ("Kaisa Prosperity") and Kaisa Capital Investment Holdings Limited ("Kaisa Capital") (previously known as Eagle Legend Asia Limited), were insignificant for the six months ended 30 June 2021 and 2020.

10. DIVIDENDS

	Unaudited Six months ended 30 June	
	2021 RMB'000	2020 RMB'000
(i) Dividends attributable to the period		
2021 interim dividends declared of HK4.0 cents (2020: HK3.0 cents) per share	223,503	167,380
(ii) Dividends attributable to the previous financial year, approved during the period:		
Final dividend in respect of the previous financial year, approved during the following interim period, of HK12.0 cents per share (Six months ended 30 June 2020: HK10.0 cents per share)	619,382	545,262
(iii) Distribution on perpetual capital securities		
Distribution on perpetual capital securities to the securities holders during the six months ended 30 June 2021	77,050	-

A final dividend in respect of the year ended 31 December 2020 of HK12.0 cents (equivalent to RMB10.0 cents) per share was approved at the annual general meeting on 15 June 2021 (Six months ended 30 June 2020: a final dividend in respect of the year ended 31 December 2019 of HK10.0 cents (equivalent to RMB8.96 cents) per share was approved at the annual general meeting on 15 June 2020). The aggregate amount of final dividend declared from share premium of the Company amounted to HK\$739,957,000 (equivalent to approximately RMB619,382,000). (Six months ended 30 June 2020: HK\$608,687,000 (equivalent to approximately RMB545,262,000)).

The Board recommended to declare an interim dividend of HK4.0 cents (equivalent to RMB3.3 cents) per share for the six months ended 30 June 2021. The aggregate amount of interim dividend proposed to be declared from share premium of the Company amounted to HK\$280,618,000 (equivalent to approximately RMB233,503,000) (Six months ended 30 June 2020: HK\$183,989,000 (equivalent to approximately RMB167,498,000)). Such dividend is to be approved by the shareholders at the forthcoming extraordinary general meeting. The condensed consolidated financial information does not reflect this dividend payable.

11. PROPERTY, PLANT AND EQUIPMENT, INVESTMENT PROPERTIES AND LAND USE RIGHTS

	Unaudited		
	Property, plant and equipment RMB'000	Investment properties RMB'000 (note)	Land use rights RMB'000
Six months ended 30 June 2021			
Opening net carrying amount as at 1 January 2021 (audited)	5,311,916	34,524,400	720,913
Acquisitions of subsidiaries (note 29)	151,767	-	-
Additions	415,297	46,444	5,903
Transfer to properties under development	-	(973,643)	-
Amortisation (note 5)	-	-	(10,830)
Depreciation (note 5)	(149,681)	-	-
Disposals of subsidiaries (note 30)	(188,023)	(3,692,000)	-
Disposals	(17,428)	-	-
Decrease in fair value, net	-	(1,166,201)	-
Exchange realignment	7,533	-	432
Closing net carrying amount as at 30 June 2021 (unaudited)	5,531,381	28,739,000	716,418

	Unaudited		
	Property, plant and equipment RMB'000	Investment properties RMB'000 (note)	Land use rights RMB'000
Six months ended 30 June 2020			
Opening net carrying amount as at 1 January 2020 (audited)	4,819,506	35,309,000	753,493
Acquisitions of subsidiaries (note 29)	4,240	-	-
Additions	279,774	579,147	39,633
Amortisation (note 5)	-	-	(10,695)
Depreciation (note 5)	(108,623)	-	-
Disposals of subsidiaries (note 30)	(479,108)	-	(52,236)
Deemed disposals of subsidiaries (note 31)	(10,728)	-	-
Disposals	(11,446)	-	-
Increase in fair value, net	-	72,153	-
Exchange realignment	1,481	-	-
Closing net carrying amount as at 30 June 2020 (unaudited)	4,495,096	35,960,300	730,195

Note:

The fair value of the Group's investment properties in the PRC had been arrived at on the basis of valuation carried out on that date by Savills Valuation and Professional Services Limited, an independent professional qualified valuer. For all investment properties, their current use equates to the highest and best use.

11. PROPERTY, PLANT AND EQUIPMENT, INVESTMENT PROPERTIES AND LAND USE RIGHTS *(continued)*

Valuation techniques

Fair value measurements using significant unobservable inputs

Fair values of completed commercial properties are generally derived from using the income capitalisation method. This valuation method is based on the capitalisation of the net income and reversionary income potential by adopting appropriate capitalisation rates, which are derived from analysis of sale transactions and valuers' estimates of prevailing investor requirements or expectations. The prevailing market rents adopted in the valuation are made reference to recent lettings, within the subject properties and other comparable properties.

Fair values of commercial properties under development are generally derived from using the combination of direct comparison method by making reference to the comparable market transactions for the land portion as available in the market and the income capitalisation method by capitalising market rent derived from the properties. This valuation method is essentially a means of valuing the land and properties under development by reference to its development potential by deducting development costs together with developer's profit and risk from the estimated capital value of the proposed development assuming completed as at the date of valuation.

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

Significant inputs used to determine fair value

Completed commercial properties:

	Unaudited 30 June 2021		Audited 31 December 2020	
	Commercial	Carpark	Commercial	Carpark
Capitalisation rate	3.0%–6.5%	6.5%	3.0%–6.5%	6.5%
Expected vacancy rate	0%–5%	N/A	0%–5%	N/A
Monthly rental	RMB158–594 per sq. m.	RMB2,330 per unit	RMB113–621 per sq. m.	RMB2,330 per unit

Capitalisation and discount rates are estimated by the valuer based on the risk profile of the properties being valued. The higher the rates, the lower the fair value.

11. PROPERTY, PLANT AND EQUIPMENT, INVESTMENT PROPERTIES AND LAND USE RIGHTS *(continued)*

Valuation techniques *(continued)*

Fair value measurements using significant unobservable inputs *(continued)*

Significant inputs used to determine fair value *(continued)*

Commercial properties under development:

	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
Term yield and revisionary yield	4.35%–4.75%	4.35%–4.75%
Budgeted construction cost (RMB/sq. m.)	205–5,124	242–5,124
Anticipated developer's profit margin	10%–20%	10%–20%

The higher the term yield and revisionary yield, the lower the fair value.

Estimated costs to complete per square meter and developer's profit margin required are estimated by the valuer based on market conditions at the reporting dates. The estimates are largely consistent with the budgets developed internally by the Group based on management's experience and knowledge of market conditions. The higher the costs, the lower the fair value.

As at 30 June 2021 and 31 December 2020, the fair value measurement of the Group's investment properties is categorised at level 3. During the six months ended 30 June 2021 and 2020, there was no transfer into or out of level 3.

12. RIGHT-OF-USE ASSETS

Upon initial application of HKFRS 16, the right-of-use assets represented leases of staff quarters, offices and items of office equipment in Hong Kong and PRC.

13. INVESTMENTS ACCOUNTED FOR USING EQUITY METHOD

(a) Investments in associates

	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
Cost of investments in associates, less accumulated impairment		
– Listed	2,044,561	4,204,053
– Unlisted	10,144,254	9,746,680
Share of post-acquisition loss and other comprehensive expenses, net of dividend received	(137,403)	(133,393)
	12,051,412	13,817,340

13. INVESTMENTS ACCOUNTED FOR USING EQUITY METHOD *(continued)*

(a) Investments in associates *(continued)*

Movements of investments in associates during the six months ended 30 June 2021 and 2020 are as follows:

	Unaudited Six months ended 30 June	
	2021 RMB'000	2020 RMB'000
At 1 January	11,657,848	11,918,789
Derecognition upon additional acquisitions of subsidiaries (note 29(b) and 29(c))	-	(200,236)
Disposal of a subsidiary (note 30)	-	(100,000)
Capital injection to associates	397,574	73,524
Share of results of associates	(7,417)	10,719
Share of other comprehensive income of an associate	3,407	-
At 30 June	12,051,412	11,702,796

(b) Investments in joint ventures

Movements of investments in joint ventures during the six months ended 30 June 2021 and 2020 are as follows:

	Unaudited Six months ended 30 June	
	2021 RMB'000	2020 RMB'000
Unlisted investments		
At 1 January	18,386,366	14,092,325
Transfer from subsidiaries (note 31)	-	583,019
Transfer to subsidiaries	(509,143)	-
Capital injection to joint ventures	74,529	908,358
Derecognise upon additional acquisitions of subsidiaries (note 29(b) and 29(c))	-	(157,692)
Share of results of joint ventures	224,062	76,168
At 30 June	18,175,814	15,502,178

14. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

	Unaudited Six months ended 30 June	
	2021 RMB'000	2020 RMB'000
At 1 January	10,707,500	7,850,391
Additions	581,998	1,578,379
Acquisitions of subsidiaries (note 29(b))	10,138	-
Reclassification	-	(60,000)
Disposals	(390,923)	(316,285)
Disposals of subsidiaries (note 30)	(54,000)	-
Deemed disposal of a subsidiary (note 31)	-	(3,000)
Net fair value losses (note 6)	(833,022)	(201,861)
Exchange difference	(173,049)	18,530
At 30 June	9,848,642	8,866,154
Less: non-current	(5,256,207)	(7,381,767)
	4,592,435	1,484,387

As at 30 June 2021 and 31 December 2020, the balances of financial assets at FVTPL include the followings:

	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
	Listed equity securities and debt securities	2,041,543
Unlisted equity investments	7,807,099	8,286,382
	9,848,642	10,707,500
Less: non-current	(5,256,207)	(5,369,151)
	4,592,435	5,338,349

Changes in fair values of these investments are recorded in "Net fair value losses on financial assets at FVTPL" in "other gains and losses, net" in the condensed consolidated statement of profit or loss and other comprehensive income.

15. DEBTORS, DEPOSITS AND OTHER RECEIVABLES

	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
Trade debtors – net (note (a))	2,289,781	2,119,811
Other receivables (note (b))	8,125,611	10,823,730
Other deposits (note (b))	1,592,805	1,506,767
Prepayments (note (c))	4,066,938	4,186,184
Prepaid other taxes	4,060,525	2,062,944
Restricted deposit for borrowings from non-financial institution (note (b))	1,960,203	1,960,203
Amounts due from associates (note (b))	3,597,234	5,183,466
Amounts due from joint ventures (note (b))	16,630,166	18,025,120
Amount due from non-controlling interests of subsidiaries (note (b))	5,126,474	4,548,181
	45,159,956	48,296,595
Less: allowance for impairment (note (d))	(2,027,920)	(1,927,920)
Deposits, prepayments and other receivables – net	43,132,036	46,368,675
Total debtors, deposits and other receivables – net	45,421,817	48,488,486
Less: non-current portion		
Other receivables (note (b)(i))	(20,000)	(20,000)
Deposits	(167,922)	–
Non-current portion	(187,922)	(20,000)
Current portion	45,233,895	48,468,486

15. DEBTORS, DEPOSITS AND OTHER RECEIVABLES *(continued)*

Notes:

- (a) Trade debtors mainly arise from sales of properties and property management. Proceeds receivable in respect of the sales of properties are settled in accordance with the terms stipulated in the sale and purchase agreements. Rental income from lease of properties are generally receivable in accordance with the terms of the relevant agreements. The ageing analysis of trade debtors based on contractual terms as at the respective reporting dates is as follows:

	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
Within 90 days	969,425	1,411,610
Over 90 days but within 180 days	328,619	208,915
Over 180 days but within 270 days	543,021	186,823
Over 270 days but within 365 days	130,054	55,025
Over 365 days	462,338	315,438
	2,433,457	2,177,811
Less: allowance for impairment (note d)	(143,676)	(58,000)
	2,289,781	2,119,811

The Group applies the simplified approach to provide for expected credit losses prescribed by HKFRS 9. As at 30 June 2021, a provision of RMB143,676,000 (unaudited) (31 December 2020: RMB58,000,000 (audited)) was made against the gross amount of trade debtors.

Generally, no credit terms were granted to the customers of residential properties. There is no concentration of credit risk with respect to trade debtors as the Group has a large number of customers.

15. DEBTORS, DEPOSITS AND OTHER RECEIVABLES *(continued)*

Notes: *(continued)*

(b) Details of deposits and other receivables are as follows:

	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
Other receivables (note (i))	8,125,611	10,823,730
Other deposits (note (ii))	1,592,805	1,506,767
Restricted deposit for borrowings from non-financial institution (note (iii))	1,960,203	1,960,203
Amounts due from associates (note (iv))	3,597,234	5,183,466
Amounts due from joint ventures (note (iv))	16,630,166	18,025,120
Amount due from non-controlling interest of a subsidiary (note (iv))	5,126,474	4,548,181
	37,032,493	42,047,467
Less: allowance for impairment (note d)	(2,027,920)	(1,927,920)
Deposits and other receivables – net	35,004,573	40,119,547

(i) Deposits and other receivables mainly included deposits, interest receivables, amounts to be refunded by the government in relation to the land acquisition in the PRC, amounts due from former subsidiaries in relation to disposals of subsidiaries in current period and prior years and advances to third parties. As at 30 June 2021, there are other receivables amounting to RMB265,646,000 (unaudited) (31 December 2020: RMB316,714,000 (audited)) are unsecured, carry at interest rates ranging from 4.35% to 15% (unaudited) (31 December 2020: 4.35% to 15% (audited)) per annum. Included in other receivables, those which are repayable over 1 year amounting to RMB20,000,000 (unaudited) (31 December 2020: RMB20,000,000 (audited)) are classified as non-current assets as at 30 June 2021.

(ii) Details of other deposits are as follows:

	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
Deposits paid for acquisitions of subsidiaries	72,528	–
Deposits paid for acquisitions of property, plant and equipment	95,394	–
Deposit paid for acquisitions of land use rights for property development	42,000	42,000
Refundable deposit to redevelopment project partner	488,686	496,235
Other	894,197	968,532
	1,592,805	1,506,767

(iii) The amount represented non-interest bearing restricted deposit for borrowings from non-financial institution.

