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華潤置地有限公司 China Resources Land Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1109)

ANNOUNCEMENT OF RESULTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2021

HIGHLIGHTS

- Consolidated revenue for Year 2021 amounted to RMB212.11 billion, up by 18.1% YoY. Development property revenue increased by 17.0% YoY to RMB183.86 billion, revenue of investment property (including hotel operations) up by 36.3% YoY to RMB17.43 billion.
- Consolidated gross profit margin decreased to 27.0% in Year 2021 from 30.9% in Year 2020. Development property gross profit margin decreased to 23.7% in Year 2021 from 29.1% in Year 2020, while the gross profit margin of investment property (including hotel operations) increased to 68.2% in Year 2021 from 66.4% in Year 2020.
- In 2021, core profit attributable to the owners of the Company excluding revaluation gain from investment properties reached RMB26.60 billion, representing a YoY growth of 10.2%; profit attributable to the owners of the Company including the revaluation gain from investment properties increased by 8.7% YoY to RMB32.40 billion.
- Booked GFA amounted to approximately 14.76 million square meters in Year 2021, increased by 41.5% YoY.
- As of 31 December 2021, the Group has locked in unbooked contracted value of RMB217.1 billion that are subject to recognition in 2022 and years to come, among which, RMB141.1 billion will be recognized in 2022 as development property revenue.
- During Year 2021, the Group acquired land bank of 14.39 million square meters. As of 31 December 2021, the Group's total land bank was approximately 68.73 million square meters.
- Earnings per share in Year 2021 achieved RMB4.54, up by 8.7% YoY as compared with RMB4.18 in Year 2020, while core earnings per share attributable to the owners of the Company increased by 10.2% YoY to RMB3.73.
- The Board recommended a final dividend of RMB1.207 per share (equivalent to HK\$1.484). Together with the interim dividend of RMB0.173 per share (equivalent to HK\$0.208), the total dividend for Year 2021 was up by 10.2% YoY to RMB1.38 per share (equivalent to HK\$1.692).

The board of directors (the “Board”) of China Resources Land Limited (the “Company”) is pleased to announce the audited consolidated results of the Company and its subsidiaries (the “Group”) for the year ended 31 December 2021 (“Year 2021”) as follows:

CONSOLIDATED INCOME STATEMENT

	NOTES	Year ended 31 December	
		2021	2020
		RMB'000	RMB'000
Revenue	3	212,108,358	179,587,269
Cost of sales		(154,908,702)	(124,172,054)
Gross profit		57,199,656	55,415,215
Gain on changes in fair value of investment properties		7,794,642	8,884,264
Net gain on changes in fair value of financial instruments at fair value through profit or loss		42,710	59,888
Other income, other gains and losses		4,394,285	4,536,310
Selling and marketing expenses		(6,093,808)	(5,351,916)
General and administrative expenses		(5,871,565)	(5,087,244)
Share of profits of investments in joint ventures		2,808,150	1,899,799
Share of profits of investments in associates		1,488,915	1,099,806
Finance costs	4	(1,397,227)	(1,284,073)
Profit before taxation		60,365,758	60,172,049
Income tax expenses	5	(22,970,370)	(26,081,775)
Profit for the year	6	37,395,388	34,090,274
Profit for the year attributable to:			
Owners of the Company		32,401,239	29,809,959
Owners of perpetual capital instruments		–	220,569
Non-controlling interests		4,994,149	4,059,746
		37,395,388	34,090,274
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY			
		RMB	RMB
Basic			
— For profit for the year	8	4.54	4.18