(iv) The amounts are unsecured, interest free, repayable on demand and expected to be recovered within 12 months from the reporting date and is therefore classified as current asset.

(v) The carrying amounts of the Group's receivables are mainly denominated in RMB and US\$.

15. DEBTORS, DEPOSITS AND OTHER RECEIVABLES *(continued)*

Notes: *(continued)*

- (c) Prepayments mainly represented prepayments of purchase of construction of materials and services.
- (d) Impairment losses in respect of debtors, deposits and other receivables (excluding prepayments and prepaid other taxes) are recorded using an allowance account unless the Group is satisfied that recovery of the amount is remote, in which case the impairment losses are written off against debtors, deposits and other receivables (excluding prepayments and prepaid other taxes) directly. The movement in the allowance for impairment of debtors, deposits and other receivables (excluding prepayments and prepaid other taxes) is as follows:

	Trade debtors RMB'000 (note a)	Deposits and other receivables (excluding prepayments and prepaid other taxes) RMB'000 (note b)	Total RMB'000
Six months ended 30 June 2021			
Opening loss allowance as at 1 January 2021 (audited)	58,000	1,927,920	1,985,920
Provision for loss allowance recognised in profit or loss during the period (note 6)	85,676	100,000	185,676
Closing loss allowance as at 30 June 2021 (unaudited)	143,676	2,027,920	2,171,596
Six months ended 30 June 2020			
Opening loss allowance as at 1 January 2020 (audited)	72,472	1,069,694	1,142,166
(Reversal)/Provision for loss allowance recognised in profit or loss during the period (note 6)	(1,542)	500,000	498,458
Closing loss allowance as at 30 June 2020 (unaudited)	70,930	1,569,694	1,640,624

- (e) As at 30 June 2021, the gross carrying amount of debtors, deposits and other receivables (excluding prepayments and prepaid other taxes) was RMB39,465,950,000 (unaudited) (31 December 2020: RMB44,225,278,000 (audited)) and thus the maximum exposure to loss was RMB39,465,950,000 (unaudited) (31 December 2020: RMB44,225,278,000 (audited)). No write-off of debtors, deposits and other receivables (excluding prepayments and prepaid other taxes) was provided during the period.

16. GOODWILL AND INTANGIBLE ASSETS

	Unaudited						
	Goodwill (note a) RMB'000	Contracts with sports players RMB'000	Trademarks and patent RMB'000	Customer relationship RMB'000	Technology RMB'000	Others RMB'000	Total RMB'000
Six months ended 30 June 2021							
Net carrying amount as at 1 January 2021 (audited)	669,527	316,841	235,542	49,553	2,035	2,907	1,276,405
Acquisition of subsidiaries (note 29(b))	199,805	-	1,750	18,000	-	-	219,555
Additions	-	127,591	-	-	-	-	127,591
Disposals of subsidiaries (note 30)	(2,462)	-	-	-	-	-	(2,462)
Amortisation expensed in administrative expenses (note 5)	-	(81,320)	(26,959)	(15,024)	(2,035)	(1,432)	(126,770)
Impairment loss (note 6)	(118,051)	-	-	-	-	-	(118,051)
Net carrying amount as at 30 June 2021 (unaudited)	748,819	363,112	210,333	52,529	-	1,475	1,376,268

	Unaudited						
	Goodwill RMB'000	Contracts with sports players RMB'000	Trademarks and patent RMB'000	Customer relationship RMB'000	Technology RMB'000	Others RMB'000	Total RMB'000
Six months ended 30 June 2020							
Net carrying amount as at 1 January 2020 (audited)	645,149	280,829	258,386	48,094	-	5,760	1,238,218
Acquisition of subsidiaries (note 29(b) and 29(c))	14,691	-	-	-	-	1,705	16,396
Additions	-	104,526	-	-	-	-	104,526
Amortisation expensed in administrative expenses (note 5)	-	(82,751)	(7,167)	(14,855)	-	(1,155)	(105,928)
Impairment loss (note 6)	(14,691)	-	-	-	-	-	(14,691)
Net carrying amount as at 30 June 2020 (unaudited)	645,149	302,604	251,219	33,239	-	6,310	1,238,521

16. GOODWILL AND INTANGIBLE ASSETS *(continued)*

Notes:

- (a) The Group's goodwill mainly arose from business combinations in connection with the acquisitions of (i) Jianke Insurance Brokers Co., Ltd* (previously known as "Fujian Jianke Insurance Brokers Co. Ltd.*"); (ii) Shenzhen Qijia Internet Technology Co. Ltd.*; (iii) Shanghai Yitao Sports Culture Communication Co. Ltd.* and its subsidiary; (iv) Shenzhen Football Club Co. Ltd, (v) Qinghai Pharmaceutical Co., Ltd.*, (vi) Jiaxing Dashu Property Management Company Limited* and its subsidiaries, (vii) Jiangsu Hengyuan Property Management Company Limited* and its subsidiary, (viii) Ningbo Langtong Property Service Company Limited*, (ix) Kaisa Capital Investment Holdings Limited and its subsidiaries and (x) Zhejiang Ruiyuan Property Management Co., Ltd (note 29(b)).

* The English translation of the name of the companies established in the PRC is for reference only. The official name of these companies are in Chinese.

- (b) The amounts represent the costs to acquire sports players' contracts or to extend their contracts, including the related agent's fees. The amortisation period ranged from 9 to 118 months (six months ended 30 June 2020: 1 to 58 months).

17. LONG-TERM BANK DEPOSITS/RESTRICTED CASH/SHORT-TERM BANK DEPOSITS/ CASH AND BANK BALANCES

The long-term and short-term deposits are denominated in RMB and have original maturity ranging from 3 months to 60 months (31 December 2020: 6 months to 60 months). The effective interest rates of these deposits as at 30 June 2021 are ranged from 1.55% to 3.75% (31 December 2020: 1.55% to 3.85%) per annum.

Long-term bank deposits, restricted cash, short-term bank deposits, cash, and bank balances are denominated in the following currencies:

	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
RMB	45,768,030	45,585,918
Hong Kong dollars	1,865,792	803,940
United States dollars	1,102,072	706,328
Euro	-	17,034
	48,735,894	47,113,220

The conversion of RMB denominated balances into foreign currencies and the remittance of such foreign currencies denominated bank balances and cash out of the PRC are subject to relevant rules and regulation of foreign exchange control promulgated by the PRC government.

18. PROPERTIES UNDER DEVELOPMENT

	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
Properties under development	85,745,440	73,684,733
Less: Provisions for properties under development	(2,271,036)	(2,316,790)
	83,474,404	71,367,943

The properties under development were located in the PRC and Hong Kong (31 December 2020: PRC and Hong Kong) and are stated at cost.

19. INVESTMENT IN AN ASSOCIATE HELD FOR SALE

As at 30 June 2021, the Group intends to a plan to dispose of an associate progressively with a carrying amount of RMB2,121,258,000 (unaudited). The directors of the Company expected the disposal of the associate will be completed by the end of 13 November 2021.

20. LEASE LIABILITIES

	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
Total minimum lease payments:		
Due within one year	176,203	137,953
Due in the second to fifth years	350,982	309,437
Due after the fifth years	247,574	272,251
	774,759	719,641
Future finance charges on lease liabilities	(167,872)	(163,193)
Present value of lease liabilities	606,887	556,448
Present value of minimum lease payments:		
Due within one year	138,569	103,208
Due in the second to fifth years	267,309	225,408
Due after the fifth years	201,009	227,832
	606,887	556,448
Less:		
Portion due within one year included under current liabilities	(130,599)	(103,208)
Portion due after one year included under non-current liabilities	476,288	453,240

21. BORROWINGS

	Notes	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
Borrowings included in current liabilities:			
Senior Notes	(a)	14,286,348	9,673,242
Convertible Bonds	(b)	676,423	663,398
Bank borrowings – secured	(c)	3,691,989	5,885,374
Bank borrowings – unsecured	(c)	67,000	351,800
Other borrowings – secured	(c)	5,692,266	5,240,937
Other borrowings – unsecured	(c)	494,525	1,145,691
Loan from a related company	(d)	108,781	108,781
		25,017,332	23,069,223
Borrowings included in non-current liabilities:			
Senior Notes	(a)	57,418,343	58,650,794
Bank borrowings – secured	(c)	24,552,431	20,053,407
Bank borrowings – unsecured	(c)	5,811,039	5,281,464
Other borrowings – secured	(c)	4,040,200	10,817,519
Other borrowings – unsecured	(c)	6,938,703	3,598,552
		98,760,716	98,401,736
Total borrowings		123,778,048	121,470,959

21. BORROWINGS *(continued)*

Notes:

(a) Senior notes

	Audited 31 December 2020	New issuance	Repurchase/ redemption	Unaudited 30 June 2021
Par value				
2021 6.5% Notes – tranche I (US\$'000)	250,000	–	–	250,000
2021 6.5% Notes – tranche II (US\$'000)	150,000	–	–	150,000
2021 6.75% Notes (US\$'000)	174,296	–	(174,296)	–
2021 7.875% Notes – tranche I (US\$'000)	400,000	–	(400,000)	–
2021 7.875% Notes – tranche II (US\$'000)	300,000	–	(300,000)	–
2021 11.75% Notes (US\$'000)	215,812	–	(215,812)	–
2022 8.5% Notes (US\$'000)	1,147,000	–	–	1,147,000
2022 11.25% Notes – tranche I (US\$'000)	350,000	–	–	350,000
2022 11.25% Notes – tranche II (US\$'000)	200,000	–	–	200,000
2022 11.95% Notes – tranche I (US\$'000)	400,000	–	–	400,000
2022 11.95% Notes – tranche II (US\$'000)	200,000	–	–	200,000
2023 9.75% Notes – tranche I (US\$'000)	400,000	–	–	400,000
2023 9.75% Notes – tranche II (US\$'000)	–	100,000	–	100,000
2023 9.75% Notes – tranche III (US\$'000)	–	200,000	–	200,000
2023 9.75% Notes – tranche IV (US\$'000)	–	280,000	–	280,000
2023 10.875% Notes – tranche I (US\$'000)	300,000	–	–	300,000
2023 10.875% Notes – tranche II (US\$'000)	150,000	–	–	150,000
2023 10.875% Notes – tranche III (US\$'000)	–	300,000	–	300,000
2023 11.5% Notes – tranche I (US\$'000)	400,000	–	–	400,000
2023 11.5% Notes – tranche II (US\$'000)	300,000	–	–	300,000
2023 11.95% Notes – tranche I (US\$'000)	300,000	–	–	300,000
2023 11.95% Notes – tranche II (US\$'000)	200,000	–	–	200,000
2024 9.375% Notes (US\$'000)	3,051,500	–	(804,047)	2,247,453
2025 9.95% Notes – tranche I (US\$'000)	300,000	–	–	300,000
2025 9.95% Notes – tranche II (US\$'000)	–	200,000	–	200,000
2025 10.5% Notes (US\$'000)	500,000	–	–	500,000
2025 11.25% Notes – tranche I (US\$'000)	300,000	–	–	300,000
2025 11.25% Notes – tranche II (US\$'000)	400,000	–	–	400,000
2025 11.7% Notes (US\$'000)	–	1,000,022	–	1,000,022
2026 11.65% Notes (US\$'000)	–	300,000	–	300,000
Total (US\$'000)	10,388,608	2,380,022	(1,894,155)	10,874,475
Amortised cost (US\$'000)	10,471,278			11,099,626
Total amortised cost (RMB'000)	68,324,036			71,704,691

21. BORROWINGS *(continued)*

Notes: *(continued)*

(a) Senior notes (continued)

The Group issued (i) 10.875% senior notes due 2023 with an aggregate principal amount of US\$300,000,000 (equivalent to approximately RMB1,957,470,000) at 102.215% of the face value ("**2023 10.875% Notes**") in January 2021, (ii) 9.95% senior notes due 2025 with an aggregate principal amount of US\$200,000,000 (equivalent to approximately RMB1,304,980,000) at 96.53% of the face value ("**2025 9.95% Notes**") in January 2021, (iii) 9.75% senior notes due 2023 with an aggregate principal amount of US\$100,000,000 (equivalent to approximately RMB652,490,000) at 100% of the face value ("**2023 9.75% Notes**") in February 2021, (iv) 9.75% senior notes due 2023 with an aggregate principal amount of US\$200,000,000 (equivalent to approximately RMB1,314,260,000) at 101.262% of the face value ("**2023 9.75% Notes**") in April 2021, and (v) 11.7% senior notes due 2025 with an aggregate principal amount of US\$1,000,022,000 (equivalent to approximately RMB6,571,445,000) at 100% of the face value ("**2025 11.7% Notes**") in April 2021, (vi) 11.65% senior notes due 2026 with an aggregate principal amount of US\$300,000,000 (equivalent to approximately RMB1,971,390,000) at 100% of the face value ("**2026 11.65% Notes**") in May 2021, (vii) 9.75% senior notes due 2023 with an aggregate principal amount of US\$280,000,000 (equivalent to approximately RMB1,839,964,000) at 101.696% of the face value ("**2023 9.75% Notes**") in June 2021.

On 18 February 2021, the 2021 6.75% Notes matured, the Group repaid the outstanding 2021 6.75% Note with a principal amount of US\$174,296,000 (equivalent to approximately RMB1,137,264,000). On 26 February 2021, the 2021 11.75% Notes matured, the Group repaid the outstanding 2021 11.75% Note with a principal amount of US\$215,812,000 (equivalent to approximately RMB1,408,152,000). On 27 April 2021, the Group repurchased 2021 7.875% Notes with a principal amount of US\$113,344,000 (equivalent to approximately RMB744,818,000). On 9 June 2021, the 2021 7.875% Notes matured, the Group repaid the outstanding 2021 7.875% Note with a principal amount of US\$586,656,000 (equivalent to approximately RMB3,855,092,000).

On 27 April 2021, the Group commenced the exchange offer ("**Exchange Offer**") to the holders of the 2024 9.375% Notes with principal amount of US\$3,051,000,000 (equivalent to approximately RMB20,049,036,000). The Exchange Offer allowed the existing senior note holders to convert their notes into new notes maturing in 2025 with a coupon rate of 11.7% per annum. Upon the expiry of the Exchange Offer on 6 May 2021, 2024 9.375% Notes senior note holders with principal amount of US\$500,022,000 (equivalent to approximately RMB3,285,795,000) had validly tendered for the exchange and accepted pursuant to the Exchange Offer. On the following day, the Group announced to issue a new series of US\$ denominated senior notes with principal amount of US\$500,022,000 (equivalent to approximately RMB3,285,650,000) at an interest rate of 11.7% per annum due 2025.

The major terms and conditions of the senior notes include redemption at the option of the Company and the repurchase of the senior notes upon a change of control. The estimated fair value of the embedded derivative of the early redemption and repurchase rights are insignificant to recognise at initial recognition.

The weighted average effective interest rate of the above senior notes is 10.4% (unaudited) (31 December 2020: 10.1% (audited)) per annum.

All of above senior notes are listed on the Singapore Exchange Securities Trading Limited, except the 2022 6.6% Notes.

The above senior notes are secured by the pledge of shares of the Group's subsidiaries incorporated outside the PRC, and are jointly and severally guaranteed by certain subsidiaries of the Group.

21. BORROWINGS *(continued)*

Notes: *(continued)*

(a) Senior notes (continued)

The movement of the senior notes for the six months ended 30 June 2021 and 2020 is as follow:

	2021 RMB'000	2020 RMB'000
Carrying amount as at 1 January (audited)	68,324,036	56,418,863
Accrued interests (note 7)	3,700,792	3,431,669
Interests paid	(3,487,853)	(2,881,143)
Senior notes recognised	16,466,934	10,625,970
Transaction costs	(129,157)	(98,824)
Repurchase/redemption of senior notes	(12,390,501)	(3,822,930)
Exchange differences	(779,560)	781,503
Carrying amount as at 30 June (unaudited)	71,704,691	64,455,108
Less: current portion included in current liabilities	(14,286,348)	(10,479,858)
Included in non-current liabilities	57,418,343	53,975,250

(b) Convertible Bonds

On 14 January 2019, the Company issued 10.5% convertible bonds at an aggregate principal amount of US\$100,000,000 (equivalent to approximately RMB687,920,000) (the "Convertible Bonds") which will be matured on 14 July 2021 (the "Maturity Date"). The Convertible bonds are denominated in United States dollars and are secured by the shares of the Company and certain subsidiaries of the Group. The Convertible Bonds entitle the holders to convert them into ordinary shares of the Company at any time starting from 41 days after the date of issue of the Convertible Bonds to 10 days before the Maturity Date at a conversion price of HK\$5 per share (translated into HK\$ at a fixed rate of exchange equal to US\$1.00: HK\$7.83) subject to anti-dilutive adjustments. The conversion price of the Convertible Bonds was adjusted to HK\$4.31 per share with effect from 21 June 2021. Neither the Company nor the holders of the Convertible Bonds may demand early redemption. The terms of Convertible Bonds do not satisfy the "fixed for fixed" rule in HKFRS 9. The proceeds of the Convertible Bonds were allocated into two components, debt and financial derivative elements on initial recognition. The Convertible Bond bears interest at 10.5% per annum on the outstanding principal amount and would be payable semi-annually in arrears until the Convertible Bonds are converted or matured. As at 30 June 2021 and 31 December 2020, there has been no conversion of the Convertible Bonds. The Convertible Bonds are listed on the Singapore Exchange Securities Trading Limited.

The fair value of the liability component on initial recognition was derived from present value of future cash flows discounted at the effective interest rate of 13.5% per annum.

The movement of the liabilities of Convertible Bonds for the six months ended 30 June 2021 and 2020 is set out below:

	2021 RMB'000	2020 RMB'000
As at 1 January (audited)	663,398	699,900
Interest expense (note 7)	44,279	46,492
Interest paid	(34,256)	(36,625)
Exchange differences	3,002	10,018
As at 30 June (unaudited)	676,423	719,785

21. BORROWINGS *(continued)*

Notes: *(continued)*

(c) Bank and other borrowings

The Group's bank and other borrowings of RMB37,976,885,000 (unaudited) (31 December 2020: RMB41,997,237,000 (audited)) were jointly secured by certain properties, investment properties, land use rights, properties under development, completed properties held for sales, financial assets at FVTPL of the Group and certain shares of Group's subsidiaries and associates.

The pledged assets for the Group's bank and other borrowings are as follows:

	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
Property, plant and equipment	1,265,113	1,323,368
Investment properties	13,991,000	13,665,400
Land use rights	219,240	495,989
Properties under development	42,395,638	44,926,104
Completed properties held for sale	5,064,306	5,196,679
Financial assets at FVTPL	773,834	–
Short-term bank deposits	188,000	188,000
Restricted cash	1,514,703	606,554
	65,411,834	66,402,094

The Group's bank and other borrowings are guaranteed by certain subsidiaries of the Group:

	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
Group companies		
– guaranteed and secured by the Group's assets	36,808,570	35,076,224
– guaranteed by the Company	11,829,927	19,593,107
	48,638,497	54,669,331

(d) Loan from a related company

The amount due is unsecured, carrying interest rate at 12% (unaudited) (31 December 2020: 12% (audited)) per annum. The related company is controlled by a substantial shareholder of the Company.

22. OTHER PAYABLES

	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
Other payables and accruals (note (a))	6,476,863	5,922,490
Accrued interest	1,151,042	1,042,636
Accrued staff costs	266,884	340,360
Bills payables	–	35,964
Consideration payables related to acquisitions of subsidiaries	1,224,663	1,321,227
Consideration payables related to acquisitions of associate and joint ventures	536,780	721,942
Consideration payables related to acquisitions of financial assets at FVTPL	256,680	256,680
Deed tax and other taxes payables	2,759,613	1,771,163
Deposits received	524,050	497,252
Amounts due to associates (note (b))	1,164,656	1,526,789
Amounts due to joint ventures (note (b))	1,162,687	10,202,048
Amounts due to non-controlling interests of subsidiaries (note (b))	713,346	642,062
	16,237,264	24,280,613
Less: non-current portion		
Consideration payables related to acquisition of a subsidiary	(32,585)	(19,768)
	16,204,679	24,260,845

Notes:

- (a) Other payables and accruals mainly included deposits received from construction companies, accrued operating expenses, advances from third parties for operations, amounts due to former shareholders in relation to newly acquired subsidiaries which are interest-free, unsecured and repayable on demand, payables of cooperation parties and amounts due to former subsidiaries in relation to disposals of subsidiaries in current period and prior years.

Included in other payables and accruals, there were payables amounting to RMB1,200,000,000 (unaudited) (31 December 2020: RMB1,200,000,000 (audited)) secured by non-interest bearing deposit of US\$289,355,000 (approximately RMB1,960,203,000 (unaudited)) (31 December 2020: US\$289,355,000 (approximately RMB1,960,203,000 (audited))). The remaining balances are interest-free, unsecured and repayable on demand.

- (b) The amounts due are unsecured, interest-free and repayable on demand.
- (c) The carrying amounts of other payables are denominated in RMB and approximate to their fair value.

23. DERIVATIVE FINANCIAL INSTRUMENTS

	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
Embedded financial derivatives of convertible bonds	-	27,450

A valuation on the embedded derivatives of the convertible bonds has been performed by an independent qualified valuer at 30 June 2021 and 31 December 2020, the binomial model is used in the valuation of the embedded financial derivatives. A fair value gain of RMB27,450,000 (unaudited) (Six months ended 30 June 2020: RMB62,076,000 (unaudited)) was recognised in profit and loss for the six months ended 30 June 2021.

24. SHARE CAPITAL AND SHARE PREMIUM

	Number of ordinary shares	Nominal value of ordinary shares HK\$'000	Equivalent nominal value of ordinary shares RMB'000	Share premium RMB'000	Total RMB'000
Six months ended 30 June 2021					
Balance as at 1 January 2021 (audited)	6,132,977,697	613,297	538,942	4,948,564	5,487,506
Issue of ordinary shares on right issue (note (a))	876,555,528	87,656	74,086	2,111,464	2,185,550
Issue of shares upon exercise of share options (note (b))	5,935,262	594	502	17,282	17,784
2020 final dividends declared (note 10)	-	-	-	(619,382)	(619,382)
Balance as at 30 June 2021 (unaudited)	7,015,468,487	701,547	613,530	6,457,928	7,071,458
Six months ended 30 June 2020					
Balance as at 1 January 2020 (audited)	6,086,866,697	608,686	534,844	5,546,561	6,081,405
Issue of shares upon exercise of share options	21,441,000	2,144	1,945	56,008	57,953
2019 final dividends declared (note 10)	-	-	-	(545,262)	(545,262)
Balance as at 30 June 2020 (unaudited)	6,108,307,697	610,830	536,789	5,057,307	5,594,096

24. SHARE CAPITAL AND SHARE PREMIUM *(continued)*

Notes:

- (a) On 15 April 2021, the Company issued and allotted 5,935,262 ordinary shares of par value HK\$0.10 each to qualifying shareholders pursuant to the rights issue on the basis of one rights share for every seven existing shares held by the qualifying shareholders on 15 April 2021 at the subscription price of HK\$2.95 per rights share ("**Rights Issue**"), and raised gross proceeds of approximately RMB2,185,550,000, of which approximately RMB74,086,000 was credited to share capital and RMB2,111,464,000 (before share issuance expenses) was credited to the share premium account of the Company.

Share issue expenses mainly include share underwriting commission, lawyers' fees and other related costs associated with the Rights Issue. Incremental costs that are directly attributable to the issue of the new shares amounting to approximately RMB28,654,000 was treated as a deduction against the share premium account arising from the Rights Issue. Further details about the Rights issue are set out in the announcement dated 26 March 2021 and circular dated 26 May 2021 issued by the Company.

- (b) During the six months ended 30 June 2021, 5,935,262 (unaudited) (Six months ended 30 June 2020: 21,441,000 (unaudited)) shares were issued upon exercise of share options. Total proceeds were HK\$14,581,000 (equivalent to RMB12,324,000 (unaudited)) (Six months ended 30 June 2020: HK\$46,443,000 (equivalent to RMB41,905,000 (unaudited))). The weighted average share price at the time of exercise was HK\$2.457 (unaudited) per share (Six months ended 30 June 2020: HK\$2.176 (unaudited) per share). The related transactions costs were deducted from the proceeds received.

25. PERPETUAL CAPITAL SECURITIES

On 30 September 2020, the Company (the "**Issuer**") issued 10.875% perpetual capital securities with an aggregate principal amount of US\$200,000,000 (equivalent to approximately RMB1,361,519,000) (the "**Securities**") which are listed on Singapore Exchange Securities Trading Limited at an issue price of 100%. Transaction costs relating to the issue of the Securities amounted to approximately RMB11,465,000. Distribution is payable semi-annually in arrears in equal instalments on 30 March and 30 September of each year based on the distribution rate as defined in the subscription agreement. Distribution by the Company may be deferred at its sole discretion. The Securities have no fixed maturity and are redeemable in whole, but not in part, at the Company's option on 30 September 2023, or any distribution payment date falling thereafter at their principal amounts together with any accrued, unpaid or deferred distributions. While any distributions are unpaid or deferred, the Company will not declare, pay dividends or make distributions or similar periodic payments in respect of, or repurchase, redeem or otherwise acquire any securities of lower rank.

As the Securities do not contain any contractual obligation to pay cash or other financial assets, in accordance with HKAS 32 "Financial Instruments: Presentation", they are classified as equity for accounting purpose. Any distributions made by the Company to the holders of the Securities will be deducted directly to equity in the consolidated financial statements.

26. RESERVES

	Merger reserve RMB'000 (note (a))	Exchange reserve RMB'000	Statutory reserves RMB'000 (note (b))	Unaudited Share option reserve RMB'000 (note (c))	Capital reserve RMB'000 (note (d))	Retained earnings RMB'000	Total RMB'000
Balance as at 1 January 2021 (audited)	382	17,728	1,024,195	360,548	(205,001)	24,298,327	25,496,179
Profit for the period	-	-	-	-	-	2,925,854	2,925,854
Other comprehensive (expenses)/income for the period	-	(17,653)	-	-	-	3,407	(14,246)
Total comprehensive (expenses)/income for the period	-	(17,653)	-	-	-	2,929,261	2,911,608
Issue of shares upon exercise of share options	-	-	-	(5,495)	-	-	(5,495)
Transfer to statutory reserves	-	-	359	-	-	(359)	-
Share-based payments	-	-	-	39,396	-	-	39,396
Share options lapsed	-	-	-	(8,761)	-	8,761	-
Disposals of subsidiaries (note 30)	-	-	-	-	15,936	-	15,936
Balance as at 30 June 2021 (unaudited)	382	75	1,024,554	385,688	(189,065)	27,235,990	28,457,624
Balance as at 1 January 2020 (audited)	382	(8,018)	1,064,810	473,945	(491,584)	18,595,407	19,634,942
Profit for the period	-	-	-	-	-	2,768,697	2,768,697
Other comprehensive income for the period	-	1,429	-	-	-	-	1,429
Total comprehensive income for the period	-	1,429	-	-	-	2,768,697	2,770,126
Issue of shares upon exercise of share options	-	-	-	(16,048)	-	-	(16,048)
Share-based payments	-	-	-	75,373	-	-	75,373
Share options lapsed	-	-	-	(177,015)	-	177,015	-
Acquisition of additional interest in subsidiaries	-	-	-	-	305,993	-	305,993
Balance as at 30 June 2020 (unaudited)	382	(6,589)	1,064,810	356,255	(185,591)	21,541,119	22,770,386

26. RESERVES *(continued)*

Notes:

- (a) The merger reserve of the Group represents the difference between the nominal value of the share capital and share premium of the subsidiaries acquired pursuant to the group reorganisation in December 2007 and the nominal value of the share capital of the Company issued in exchange thereof. The reorganisation qualifies as common control combinations and has been accounted for using merger accounting.
- (b) In accordance with the relevant rules and regulations in the PRC and the provision of the articles of association of the PRC companies comprising the Group, before 1 January 2006, the local investment enterprises were required to appropriate at each year end 5% to 10% of the profit for the year after setting off the accumulated losses brought forward (based on figures reported in the statutory financial statements) to the statutory surplus reserve and the statutory public welfare fund (collectively the “**Statutory Reserves**”), respectively. After 1 January 2006, the local investment enterprises are allowed to appropriate 10% of the net profit to the Statutory Reserves until the accumulated appropriation exceeds 50% of the registered capital.

For Chinese-foreign entities, in accordance with the Law of the PRC on Chinese-foreign Equity Joint Ventures, the percentage of profits to be appropriated to the Statutory Reserves are solely determined by the Board of Directors of these foreign investment enterprises.

In accordance with the Laws of the PRC on Enterprises Operated Exclusively with Foreign Capital and the companies’ articles of association, an appropriation to the Statutory Reserves, after net of accumulated losses of previous years, have to be made prior to profit distribution to the investor. The appropriation for the Statutory Reserve of these foreign investment enterprises shall be no less than 10% of the net profit until the accumulated appropriation exceeds 50% of the registered capital.

- (c) Share option reserve represents value of employee services in respect of share options granted under the Share Option Scheme (note 33).
- (d) Capital reserve arose from the difference between the amount by which the non-controlling interests are adjusted and the consideration paid for the acquisition of additional equity interest in subsidiaries.

27. FINANCIAL GUARANTEES CONTRACTS

The Group had the following financial guarantees as at the reporting dates:

	Unaudited 30 June 2021 RMB’000	Audited 31 December 2020 RMB’000
Guarantees in respect of mortgage facilities for certain purchasers of the property units sold by the Group (note (a))	32,996,051	27,272,582
Guarantee for borrowings of joint ventures and associates in respect of borrowings (note (b))	4,930,000	–
	37,926,051	27,272,582

27. FINANCIAL GUARANTEES CONTRACTS *(continued)*

- (a) The guarantees in respect of mortgage facilities granted by certain banks related to the mortgage loans arranged for certain purchasers of the Group's properties. Pursuant to the terms of the guarantees, upon default in mortgage payments by these purchasers, the Group is responsible to repay the outstanding mortgage principals together with accrued interest and penalty owed by the defaulted purchasers to the banks and the Group is entitled to take over the legal title and possession of the related properties. Such guarantees expire or terminate upon the earlier of (i) issuance of the property ownership certificates which are generally be available within six months to one year after the purchasers take possession of the relevant properties; and (ii) the mortgage loans obtained by the purchasers of properties.

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

- (b) These mainly represented the maximum exposure of the guarantee provided for the borrowings of certain joint ventures and associates.

28. COMMITMENTS

- (a) **Commitments for acquisitions of property development expenditures, subsidiaries and a joint venture**

	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
Contracted but not provided for		
– Acquisitions of land use rights and property development activities	35,527,808	31,627,158
– Acquisitions of subsidiaries (note)	13,000,000	107,706
– Acquisition of a joint venture	360,000	360,000
	48,887,808	32,094,864

Note:

On 25 March 2021, the Company entered into agreement with Acme Victory Investments Limited, Ascending Power Investments Limited and Beijing Chengyi Haotai Investment Management Co., Ltd. as vendors and Mr. Kwok Ying Shing as guarantor in relation to the acquisitions of Hong Da Development & Investment Holding Co., Ltd., Logic Capital Limited and Beijing Yaohui Real Estate Co., Ltd. at a consideration of RMB13,000,000,000 in cash. The transaction was approved by the shareholders of the Company in the extraordinary general meeting on 2 July 2021. Further details of the acquisition can be found in the announcements of the Company dated 27 March 2021 and 27 May 2021.

28. COMMITMENTS *(continued)*

(b) Operating lease commitments

At the reporting date, the lease commitments for short-term leases and leases of low-value assets are as follows:

	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
Not later than one year	427	969
Later than one year and not later than five years	46	4
	473	973

As at 30 June 2021, the Group leases staff quarters, offices and items of office equipment with a lease period of twelve months, which are qualified to be accounted for under short-term lease and lease of low-value assets exemption under HKFRS 16.

(c) Operating lease rentals receivable

The future aggregate minimum lease rentals receivable under non-cancellable operating leases in respect of land and buildings are as follows:

	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
Within one year	208,504	173,929
After one year and within two years	203,517	143,228
After two years and within three years	157,583	97,883
After three years and within four years	142,872	92,852
After four years and within five years	112,872	98,715
After five years	196,784	160,850
	1,022,132	767,457

The Group leases its investment properties (note 11) under operating lease arrangements which run for an initial period of one to twenty-one (unaudited) (31 December 2020: one to twenty-one (audited)) years, with an option to renew the lease and renegotiated the terms at the expiry date or at the dates as mutually agreed between the Group and the respective tenants. The terms of the leases generally also require the tenants to pay security deposits.

29. ACQUISITIONS OF SUBSIDIARIES

(a) Acquisitions of assets

During the six months ended 30 June 2020, the Group entered into agreements with independent third parties to acquire 100% equity interest in a company incorporated in the PRC, together with the shareholders' loans, at a cash consideration of RMB240,000,000. This company did not operate any business prior to the acquisitions and only had properties under development. Therefore, the Group considered this would be an acquisition of assets in substance and as a result, the difference between the purchase consideration paid and the net assets acquired would be recognised as adjustments to the carrying value of properties under development.

The considerations of all these transactions were based on the fair value of the assets acquired.

The aggregate balances of identifiable assets and liabilities arising from these acquisitions as at their respective acquisition dates are as follows:

	2020 RMB'000
Property, plant and equipment	4,114
Properties under development	235,868
Cash and bank balances	18
Other payables – shareholders' loans	(27,859)
	<hr/>
Total identifiable net assets	212,141
Assignment of shareholders' loans to the Group	27,859
	<hr/>
Identifiable net assets acquired	240,000
	<hr/>
Total purchase consideration	
– Settled in cash during the period	240,000
	<hr/>
Purchase consideration settled in cash	240,000
Cash and bank balances in a subsidiary acquired	(18)
	<hr/>
Cash outflow on acquisition of a subsidiary	239,982
	<hr/>

(b) Acquisitions of businesses

(i) During the six months ended 30 June 2021, the Group entered into an agreement with an independent third party to acquire 80% equity interest in a company at the consideration of RMB9,600,000. The principal activity of this company is engaged in sports operations. The directors of the Group were of the view that the acquisition constitute acquisition of business.

29. ACQUISITIONS OF SUBSIDIARIES *(continued)*

(b) Acquisitions of businesses *(continued)*

(i) *(continued)*

Goodwill arose because the consideration paid included amounts in relation to the revenue growth and future market development of the business acquired. These benefits are not recognised separately from goodwill, because they do not meet the recognition criteria for identifiable intangible assets. Goodwill arising from the acquisition is not expected to be deductible for tax purpose.

The non-controlling interests recognised at the acquisition date were measured by reference to the proportionate share of the recognised amounts of the acquiree's identifiable net assets.

Upon the completion of acquisition, the Group is able to obtain the effective control over this subsidiary and become the subsidiary of the Group.

The following table summaries the consideration paid for the acquisition, the aggregate provisional amounts of fair value of the assets acquired and liabilities assumed of this company at the respective acquisition dates.

	2021 RMB'000
Property, plant and equipment	1,295
Debtors, deposits and other receivables	20
Cash and bank balances	55
Accrued construction costs	(127)
Other payables and contract liabilities	(1,055)
Identifiable net assets acquired	188
Goodwill	11,812
	12,000
Less: non-controlling interests	(2,400)
	9,600
Total purchase consideration	
– Settled in cash during the period	7,500
– Payable	2,100
	9,600
Purchase consideration settled in cash	7,500
Cash and bank balances in the subsidiary acquired	(55)
	7,445
Cash outflow on acquisition of the subsidiary	7,445

29. ACQUISITIONS OF SUBSIDIARIES *(continued)*

(b) Acquisitions of businesses *(continued)*

(i) *(continued)*

The acquired company contributed revenue of RMB787,000 and net profit of RMB83,000 to the Group for the period from the acquisition dates. If the acquisitions had occurred on 1 January 2021, the Group's consolidated revenue would have been increased by RMB302,000 and the consolidated profit for the period would have been decreased by RMB392,000.

(ii) On 27 December 2020, the Group entered into a sales and purchase agreement with independent third parties for the acquisition of 60% of equity interests in Zhejiang Ruiyuan Property Management Co., Ltd.* (“浙江瑞源物業管理有限公司”) (“**Zhejiang Ruiyuan**”), a company whose principal activity is provision of property management services for residential properties, commercial properties and other non-residential properties. The acquisition has been completed in January 2021.

By execution of the sales and purchase agreement in January 2021, all of the strategic financial and operating decisions required approval by simple majority of the board of directors, of which two directors and one director are nominated by the Group and the other shareholder, respectively. Since the Group obtained effective control of voting power to govern the relevant activities of the entity, Zhejiang Ruiyuan is regarded as a subsidiary of the Group.

The acquisition was made with the aims to expand the Group's existing scale of operation and enlarge the Group's market presence and has been accounted for as acquisition of business using the acquisition method.

29. ACQUISITIONS OF SUBSIDIARIES *(continued)*

(b) Acquisitions of businesses *(continued)*

(ii) *(continued)*

The fair value of assets and liabilities acquired as at the date of acquisition was as follows:

	2021 RMB'000
Property, plant and equipment	6,708
Intangible assets – property management contracts and customers relationship (note 16)	18,000
Right-of-use assets	1,145
Deferred tax assets	755
Debtors, deposits and other receivables	52,809
Cash and bank balances	16,771
Accrued construction costs	(5,447)
Income tax payables	(2,117)
Lease liabilities	(1,315)
Other payables and contract liabilities	(59,309)
Deferred tax liabilities	(4,500)
Total identifiable net assets at fair value	23,500
Less: non-controlling interests	(9,400)
Identifiable net assets acquired	14,100
Goodwill	93,606
	107,706
Total purchase consideration	
– Settled in cash during the period	53,853
– Payable	53,853
	107,706
Purchase consideration settled in cash	53,853
Cash and bank balances in subsidiaries acquired	(16,772)
	37,081
Cash outflow on acquisition of the subsidiary	37,081

29. ACQUISITIONS OF SUBSIDIARIES *(continued)*

(b) Acquisitions of businesses *(continued)*

(ii) *(continued)*

The consideration of Zhejiang Ruiyuan is subject to adjustment of profit guarantee granted by the seller. The management believes that the fair value of the above profit guarantee is insignificant on the acquisition date and as at 30 June 2021.

The debtors and other receivables acquired with a fair value of RMB52,809,000 as at the date of acquisition had gross contractual amounts of RMB55,829,000. The best estimate at acquisition date of contractual cash flows not expected to be collected amounted to RMB3,020,000.

(iii) **Kaisa Capital**

During the six months ended 30 June 2021, the Group entered into an agreement with an independent third party to acquire 324,400,000 share in Kaisa Capital, representing approximately 30.60% equity interest in Kaisa Capital, at the consideration of HK\$145,980,000 (approximately RMB123,382,000). The principal activities of this company are engaged in trading of construction machinery and spare parts, leasing of the construction machinery under operating leases and providing repair and maintenance services in respect of the construction machinery. The directors of the Group were of the view that the acquisitions constitute acquisition of business.

Pursuant to the terms of the Acting In Concert Undertaking dated 28 April 2021, Excel Range Investments Limited ("**Excel Range**") has irrevocably and unconditionally undertaken to the Group that it will act in concert with the Group with respect to Kaisa Capital where Excel Range will vote in the same manner as the Group in shareholder meetings of Kaisa Capital and that it will let the Group take the lead with respect to the control of Kaisa Capital. As a result of the Acting In Concert Undertaking, Kaisa Capital will be accounted for as a subsidiary of Kaisa Group upon Completion.

Goodwill arose because the consideration paid included amounts in relation to the revenue growth and future market development of the business acquired. These benefits are not recognised separately from goodwill, because they do not meet the recognition criteria for identifiable intangible assets. Goodwill arising from the acquisition is not expected to be deductible for tax purpose.

Upon the completion of acquisition, the Group is able to obtain the effective control over Kaisa Capital, and become subsidiaries of the Group.

The following table summaries the consideration paid for the acquisition, the aggregate provisional amounts of fair value of the assets acquired and liabilities assumed of these companies at the respective acquisition dates.

29. ACQUISITIONS OF SUBSIDIARIES *(continued)*

(b) Acquisitions of businesses *(continued)*

(iii) Kaisa Capital *(continued)*

	2021 RMB'000
Property, plant and equipment	143,129
Right-of-use assets	92,557
Intangible assets – trademarks and patents (note 16)	1,750
Deferred tax assets	82
Properties under development	85,257
Financial assets at FVTPL	9,438
Debtors, deposits and other receivables	60,249
Tax recoverable	1,621
Inventories	18,921
Cash and bank balances	16,691
Accrued construction costs	(28,579)
Income tax payable	(786)
Lease liabilities	(65,589)
Borrowings	(82,574)
Other payables and contract liabilities	(154,141)
Deferred tax liabilities	(1,830)
Identifiable net assets acquired	96,196
Less: non-controlling interests	(67,201)
Goodwill	28,995
	94,387
	123,382
Total purchase consideration	
– Settled in cash during the period	123,382
Purchase consideration settled in cash	123,382
Cash and bank balances in subsidiaries acquired	(16,691)
Cash outflow on acquisition of subsidiaries	106,691

The acquired companies contributed revenue of RMB23,422,000 and net profit of RMB8,714,000 to the Group for the period from the acquisition dates. If the acquisitions had occurred on 1 January 2021, the Group's consolidated revenue would have been increased by RMB57,439,000 and the consolidated profit for the period would have been decreased by RMB5,874,000.

Note: As at 30 June 2021, the fair value of underlying assets has been determined in a provisional basis, awaiting the professional valuation.

29. ACQUISITIONS OF SUBSIDIARIES *(continued)*

(b) Acquisitions of businesses *(continued)*

During the six months ended 30 June 2021, the Group entered into certain share transfer agreements with existing business partners to additionally acquire 50%, 45%, 50%, 49% and 49% equity interest in certain joint ventures at the consideration of approximately RMB1, RMB8,182,000, RMB1, RMB1 and RMB609,600,000 respectively. The principal activities of these companies are engaged in property development. The directors of the Group were of the view that the acquisitions constitute acquisitions of businesses.

Upon the completion of acquisition, the Group is able to obtain the effective control over these subsidiaries, and become subsidiaries of the Group.

The carrying values and fair values of the Group's pre-existing interests in these subsidiaries at the acquisition dates are RMB509,143,000 and RMB644,482,000 respectively. The provisional gains on additional acquisitions of these subsidiaries is RMB135,339,000.

The following table summarizes the consideration paid for the acquisition, the aggregate provisional amounts of fair value of the assets acquired and liabilities assumed of these companies at the respective acquisition dates.

	2021 RMB'000
Property, plant and equipment	585
Right-of-use assets	383
Financial assets at FVTPL	700
Deferred tax assets	168
Properties under development	4,540,650
Debtors, deposits and other receivables	4,013,363
Prepayment for proposed development projects	702,319
Prepaid taxes	73,292
Cash and bank balances	473,006
Accrued construction costs	(205,388)
Other payables and contract liabilities	(7,288,843)
Borrowings	(1,047,700)
Lease liabilities	(272)
Identifiable net assets acquired	1,262,263
Total purchase consideration	
– Settled in cash during the period	600,000
– Payable	17,782
– Fair value of pre-existing interest	644,482
	1,262,263
Purchase consideration settled in cash	600,000
Cash and bank balances in subsidiaries acquired	(473,006)
Cash outflow on acquisition of subsidiaries	126,994

The acquired companies contributed revenue of RMB826,341,000 and net loss of RMB176,462,000 to the Group for the period from the acquisition dates. If the acquisitions had occurred on 1 January 2021, the Group's consolidated profit for the period would have been decreased by RMB93,270,000.

29. ACQUISITIONS OF SUBSIDIARIES *(continued)*

(b) Acquisitions of businesses *(continued)*

Acquisition of certain subsidiaries

During the six months ended 30 June 2020, the Group completed the additional acquisition of 91%, 50% equity interests and acquisition of 100% equity interest in certain companies incorporated in Hong Kong with the aggregate considerations of HK\$164,100,000 (equivalent to RMB148,590,000). The principal activities of these companies are the securities broking, the provision of margin and other financing, the provision of nominee and custodian services in Hong Kong, the provision of investment advisory, consultancy services and licensed under the Securities and Futures Ordinance, and money lender business in Hong Kong under the Money Lenders Ordinance. The directors of the Group were of the view that the acquisitions constitute acquisitions of businesses.

The Group accordingly remeasured the fair value of its pre-existing interest in these companies at the date of completion and recognised the resulting provisional loss of RMB10,615,000 on the remeasurement of the Group's pre-existing interest in these companies to acquisition date fair value.

Goodwill arose because the consideration paid included amounts in relation to the revenue growth and future market development of the business acquired. These benefits are not recognised separately from goodwill, because they do not meet the recognition criteria for identifiable intangible assets. Goodwill arising from the acquisition is not expected to be deductible for tax purpose.

Upon the completion of additional acquisition and acquisition, the Group is able to obtain the effective control over these companies, and these companies become subsidiaries of the Group.

29. ACQUISITIONS OF SUBSIDIARIES *(continued)*

(b) Acquisitions of businesses *(continued)*

Acquisition of certain subsidiaries *(continued)*

The following table summaries the consideration paid for the acquisition, the aggregate provisional amounts of fair value of the assets acquired and liabilities assumed of these companies at the respective acquisition dates.

	2020 RMB'000
Debtors, deposits and other receivables	175,308
Cash and bank balances	94,042
Other payables	<u>(131,971)</u>
Identifiable net assets acquired	137,379
Assignment of shareholders' loan to the Group	6,279
Goodwill	<u>14,691</u>
	<u>158,349</u>
Total purchase consideration	
– Settled in cash during the period	148,590
– Fair value of pre-existing interest	<u>9,759</u>
	<u>158,349</u>
Purchase consideration settled in cash	148,590
Cash and bank balances in subsidiaries acquired	<u>(94,042)</u>
Cash outflow on acquisition of subsidiaries	<u>54,548</u>

The acquired companies contributed revenue of RMB2,874,000 and net profit of RMB12,800,000 to the Group for the period from the acquisition dates. If the acquisitions had occurred on 1 January 2020, the Group's consolidated revenue would have been increased by RMB18,294,000 and the consolidated profit for the period would have been increased by RMB3,986,000.

Note: As at 30 June 2020, the fair value of underlying assets has been determined in a provisional basis, awaiting the professional valuation.

29. ACQUISITIONS OF SUBSIDIARIES *(continued)*

(c) Acquisition of additional interests in subsidiaries

During the six months ended 30 June 2021, the Group entered into capital injection agreements with existing business parties to further acquire 11% and 30% equity interests in joint ventures at RMB39,250,000 and RMB30,000,000 respectively.

The Group's effective equity interest in these companies then increased from 40% to 51% and 50% to 80% respectively. Upon the capital injection, the Group is able to obtain the effective control over these companies, and these companies become subsidiaries of the Group.

The non-controlling interests recognised at the acquisition dates were measured by reference to the proportionate share of the recognised amounts of the acquiree's identifiable net assets.

The carrying value and fair value of the Group's pre-existing interests in these subsidiaries at the acquisition dates are nil and RMB177,727,000 respectively. The provisional gains on additional acquisitions of these subsidiaries is RMB177,727,000.

Details of the provisional aggregate fair values of the identifiable assets and liabilities of these subsidiaries as at the date of acquisition are as follows:

	2021 RMB'000
Property, plant and equipment	50
Properties under development	5,862,740
Completed properties held for sales	434,502
Debtors, deposits and other receivables	9,736,747
Prepaid tax	20,932
Cash and bank balances	674,242
Accrued construction costs	(475,641)
Income tax payable	(110,495)
Other payables and contract liabilities	(14,536,389)
Borrowings	(1,179,870)
Total identifiable net assets at fair value	426,818
Non-controlling interests	(188,841)
Net assets acquired through capital injection	237,977
Capital injection	69,250
Cash and bank balances in subsidiaries acquired through capital injection	(674,242)
Net cash inflow on acquisition of subsidiaries through capital injection	(604,992)

Note: As at 30 June 2021, the fair value of underlying assets has been determined on a provisional basis, awaiting the professional valuation.

29. ACQUISITIONS OF SUBSIDIARIES *(continued)*

(c) Acquisition of additional interests in subsidiaries *(continued)*

During the six months ended 30 June 2020, the Group entered into capital injection agreements with existing business parties to further acquire 12% equity interest in an associate at RMB39,239,000 and 50% equity interest in a joint venture at RMB8,000,000.

The Group's effective equity interest in these companies then increased from 39% to 51% and 50% to 90% respectively. Upon the capital injection, the Group is able to obtain the effective control over these companies, and these companies become subsidiaries of the Group.

The non-controlling interests recognised at the acquisition dates were measured by reference to the proportionate share of the recognised amounts of the acquiree's identifiable net assets.

The carrying value and fair value of the Group's pre-existing interests in these subsidiaries at the acquisition dates are approximately RMB337,554,000 and RMB21,163,000 respectively. The provisional losses on additional acquisitions of these subsidiaries is RMB358,717,000.

Details of the provisional aggregate fair values of the identifiable assets and liabilities of these subsidiaries as at the date of acquisition are as follows:

	2020 RMB'000
Property, plant and equipment	126
Intangible assets (note 16)	1,705
Properties under development	3,017,509
Debtors, deposits and other receivables	1,133,789
Prepaid tax	47,492
Cash and bank balances	257,293
Contract liabilities	(3,723,699)
Accrued construction costs	(112,466)
Other payables	(333,508)
Borrowings	(284,613)
	<hr/>
Total identifiable net assets at fair value	3,628
Non-controlling interests	22,448
	<hr/>
Net assets acquired through capital injection	26,076
	<hr/>
Capital injection	47,239
Cash and bank balances in subsidiaries acquired through capital injection	(257,293)
	<hr/>
Net cash inflow on acquisition of subsidiaries through capital injection	(210,054)

Note: As at 30 June 2020, the fair value of underlying assets has been determined on a provisional basis, awaiting the professional valuation.

30. DISPOSALS OF SUBSIDIARIES

During the six months ended 30 June 2021, the Group entered into agreements with certain independent third parties to dispose all the interests in certain subsidiaries. These subsidiaries were engaged in property development, property investment, healthcare operation, and insurance business respectively.

The following table summarises the aggregate net assets and liabilities of the subsidiaries disposed of during the current period and the financial impacts are summarised as follows:

	2021				
	Property development RMB'000	Property investment RMB'000	Healthcare operation RMB'000	Insurance business RMB'000	Total RMB'000
Net (liabilities)/assets disposed of:					
Property, plant and equipment	-	17	187,094	912	188,023
Investment properties	-	3,692,000	-	-	3,692,000
Financial assets at FVTPL	-	22,000	-	32,000	54,000
Goodwill and intangible assets (note 16)	-	-	-	2,462	2,462
Deferred tax assets	-	696	-	-	696
Properties under development	-	-	178,013	-	178,013
Debtors, deposits and other receivables	-	916,134	74,783	14,117	1,005,034
Prepaid tax	-	-	10,398	-	10,398
Cash and bank balances	1	2,479	8,008	6,166	16,654
Contract liabilities	-	(9,011)	-	(37)	(9,048)
Accrued construction costs	-	(183,546)	(7,417)	(3,552)	(194,515)
Other payables	(6)	(2,637,005)	(28,654)	(23,549)	(2,689,214)
Borrowings	-	(2,200,000)	(230,497)	-	(2,430,497)
	(5)	(396,236)	191,728	28,519	(175,994)
Non-controlling interests	-	-	(24,302)	(5,716)	(30,018)
Net (liabilities)/assets disposed of	(5)	(396,236)	167,426	22,803	(206,012)
Provisional gains on disposals of subsidiaries (note 6)	5	396,236	110,574	19,197	526,012
Cash consideration satisfied by cash	-	-	278,000	42,000	320,000
Cash consideration	-	-	278,000	42,000	320,000
Cash and bank balances in subsidiaries disposed of	(1)	(2,479)	(8,008)	(6,166)	(16,654)
Net cash (outflow)/inflow in respect of disposals of subsidiaries	(1)	(2,479)	269,992	35,834	303,346

30. DISPOSALS OF SUBSIDIARIES *(continued)*

During the six months ended 30 June 2020, the Group entered into agreements with certain independent third parties to dispose all the interests in certain subsidiaries. These subsidiaries were engaged in property development, hotel and catering operations, and cinema, department store operations.

The following table summarises the aggregate net assets and liabilities of the subsidiaries disposed of during the current period and the financial impacts are summarised as follows:

	2020 RMB'000
Net liabilities disposed of:	
Property, plant and equipment (note 11)	479,108
Right-of-use assets	89,116
Investments in associates (note 13(a))	100,000
Land use rights (note 11)	52,236
Properties under development	556,163
Completed properties held for sale	233,801
Debtors, deposits and other receivables	1,355,889
Inventories	11,102
Prepaid tax	3,443
Cash and bank balances	32,322
Contract liabilities	(12,025)
Accrued construction costs	(520,208)
Other payables	(2,286,248)
Borrowings	(487,299)
Lease liabilities	(88,986)
	<hr/>
	(481,586)
Non-controlling interests	1,747
	<hr/>
Net liabilities disposed of	(479,839)
Provisional gains on disposals of subsidiaries (note 6)	793,202
	<hr/>
Cash consideration satisfied by cash	313,363
	<hr/>
Cash consideration	313,363
Cash and bank balances in subsidiaries disposed of	(32,322)
	<hr/>
Net cash inflow in respect of disposals of subsidiaries	281,041
	<hr/>

31. DEEMED DISPOSALS OF SUBSIDIARIES

During the six months ended 30 June 2020, the Group entered into capital injection agreements with a number of independent third parties for the capital injection in certain subsidiaries. Upon the capital injection, the Group's equity interests in certain subsidiaries have been diluted from 100% to 30%, 44.44%, 50% and 51%. These subsidiaries were engaged in investment holding and holding property redevelopment projects and property developments.

Upon completion of the deemed disposals, these companies ceased to be subsidiaries of the Group and were then accounted for as associates or joint ventures of the Group using equity method. The fair value of the retained interests in these companies at the date on which the control was lost is regarded as the cost on initial recognition of the investments in associates and joint ventures.

The following table summarises the net assets of the subsidiaries disposed of during the current period and the financial impacts are summarised as follows:

	2020 RMB'000
Net assets disposed of:	
Property, plant and equipment	10,728
Right-of-use assets	44,855
Properties under development	1,564,592
Completed properties held for sale	20,125
Inventory	3,543
Prepayments for proposed development projects	27
Debtors, deposits and other receivables	3,276,759
Prepaid tax	2,527
Financial assets at FVTPL (note 14)	3,000
Cash and bank balances	54,580
Contract liabilities	(662,209)
Accrued construction costs	(884,146)
Income tax payable	(202)
Borrowings	(795,236)
Other payables	(2,309,669)
Lease liabilities	(46,016)
	283,258
Non-controlling interests	(26,112)
	257,146
Provisional gains on deemed disposals of subsidiaries, net (note 6)	325,873
	583,019
Satisfied by:	
Fair values of the equity interests in joint ventures (note 13(b))	583,019
	583,019
Net cash outflow arising on deemed disposals:	
Cash and bank balances disposals of	(54,580)
	(54,580)

Note: The fair value was determined by management with reference to the market value or valuation reports for the underlying assets. As at 30 June 2020, the fair value of the underlying assets has been determined on a provisional basis, awaiting the finalised professional valuation. The remaining interests held by the Group is measured at fair value at the date the Group lost control over these certain companies.

32. TRANSACTION WITH NON-CONTROLLING INTERESTS

During the six months ended 30 June 2021, the Group acquired additional equity interests in certain subsidiaries at the total consideration of RMB2,435,981,000. Immediately prior to the acquisition, the carrying amounts of the existing non-controlling interests were approximately RMB2,699,768,000. The Group recognised decrease in non-controlling interests of RMB2,435,981,000 and decrease in equity attributable to owners of the parents of RMB2,435,981,000.

33. SHARE OPTION

(a) Share Option Scheme of the Company

Pursuant to the shareholders' resolution passed on 22 November 2009, a post-IPO share option scheme (the "Share Option Scheme") was conditionally adopted. Pursuant to the terms of the Share Option Scheme, the Company may grant options at its discretion, to any eligible person (including directors, employees, officers of any member of the Group, advisers, consultants, suppliers, agents and customers of any members of the Group). The maximum number of shares which may be issued upon exercise of all options (the "Share Option") granted and yet to be exercised under the Share Option Scheme or any other share option schemes adopted by the Company must not exceed 30% of the Company's shares in issue from time to time.

No options may be granted under the Share Option Scheme after 10 years since the adoption. The vesting periods, exercise periods and vesting conditions may be specified by the Company at the time of the grant, and the options expire no later than 10 years from the relevant date of grant. The exercise price of the option under the Share Option Scheme shall be no less than the highest of (i) the official closing price of the Company's shares as stated in the daily quotation sheet issued by the Stock Exchange on the date of grant; (ii) the average of the official closing price of the Company's shares as stated in the daily quotation sheets issued by the Stock Exchange for the five Stock Exchange business days immediately preceding the date of grant; and (iii) the nominal value of a share of the Company.

33. SHARE OPTION *(continued)*

(a) Share Option Scheme of the Company *(continued)*

Details of the movement of the share options under Share Option Scheme of the Company are as follows:

	2021		2020	
	Weighted average exercise price in HK\$ per share	Number	Weighted average exercise price in HK\$ per share	Number
At 1 January (audited)	3.307	298,222,000	3.464	435,053,000
Effect of right issue (note)	3.133	7,189,876	–	–
Exercised during the period	2.457	(5,935,262)	2.176	(21,441,000)
Cancelled/lapsed during the period	3.646	(8,400,000)	4.564	(94,800,000)
At 30 June (unaudited)	3.209	291,076,614	3.224	318,812,000

Note: As a result of the completion of the Rights Issue, assuming no other adjustment events under the terms and conditions of the Share Option Scheme having been triggered and pursuant to (i) the terms and conditions of Share Option Scheme; and (ii) Chapter 17 of the Listing Rules and the supplementary guidance issued by the Stock Exchange on 5 September 2005 regarding adjustment of share options under Rule 17.03(13) of the Listing Rules, the exercise price of the Share Options and the number of Shares which may fall to be issued upon exercise of the subscription rights attaching to the Share Options has been adjusted.

As at 30 June 2021, 175,031,817 (unaudited) (30 June 2020: 168,812,000 (unaudited)) outstanding options granted under the Share Option Scheme were exercisable (note).

33. SHARE OPTION *(continued)*

(a) Share Option Scheme of the Company *(continued)*

Note: Terms of share options at the reporting date were as follows:

Exercise period	Vesting period	Exercise price per share HK\$	Number of share options	
			30 June 2021	30 June 2020
10/6/2010-24/4/2022	9/12/2009-9/6/2010	3.010*/3.105	1,468,098*	5,250,000
30/3/2011-24/4/2022	9/12/2009-29/3/2011	3.010*/3.105	8,517,531*	7,650,000
24/4/2012-24/4/2022	9/12/2009-23/4/2012	3.010*/3.105	8,775,637*	8,500,000
23/7/2014-22/7/2020	23/7/2014-22/7/2015	2.000	–	2,500,000
23/7/2015-22/7/2020	23/7/2015-22/7/2016	2.000	–	3,999,000
6/6/2013-5/6/2022	6/6/2013-5/6/2014	1.450*/1.500	1,192,449*	3,686,000
6/6/2014-5/6/2022	6/6/2014-5/6/2015	1.450*/1.500	2,476,795*	3,758,000
6/6/2015-5/6/2022	6/6/2015-5/6/2016	1.450*/1.500	6,496,352*	9,464,000
6/6/2016-5/6/2022	6/6/2016-5/6/2017	1.450*/1.500	7,838,202*	10,181,000
6/6/2017-5/6/2022	6/6/2017-5/6/2018	1.450*/1.500	8,439,036*	10,624,000
19/7/2018-18/7/2027	19/7/2018-18/7/2019	3.440*/3.550	38,199,804*	46,700,000
19/7/2019-18/7/2027	19/7/2019-18/7/2020	3.440*/3.550	38,148,185*	48,100,000
19/7/2020-18/7/2027	19/7/2020-18/7/2021	3.440*/3.550	38,612,778*	42,800,000
19/7/2021-18/7/2027	19/7/2021-18/7/2022	3.440*/3.550	83,420,100*	73,600,000
24/1/2020-23/1/2029	24/1/2020-23/1/2021	2.310*/2.380	2,064,854*	2,000,000
24/1/2021-23/1/2029	24/1/2021-23/1/2022	2.310*/2.380	2,064,854*	2,000,000
24/1/2022-23/1/2029	24/1/2022-23/1/2023	2.310*/2.380	2,064,854*	2,000,000
24/1/2023-23/1/2029	24/1/2023-23/1/2024	2.310*/2.380	4,129,709*	4,000,000
12/4/2020-11/4/2029	12/4/2020-11/4/2021	3.580*/3.700	5,368,621*	6,400,000
12/4/2021-11/4/2029	12/4/2021-11/4/2022	3.580*/3.700	5,368,621*	6,400,000
12/4/2022-11/4/2029	12/4/2022-11/4/2023	3.580*/3.700	5,368,621*	6,400,000
12/4/2023-11/4/2029	12/4/2023-11/4/2024	3.580*/3.700	10,737,242*	12,800,000
4/11/2021-4/11/2030	4/11/2021-3/11/2022	3.580*/3.690	2,064,854*	–
4/11/2022-4/11/2030	4/11/2022-3/11/2023	3.580*/3.690	2,064,854*	–
4/11/2023-4/11/2030	4/11/2023-3/11/2024	3.580*/3.690	2,064,854*	–
4/11/2024-4/11/2030	4/11/2024-3/11/2025	3.580*/3.690	4,129,709*	–
			291,076,614	318,812,000

* The number of options and exercise price was adjusted upon the completion of Rights Issue on 8 May 2021.

33. SHARE OPTION *(continued)*

(a) Share Option Scheme of the Company *(continued)*

The Company offered to grant several directors and employees (the “**July 2010 Grant**”) of 179,750,000 share options of HK\$0.10 each in the capital of the Company on 23 July 2010. The closing price of the shares immediately before the date of grant was HK\$1.60.

On 19 July 2017, the Company offered to grant to the directors of the Company and certain employees of the Company and its subsidiaries (the “**July 2017 Grant**”) of 64,000,000 and 250,300,000 share options respectively, of HK\$0.1 each in the capital of the Company. The Company further granted a director of the Company (the “**September 2017 Grant**”) and (the “**November 2017 Grant**”) of 20,000,000 and 28,000,000 shares options on 22 September 2017 and 29 November 2017 respectively of HK\$0.1 each in the capital of the Company.

On 3 April 2018, the Company offered to grant to one of the directors of the Company (the “**April 2018 Grant**”) of 20,000,000 share options of HK\$0.1 each in the capital of the Company. The Company further granted certain employees of the Company and its subsidiaries (the “**June 2018 Grant**”) of 43,000,000 shares options on 11 June 2018 of HK\$0.1 each in the capital of the Company.

On 24 January 2019, the Company offered to grant to certain employees of the Company and its subsidiaries (the “**January 2019 Grant**”) of 18,000,000 share options of HK\$0.1 each in the capital of the Company. The Company further granted certain employees of the Company and its subsidiaries (the “**April 2019 Grant**”) of 34,000,000 share options on 12 April 2019 of HK\$0.1 each in the capital of the Company.

On 4 November 2020, the Company offered to grant to an employee of the Company and its subsidiaries (the “**November 2020 Grant**”) of 10,000,000 share options of HK\$0.10 each in the capital of the Company.

	July 2010 Grant	June 2012 Grant	July 2017 Grant	September 2017 Grant	November 2017 Grant	April 2018 Grant	June 2018 Grant	January 2019 Grant	April 2019 Grant	November 2020 Grant
Fair value under binomial model (HK\$'000)	142,362	198,688	543,168	68,887	61,987	37,218	77,023	17,677	51,857	13,298
Closing share price at grant date (HK\$)	1.71	1.39	3.55	6.66	4.26	4.31	4.35	2.37	3.69	3.68
Exercise price (HK\$)	2.00	1.50	3.55	6.66	4.37	4.32	4.37	2.38	3.70	3.69
Annual risk free interest rate	2.29%	1.04%	2.05%	2.01%	2.23%	2.64%	2.93%	2.49%	2.26%	0.91%
Expected volatility	40%	44%	42%	43%	44%	44%	44%	45%	46%	46%
Expected option life	10 years	10 years	10 years	10 years	10 years	10 years	10 years	10 years	10 years	10 years
Expected divided yield	Nil	Nil	Nil	Nil	Nil	2.5%	2.5%	2.5%	2.5%	3.46%

33. SHARE OPTION *(continued)*

(a) Share Option Scheme of the Company *(continued)*

The valuations were based on the Binomial Option Pricing Model with the following data and assumptions:

Expected volatility was determined by using the historical volatility of the Company's share price from the listing date to the grant date. The risk-free interest rate is equal to Hong Kong Dollar swap rate over the exercise period at the grant date.

The Binomial Option Pricing Model has been used to estimate the fair value of the options. The variables and assumptions used in computing the fair value of the share options are based on the Directors' best estimate. The value of an option varies with different variables of certain subjective assumptions.

The Group recognised a share option expense of approximately RMB39,396,000 (unaudited) (Six months ended 30 June 2020: RMB75,373,000 (unaudited)) during the six months ended 30 June 2021.

(b) Share Option Scheme of Kaisa Prosperity

Kaisa Prosperity, a non-wholly owned subsidiary of the Company, operates a share option scheme (the "Kaisa Prosperity's Scheme"). The Kaisa Prosperity's Scheme was adopted pursuant to the shareholders' resolution passed on 18 June 2019. Pursuant to the terms of the share option scheme, Kaisa Prosperity may grant options at its discretion, to any eligible person (including directors, employees, officers of any member of Kaisa Prosperity and its subsidiaries, advisers, consultants, suppliers, agents and customers of any members of the Kaisa Prosperity). The maximum number of shares which may be issued upon exercise of all options granted and yet to be exercised under the Kaisa Prosperity's Scheme or any other Kaisa Prosperity's Schemes adopted by Kaisa Prosperity must not exceed 30% of the Kaisa Prosperity's shares in issue from time to time.

No options may be granted under the Kaisa Prosperity's Scheme after 10 years since the adoption. The vesting periods, exercise periods and vesting conditions may be specified by Kaisa Prosperity at the time of the grant, and the options expire no later than 10 years from the relevant date of grant.

The exercise price of the option under the Kaisa Prosperity's Scheme shall be no less than the highest of (i) the official closing price of Kaisa Prosperity's shares as stated in the daily quotation sheet issued by the Stock Exchange on the date of grant; (ii) the average of the official closing price of Kaisa Prosperity's shares as stated in the daily quotation sheets issued by the Stock Exchange for the five Stock Exchange business days immediately preceding the date of grant; (iii) the nominal value of a share of Kaisa Prosperity.

33. SHARE OPTION *(continued)*

(b) Share Option Scheme of Kaisa Prosperity *(continued)*

Details of the movement of the share options under Kaisa Prosperity Scheme are as follows:

	2021		2020	
	Weighted average exercise price in HK\$ per share	Number	Weighted average exercise price in HK\$ per share	Number
As at 1 January (audited)	15.7	10,600,000	15.7	11,450,000
Exercised during the period	15.7	(110,000)	-	-
Forfeited during the period	15.7	(440,000)	15.7	(550,000)
As at 30 June (unaudited)	15.7	10,050,000	15.7	10,900,000

On 19 July 2019, the Company offered to grant to the directors of Kaisa Prosperity and certain employees of Kaisa Prosperity and its subsidiaries (the "July 2019 Grant") of 2,750,000 and 8,700,000 share options respectively, of HK\$0.1 each in the capital of the Company. The closing price of the shares immediately before the date of grant was HK\$15.36. The 8,700,000 share options granted to the employees and 2,750,000 share options granted to the directors of the Company have a fair value under the binomial model of approximately HK\$62,564,000 and HK\$22,241,000, respectively. The valuations were based on the Binomial Option Pricing Model with the following data and assumptions:

	July 2019 Grant
Fair value under binomial model	HK\$84,805,000
Closing share price at grant date	HK\$15.70
Exercise price	HK\$15.70
Annual risk free interest rate	1.87%
Expected volatility	50.86%
Expected option life	10 years
Expected dividend yield	1.15%

Expected volatility was determined by using the historical volatility of Kaisa Prosperity's share price from the listing date to the grant date. The risk free interest rate is equal to Hong Kong dollar swap rate over the exercise period at the grant date.

The Binomial Option Pricing Model has been used to estimate the fair value of the options. The variables and assumptions used in computing the fair value of the share options are based on the directors' best estimate. The value of an option varies with different variables of certain subjective assumptions. Expected dividend yield are based on historical data.

In total, RMB6,025,000 of employee compensation expense (unaudited) been recognised in profit or loss for the six months ended 30 June 2021 (30 June 2020: RMB13,130,000) (unaudited) and the corresponding amount of which has been credited to "Share option reserve". No liabilities were recognised for the share-based payment transactions.

33. SHARE OPTION *(continued)*

(b) Share Option Scheme of Kaisa Prosperity *(continued)*

As at 30 June 2021, 2,010,000 (unaudited) of the outstanding options granted under the share option scheme were exercisable (30 June 2020: nil (unaudited)).

Note:

Terms of share options at the reporting date were as follows:

Exercise period	Exercise price per share HK\$	Number of share options as at 30 June 2021	Exercise price per share HK\$	Number of share options as at 30 June 2020
19/7/2020–18/7/2029	15.70	2,010,000	15.70	2,180,000
19/7/2021–18/7/2029	15.70	2,010,000	15.70	2,180,000
19/7/2022–18/7/2029	15.70	2,010,000	15.70	2,180,000
19/7/2023–18/7/2029	15.70	4,020,000	15.70	4,360,000
		10,050,000		10,900,000

(c) Share Option Scheme of Kaisa Health Group Holdings Limited (“Kaisa Health Group”)

Kaisa Health Group approved and adopted a share option scheme for eligible participant which includes any full-time or part-time employees, potential employees, executives or officers (including executive, non-executive and independent non-executive directors) of Kaisa Health Group or any of its subsidiaries and any suppliers, customers, consultants, agents and advisers who, in the sole opinion of the board of directors, will contribute or has contributed to Kaisa Health Group and/or any of its subsidiaries.

Details of specific categories of options are as follows:

Option type	Date of grant	Vesting period	Exercisable period	Exercise price
2015A	16/6/2015	16/6/2015–15/6/2019	16/6/2016–15/6/2020	HK\$0.784
2015B	24/7/2015 (note (i))	16/6/2015–15/6/2019	16/6/2016–15/6/2020	HK\$0.784
2016	12/9/2016	12/9/2016–15/6/2021	12/9/2017–11/9/2022	HK\$0.400
2020	22/7/2020 (note (ii))	22/7/2020–21/7/2023	22/7/2021–21/7/2030	HK\$0.196

Notes:

- (i) Share options subject to approval of independent shareholders was proposed and granted by board of directors of Kaisa Health Group on 16 June 2015. The approval was subsequently obtained on 24 July 2015 which was the date of grant as defined in accordance with HKFRS 2.
- (ii) Share options subject to approval of independent shareholders was proposed and granted by board of directors on 22 July 2020.

33. SHARE OPTION *(continued)*

(c) Share Option Scheme of Kaisa Health Group Holdings Limited (“Kaisa Health Group”) *(continued)*

A summary of the movements of the number of share options under the Kaisa Health Group’s Scheme during the period for the six months ended 30 June 2021 and 2020 is as follows:

Type of participant	Option Type	Outstanding at 1 January 2021 (Audited)	Forfeited during the period (Unaudited)	Outstanding at 30 June 2021 (Unaudited)	Outstanding at 1 January 2020 (Audited)	Forfeited during the period (Unaudited)	Outstanding at 30 June 2020 (Unaudited)
Mr. Wu Tianyu	2015B	-	-	-	74,070,000	(74,070,000)	-
Ms. Jiang Sisi	2015B	-	-	-	74,070,000	(74,070,000)	-
Mr. Wu Tianyu	2016	38,000,000	-	38,000,000	38,000,000	-	38,000,000
Ms. Jiang Sisi	2016	38,000,000	-	38,000,000	38,000,000	-	38,000,000
Ms. Wu Ansheng (note)	2016	8,000,000	-	8,000,000	8,000,000	-	8,000,000
Employees	2015A	-	-	-	3,000,000	(3,000,000)	-
Employees	2016	13,800,000	(1,600,000)	12,200,000	20,000,000	(6,200,000)	13,800,000
Consultants	2015A	-	-	-	4,000,000	(4,000,000)	-
Mr. Zhang Huagang	2020	50,000,000	-	50,000,000	-	-	-
Mr. Luo Jun	2020	40,000,000	-	40,000,000	-	-	-
Mr. Wu Tianyu	2020	20,000,000	-	20,000,000	-	-	-
Dr. Liu Yanwen	2020	6,000,000	-	6,000,000	-	-	-
Mr. Fok Hei Yu	2020	6,000,000	(6,000,000)	-	-	-	-
Dr. Lyu Aiping	2020	6,000,000	-	6,000,000	-	-	-
Ms. Jiang Sisi	2020	10,000,000	-	10,000,000	-	-	-
Employee	2020	10,000,000	-	10,000,000	-	-	-
		245,800,000	(7,600,000)	238,200,000	259,140,000	(161,340,000)	97,800,000
Exercisable at the end of the period		88,020,000		86,850,000	234,640,000		73,350,000
Weighted average exercise price		HK\$0.277	HK\$0.279	HK\$0.278	HK\$0.630	HK\$0.769	HK\$0.400

Note: Ms. Wu Ansheng is the general manager and sales director of a subsidiary of Kaisa Health Group and a sister of Mr. Wu.

In the opinion of the directors, the fair value of the services received from consultants cannot be estimated reliably, the equity-settled share-based payment transactions with consultants are measured at the fair value of the equity instruments granted.

34. RELATED PARTY TRANSACTIONS

Other than those disclosed elsewhere in these condensed consolidated interim financial information during the period, the Group had the following transactions with its related parties:

(a) Name and relationship with related parties

Controlling shareholder

Mr. Kwok Ying Shing

A related company, a company controlled by a substantial shareholder of the Company

Shenzhen Fund Resources Investment Holding Limited* (“深圳市富德資源投資有限公司”)

Associates

Chongqing Yulongjia Industrial Co., Ltd.* (“重慶渝隆佳實業有限公司”) and its subsidiaries

Chongqing Yuzhaoxing Industrial Co., Ltd.* (“重慶渝兆興實業有限公司”) and its subsidiaries

Dachang Hui Autonomous Country Jiatong Real Estate Development Co., Ltd.* (“大廠回族自治縣佳通房地產開發有限公司”)

Guan Kongqueting Real Estate Development Co., Ltd.* (“固安孔雀亭房地產開發有限公司”)

Guangdong Kaisa Jiayun Technology Co., Ltd.* (“廣東佳兆業佳雲科技股份有限公司”)

Guangdong Kaisa Property Development Co., Ltd.* (“廣東佳兆業房地產開發有限公司”) and its subsidiaries

Guangzhou Kaisa Urban Renewal Consulting Service Co., Ltd.* (“廣州佳兆業城市更新諮詢服務有限公司”) and its subsidiaries

Hainan Free-Trade Zone Xiangruiyuan Real Estate Development Co., Ltd.* (“海南自貿區香瑞園房地產開發有限公司”) and its subsidiary

Hainan Hongan Co., Ltd.* (“海南弘安實業有限公司”)

Hefei Jiamai Real Estate Co., Ltd.* (“合肥佳麥房地產有限公司”)

Kaisa United Assets Management (Beijing) Co., Ltd.* (“佳兆業聯合資產管理(北京)有限公司”)

Kaisa United Financial Group Holdings Limited* (“佳兆業聯合金融集團控股有限公司”)

Nam Tai Property Inc.* (“南太集團”)

Nanjing Zhengye Real Estate Development Co., Ltd.* (“南京正業置業發展有限公司”)

Sanhe Zhaolong Jiaye Real Estate Development Co., Ltd.* (“三河市兆龍佳業房地產開發有限公司”)

Shenzhen Haijixing International Food Industry Development Co., Ltd.* (“深圳市海吉星國際食品產業發展有限公司”)

Shenzhen Huajia Business Consulting Co., Ltd.* (“深圳市華佳商務諮詢有限公司”)

Shenzhen Kaisa Sanshun Industrial Development Co., Ltd.* (“深圳市佳兆業三順實業發展有限公司”)

Shenzhen Qianhai Golden Land Wealth Management Co., Ltd.* (“深圳前海金土財富管理有限公司”)

Shenzhen Shenxin Chanye Holdings Co., Ltd.* (“深圳深信產業控股有限公司”) and its subsidiary

Wuhan City Quan Hai Ji Xing Agricultural Products Logistics Co., Ltd.* (“武漢城市圈海吉星農產品物流有限公司”)

Yangjiang Yangdong Mingfeng Real Estate Co., Ltd.* (“陽江市陽東區銘峰房地產有限公司”)

34. RELATED PARTY TRANSACTIONS *(continued)*

(a) Name and relationship with related parties *(continued)*

Joint ventures

Anhui Jiachuang Real Estate Development Co., Ltd.* (“安徽佳創房地產開發有限公司”) and its subsidiary
Anshan Kaisa Business Management Co., Ltd.* (“鞍山佳兆業商業管理有限公司”)
Beijing Chenzhuo Jiayang Real Estate Development Co., Ltd.* (“北京晨卓佳陽房地產開發有限公司”)
Beijing Dingtai Jiaye Real Estate Development Co., Ltd.* (“北京鼎泰佳業房地產開發有限公司”) and its subsidiaries
Beijing Jiayezhixing Real Estate Development Co., Ltd.* (“北京佳業之星房地產開發有限公司”)
Changsha Jiawang Real Estate Development Co., Ltd.* (“長沙市佳旺房地產開發有限公司”)
Changshan Jiaxin Property Development Co., Ltd.* (“長沙市佳鑫房地產開發有限公司”) and its subsidiary
Changshan Kaisa Logistic Co., Ltd.* (“長沙市佳兆業物流有限公司”) and its subsidiaries
Chengdu Jiapeng Jingye Real Estate Development Co., Ltd.* (“成都市佳珩璟房地產開發有限公司”) and its subsidiary
Chongqing Jiaye Xing Industrial Co., Ltd.* (“重慶興佳業實業有限公司”) and its subsidiary
Chongqing Yasheng Industry Co., Ltd.* (“重慶渝盛業實業有限公司”) and its subsidiary
Dalian Kaisa Commercial Operation Management Co., Ltd.* (“大連市佳兆業商業經營管理有限公司”)
Dongguan Jiachuang Commercial Management Co., Ltd.* (“東莞市佳創商業管理有限公司”)
Dongguan Jiashi Real Estate Development Co., Ltd.* (“東莞佳時房地產開發有限公司”)
Dongguan Junjing Real Estate Development Co., Ltd.* (“東莞市雋璟房地產開發有限公司”)
Dongguan Kaisa Industrial Development Co., Ltd.* (“東莞佳兆業實業有限公司”)
Dongguan Rui Daxing Real Estate Development Co., Ltd.* (“東莞市睿達興房地產開發有限公司”) and its subsidiary
Dongguan Woodland Height Property Development Co., Ltd.* (“東莞桂芳園房地產開發有限公司”)
Foshan Fujia Real Estate Development Co., Ltd.* (“佛山市佛佳房地產開發有限公司”)
Foshan Jiahang Property Development Co., Ltd.* (“佛山市佳航房地產開發有限公司”)
Foshan Jiahang Real Estate Development Co., Ltd.* (“佛山市佳航房地產開發有限公司”) and its subsidiary
Guangdong Jiahong Real Estate Development Co., Ltd.* (“廣東佳紅房地產開發有限公司”)
Guangdong Jiasheng Property Development Co., Ltd.* (“廣東佳盛房地產開發有限公司”) and its subsidiaries
Guangzhou Kaisa Professional Market Management Co., Ltd.* (“廣州市佳兆業商業經營管理有限公司”) and its subsidiaries
Guangzhou Nantian Company Limited* (“廣州南天商業大廣場建設發展有限公司”)
Guangzhou Zhaoying Real Estate Development Co., Ltd.* (“廣州兆盈房地產開發有限公司”) and its subsidiary

34. RELATED PARTY TRANSACTIONS *(continued)*

(a) Name and relationship with related parties *(continued)*

Joint ventures *(continued)*

Hangzhou Gejun Real Estate Co., Ltd.* (“杭州格駿置業有限公司”) and its subsidiary
Hangzhou Yijia Property Co., Ltd.* (“杭州億佳置業有限公司”) and its subsidiaries
Henan Kaisa Real Estate Development Company Limited* (“河南省佳兆業房地產開發有限公司”) and its subsidiaries
Holy Joint Management Consultants Limited* (“浩霖管理顧問有限公司”)
Huayao City (Luoyang) Development Co., Ltd.* (“華耀城(洛陽)發展有限公司”)
Huizhou City Kaileju Company Limited* (“惠州市愷樂居置業有限公司”)
Huizhou Kaisa Property Development Co., Ltd.* (“惠州市佳兆業房地產開發有限公司”) and its subsidiaries
Hunan Daye Real Estate Development Co., Ltd.* (“湖南達業房地產開發有限公司”) and its subsidiaries
Hunan Mingtai Zhiye Development Company Ltd.* (“湖南明泰置業發展有限公司”) and its subsidiary
Jiangmen Zhaoxiang Real Estate Development Co., Ltd.* (“江門市兆祥房地產開發有限公司”)
Jiayu Real Estate (Dongguan) Co., Ltd.* (“佳裕置業(東莞)有限公司”)
Kaisa Guo Cheng Management Consulting (Shenzhen) Co., Ltd.* (“佳兆業國承置業(深圳)有限公司”)
Kaisa Property (Shanghai) Co.* (“佳兆業地產(上海)有限公司”) and its subsidiary
Kaisa Real Estate Jiangyin Co., Ltd.* (“佳兆業地產江陰有限公司”) and its subsidiary
Kaisa Technology Industrial (Shenzhen) Co., Ltd.* (“佳兆業科技產業(深圳)有限公司”) and its subsidiaries
Kaisa Wewa Technology (Shenzhen) Limited Liabilities Co., Ltd.* (“佳兆業創享域科技(深圳)有限責任公司”) and its subsidiaries
Nanjing Hongjia Real Estate Development Co., Ltd.* (“南京弘佳房地產開發有限公司”)
Nanjing Jiaqi Real Estate Development Co., Ltd.* (“南京佳期房地產開發有限公司”)
Nanjing Kaisa Jiayu Real Estate Development Company Limited* (“南京佳兆業佳御房地產開發有限公司”)
Pengpai Zhiye (Shenzhen) Company Limited* (“澎湃置業(深圳)有限公司”) and its subsidiary
Qingyuan Weiyu Technology Industry Development Co., Ltd.* (“清遠威宇科技產業發展有限公司”)
Rich Fast International Limited* (“迅富國際有限公司”)

34. RELATED PARTY TRANSACTIONS *(continued)*

(a) Name and relationship with related parties *(continued)*

Joint ventures (continued)

Shanghai Hengwan Zhaoye Real Estate Development Co., Ltd.* (“上海恒灣兆業置業發展有限公司”) and its subsidiary

Shantou Jiasheng Real Estate Development Co., Ltd.* (“汕頭市佳晟房地產開發有限公司”) and its subsidiary

Shengan Hengye Consulting Services (Shenzhen) Co., Ltd.* (“盛安恆業諮詢服務(深圳)有限公司”) and its subsidiaries

Shenzhen Baoan Kaisa Real Estate Development Co., Ltd.* (“深圳市寶安佳兆業房地產開發有限公司”)

Shenzhen City Jingjia Urban Renewal Co., Ltd.* (“深圳市景佳城市更新有限公司”)

Shenzhen Dazu Junlan Real Estate Development Co., Ltd.* (“深圳市大族君瀾房地產開發有限公司”)

Shenzhen Dazu Yunhai Real Estate Development Co., Ltd.* (“深圳市大族雲海房地產開發有限公司”)

Shenzhen Futian Kaisa Investment Consulting Co., Ltd.* (“深圳市福田佳兆業投資諮詢有限公司”)

Shenzhen Gongming Kaisa Property Development Company Limited* (“深圳市公明佳兆業置業發展有限公司”)

Shenzhen Jiameixuan Catering Co., Ltd.* (“深圳嘉美軒餐飲有限公司”) and its subsidiaries

Shenzhen Jiaxian Property Development Co., Ltd.* (“深圳市佳賢置業發展有限公司”)

Shenzhen Jichuang Business Consulting Co., Ltd.* (“深圳市吉創商務諮詢有限公司”)

Shenzhen Jinban Holdings Co., Ltd.* (“深圳市金坂控股有限公司”) and its subsidiaries

Shenzhen Jinghao Industrial Development Co., Ltd.* (“深圳市景昊實業發展有限公司”) and its subsidiary

Shenzhen Kaisa Xinxiu City Geng Xin Co., Ltd.* (“深圳市佳兆業新秀城市更新有限公司”)

Shenzhen Kaisa Zhiyuan Consulting Management Co., Ltd.* (“深圳市佳兆業致遠投資諮詢有限公司”) and its subsidiaries

Shenzhen Kaisa Zhiyuan Technology Co., Ltd.* (“深圳市佳兆業致遠科技有限公司”) and its subsidiary

Shenzhen Ligao Property Development Company Limited* (“深圳力高宏業地產開發有限公司”)

Shenzhen Longcheng Plaza Real Estate Development Co., Ltd.* (“深圳市龍城廣場房地產開發有限公司”)

Shenzhen Longhua Kaisa Property Development Company Limited* (“深圳市龍華佳兆業置業發展有限公司”)

Shenzhen Mingyang Kaisa Development Co., Ltd.* (“深圳市銘揚佳兆業實業發展有限公司”)

Shenzhen Nanshan Kaisa Zhiye Property Development Co., Ltd.* (“深圳市南山佳兆業置業發展有限公司”)

Shenzhen Number 1 Logistic Co., Ltd.* (“深圳一號倉物流園有限公司”)

Shenzhen Qixiang Kaisa Industrial Development Co., Ltd.* (“深圳市祺祥佳兆業實業發展有限公司”)

34. RELATED PARTY TRANSACTIONS *(continued)*

(a) Name and relationship with related parties *(continued)*

Joint ventures (continued)

Shenzhen Tiandi Tongchang Investment Development Co., Ltd.* (“深圳市天地同昌投資發展有限公司”)

Shenzhen Tianjia Industrial Development Co., Ltd.* (“深圳市天佳實業發展有限公司”)

Shenzhen Yameijia Property Co., Ltd.* (“深圳市亞美加置業有限公司”)

Shenzhen Yaoyeyuan Real Estate Development Co., Ltd.* (“深圳市耀業園置業發展有限公司”)

Shenzhen Jiademeihuan Traveling Development Co., Limited* (“深圳市佳德美奧旅遊開發有限公司”)

Shenzhen Jiafu East Tourism Development Co., Ltd.* (“深圳市佳富東部旅遊開發有限公司”)

Shenzhen Zhaofude Tourism Development Co., Ltd.* (“深圳市兆富德旅遊開發有限公司”) together named as JVs for Dapeng Xiasha Development Project* (“大鵬下沙合營發展專案”)

Taoyuan Construction (Shenzhen) Co., Ltd.* (“桃源建設(深圳)有限公司”) and its subsidiaries

Wuhan Jiadaisheng Property Co., Ltd.* (“佳兆業地產(武漢)有限公司”) and its subsidiaries

Wuhan Kaisa Logistic Co., Ltd.* (“武漢市佳兆業物流有限公司”) and its subsidiaries

Wuxi Xiangjia Real Estate Development Co., Ltd.* (“無錫市祥佳房地產開發有限公司”)

Wuxi Xiangze Real Estate Development Co., Ltd.* (“無錫市祥澤房地產開發有限公司”)

Xianyang Kaisa Culture and Sports Technology Co., Ltd.* (“咸陽佳兆業文化體育科技有限公司”)

Xinglong County Zhongcheng Jiaye Real Estate Development Co., Ltd.* (“興隆縣中程佳業房地產開發有限公司”)

Yunnan Jiahong Property Development Co., Ltd.* (“雲南佳鴻房地產開發有限公司”) and its subsidiaries

Zhongshan Jiajun Real Estate Development Co., Ltd.* (“中山市佳駿房地產開發有限公司”) and its subsidiary

Zhongshan Taying Real Estate Development Co., Ltd.* (“中山市泰盈房地產開發有限公司”) and its subsidiaries

Zhuhai Jiarui Health Management Co., Ltd.* (“珠海佳瑞健康管理有限公司”)

Zhuhai Jiaxiang Junhui Enterprise Management Co., Ltd.* (“珠海市佳兆業君匯企業管理有限公司”) and its subsidiaries

* The English translation of the name of the companies established in the PRC is for reference only. The official name of these companies are in Chinese.

34. RELATED PARTY TRANSACTIONS *(continued)*

(b) Key management compensation

Key management of the Group are members of the board of directors, as well as members of the "management board" of the Company. Key management personnel remuneration include the following expenses:

	Unaudited	
	Six months ended 30 June	
	2021	2020
	RMB'000	RMB'000
Directors' fees	378	408
Salaries and other short-term employee benefits	109,697	61,805
Discretionary bonuses	3,535	1,089
Retirement scheme contributions	405	73
Share-based payments	12,945	18,281
	126,960	81,656

(c) Related parties transactions

	Unaudited	
	Six months ended 30 June	
	2021	2020
	RMB'000	RMB'000
Interest income received from an associate (note (ii))	-	1,848
Purchase consideration paid to a director for further acquisition of a subsidiary (note (iii))	-	124,837
Rental expenses paid to a controlling shareholder (note (i))	1,034	1,034
Rental expenses paid to a joint venture	-	220
Rental income received from joint ventures	5,523	3,642
Rental income received from an associate	130	545
Management fees received from joint ventures	21,976	1,790
Advisory fees received from an associate	-	887
Advisory fees received from joint ventures	12,547	54,436
Stylistic income received from an associate	-	4,245
Service income received from joint ventures	46,339	24,804
Service income received from an associate	7,134	29
Staff cost paid to joint ventures	4,179	420
Other selling expense paid to a joint venture	100	445
Other revenue received from an associate	64	159
Other revenue received from a joint venture	3,427	173
Material income from joint ventures	65	-
Material income from an associate	163	-

34. RELATED PARTY TRANSACTIONS *(continued)*

(c) Related parties transactions *(continued)*

Notes:

- (i) This represents payment of rental expenses for various office premises to controlling shareholder, Mr. Kwok Ying Shing. The rental expenses paid during the period was determined at prevailing market rate of respective office premises.
- (ii) The interest income was charged at interest rate of 12.0% per annum on amount due from an associate.
- (iii) During the six months ended 30 June 2020, the Group acquired 91% equity interest in a subsidiary from the family members of a director, Mr. Kwok Ying Shing.

(d) Balances with related parties

	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
Loan from a related company (note 21(d))	108,781	108,781
Other revenue receivable from associates – included in trade receivables	142,395	112,417
Other revenue receivable from joint ventures – included in trade receivables	463,978	568,659
Amounts due from associates (note 15)	3,597,234	5,183,466
Amounts due from joint ventures (note 15)	16,630,166	18,025,120
Amounts due to associates (note 22)	(1,164,656)	(1,526,789)
Amounts due to joint ventures (note 22)	(1,162,687)	(10,202,048)
Interest payable to a related company – included in accrued interest in other payables	(235,535)	(235,535)

(e) Financial guarantees to joint ventures and associates

	Unaudited 30 June 2021 RMB'000	Audited 31 December 2020 RMB'000
Joint ventures and associates	4,930,000	–

35. EVENTS AFTER REPORTING PERIOD

On 15 July 2021, the Company issued 8.65% senior notes due 2022 (the “**New 2022 Notes**”) in the principal amount of US\$200,000,000 (equivalent to approximately RMB1,292,020,000) at 100% of the face value. The New 2022 Notes is interest-bearing at 8.65% per annum which is payable semi-annually in arrears. The maturity date is 22 July 2022.

On 16 July 2021, the 10.5% convertible bond matured, the Group repaid the outstanding 10.5% convertible bond in the principal amount of US\$100,000,000 (equivalent to approximately RMB646,010,000).

36. COMPARATIVE FIGURES

Certain comparative figures in the financial statements have been reclassified to conform to current period’s presentation.

CORPORATE GOVERNANCE

The Company is committed to the establishment of stringent corporate governance practices and procedures with a view to enhancing investor confidence and the Company's accountability and transparency. The Company strives to maintain a high standard of corporate governance. The Board is of the view that, for the six months ended 30 June 2021, the Company complied with the code provisions on the Corporate Governance Code set out in Appendix 14 to the Listing Rules, except for the following deviation:

Code provision A.6.7 provides that independent non-executive directors and other non-executive directors, as equal board members, should give the board and any committees on which they serve the benefit of their skills, expertise and varied backgrounds and qualifications through regular attendance and active participation. They should also attend general meetings and develop a balanced understanding of the views of shareholders. Due to other important engagements, the non-executive Director of the Company, Ms. CHEN Shaohuan, was unable to attend the annual general meeting and extraordinary general meeting of the Company held on 15 June 2021 and 2 July 2021, respectively.

AUDIT COMMITTEE

The Audit Committee assists the Board in providing an independent review of the effectiveness of the financial reporting process, internal control and risk management systems of the Group, overseeing the audit process and performing other duties and responsibilities as may be assigned by the Board from time to time. The members of the Audit Committee comprise the non-executive director and the independent non-executive directors of the Company, namely Ms. CHEN Shaohuan, Mr. RAO Yong and Mr. ZHANG Yizhao. Mr. RAO Yong is the Chairman of the Audit Committee.

REVIEW OF INTERIM RESULTS

The Audit Committee has reviewed the Group's unaudited interim results for the six months ended 30 June 2021. In addition, the independent auditor of the Company, Grant Thornton Hong Kong Limited, has reviewed the unaudited interim results for the six months ended 30 June 2021 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.

CHANGES IN INFORMATION OF DIRECTORS

On 3 June 2021, Mr. Kwok Ying Shing, the Chairman and an executive Director, was appointed as the chairman and executive director of Sing Tao News Corporation Limited (Stock code: 1105), the shares of which are listed on the Main Board of the Stock Exchange. On 16 July 2021, Mr. Kwok was appointed as the chairman and executive director of Kaisa Capital Investment Holdings Limited (Stock code: 936), the shares of which are listed on the Main Board of the Stock Exchange.

Save as disclosed above, no changes of information of Directors which are required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules since the date of the annual report of the Company for the year ended 31 December 2020.

COMPLIANCE WITH THE MODEL CODE FOR DIRECTORS' SECURITIES TRANSACTIONS

The Company adopted the Model Code as set out in Appendix 10 to the Listing Rules as the standard for securities transactions by the Directors. The Company has made specific enquiries of all the Directors and all the Directors confirmed that they have complied with the required standards set out in the Model Code during the six months ended 30 June 2021.

The Company has also established written guidelines on no less exacting terms than the Model Code for securities transactions by the relevant employees of the Group, who are likely to be in possession of inside information of the Company.

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

Save as disclosed in the section headed "Liquidity, financial and capital resources" above, during the six months ended 30 June 2021, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities.

INTERIM DIVIDEND

The Board recommended the payment of an interim dividend (the "**Interim Dividend**") of HK4 cents per share for the six months ended 30 June 2021 (30 June 2020: HK3 cents), subject to the approval of the shareholders at the forthcoming extraordinary general meeting of the Company.

The Interim Dividend will be paid on or about 17 December 2021 to the shareholders of the Company whose names appear on the register of members of the Company on Friday, 3 December 2021.

CLOSURE OF REGISTER OF MEMBERS

For the purpose of determining shareholders who qualify for the Interim Dividend, the register of members of the Company will be closed from Wednesday, 1 December 2021 to Friday, 3 December 2021, both days inclusive. In order to qualify for the Interim Dividend, all transfer documents should be lodged for registration with the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Hong Kong not later than 4:30 p.m. on Tuesday, 30 November 2021.