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Year ended 31 December	
	2021	2020
	RMB'000	RMB'000
Profit for the year	<u>37,395,388</u>	<u>34,090,274</u>
Other comprehensive income		
<i>Items that may be reclassified subsequently to profit or loss</i>		
Fair value hedges and cash flow hedges:		
Changes in fair value of hedging instruments due to forward elements and effective portion arising during the year	(75,756)	232,423
Exchange differences on translation of foreign operations	<u>(231,532)</u>	<u>39,894</u>
Net other comprehensive (losses)/income that may be reclassified to profit or loss in subsequent years	<u>(307,288)</u>	<u>272,317</u>
<i>Item that will not be reclassified subsequently to profit or loss</i>		
Loss on changes in fair value of equity instruments designated at fair value through other comprehensive income	<u>(11,775)</u>	<u>(10,420)</u>
Net other comprehensive losses that will not be reclassified to profit or loss in subsequent years	<u>(11,775)</u>	<u>(10,420)</u>
Other comprehensive (losses)/income for the year	<u>(319,063)</u>	<u>261,897</u>
Total comprehensive income for the year	<u><u>37,076,325</u></u>	<u><u>34,352,171</u></u>
Total comprehensive income attributable to:		
Owners of the Company	32,153,983	30,058,329
Owners of perpetual capital instruments	–	220,569
Non-controlling interests	<u>4,922,342</u>	<u>4,073,273</u>
	<u><u>37,076,325</u></u>	<u><u>34,352,171</u></u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	<i>NOTE</i>	31 December 2021 RMB'000	31 December 2020 RMB'000
NON-CURRENT ASSETS			
Property, plant and equipment		15,427,154	14,095,322
Right-of-use assets		6,239,461	5,816,935
Investment properties		217,530,118	187,379,425
Intangible assets		76,356	40,913
Goodwill		11,544	11,544
Investments in joint ventures		40,940,180	35,586,348
Investments in associates		21,059,848	17,848,954
Equity instruments designated at fair value through other comprehensive income		1,100,462	1,116,163
Financial assets at fair value through profit or loss		152,374	150,124
Time deposits		2,474,608	–
Prepayments for non-current assets		1,525,343	2,121,759
Deferred taxation assets		11,214,154	10,306,764
Amounts due from related parties		11,992,508	14,297,323
Amounts due from non-controlling interests		4,787,416	6,216,637
		<u>334,531,526</u>	<u>294,988,211</u>
CURRENT ASSETS			
Properties for sale		402,563,432	376,161,525
Other inventories		463,065	928,754
Trade receivables, other receivables, prepayments and deposits	9	48,461,358	49,163,844
Contract assets		1,547,444	1,388,227
Financial assets at fair value through profit or loss		1,237,439	4,783,678
Amounts due from related parties		25,921,325	30,073,498
Amounts due from non-controlling interests		14,801,388	10,654,057
Prepaid taxation		11,529,164	11,449,061
Restricted bank deposits		1,975,335	1,916,369
Cash and bank balances		106,772,788	87,534,176
		<u>615,272,738</u>	<u>574,053,189</u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

	<i>NOTE</i>	31 December 2021 RMB'000	31 December 2020 RMB'000
CURRENT LIABILITIES			
Trade and other payables	<i>10</i>	131,692,790	117,898,821
Lease liabilities		1,044,306	187,785
Contract liabilities		212,719,073	232,584,967
Financial liability at fair value through profit or loss		3,510	–
Amounts due to related parties		25,928,254	21,460,541
Amounts due to non-controlling interests		9,187,825	5,311,492
Taxation payable		29,507,461	30,863,640
Bank and other borrowings — due within one year		49,321,902	25,721,787
Medium-term notes — due within one year		5,222,066	9,821,573
		<u>464,627,187</u>	<u>443,850,606</u>
NET CURRENT ASSETS		<u>150,645,551</u>	<u>130,202,583</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u><u>485,177,077</u></u>	<u><u>425,190,794</u></u>
EQUITY			
Share capital		673,829	673,829
Reserves		225,855,441	202,784,299
		<u>226,529,270</u>	<u>203,458,128</u>
Equity attributable to owners of the Company		226,529,270	203,458,128
Non-controlling interests		65,546,704	52,784,050
		<u>292,075,974</u>	<u>256,242,178</u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

	31 December 2021 <i>RMB'000</i>	31 December 2020 <i>RMB'000</i>
NON-CURRENT LIABILITIES		
Bank and other borrowings — due after one year	90,746,848	102,232,609
Senior notes — due after one year	12,575,147	12,878,137
Medium-term notes — due after one year	22,108,888	14,330,869
Lease liabilities	4,757,826	5,256,522
Financial liability at fair value through profit or loss	—	15,789
Amounts due to related parties	21,694,690	6,733,100
Amounts due to non-controlling interests	11,686,927	2,823,148
Long-term payables	126,278	111,379
Derivative financial instruments	251,575	100,262
Deferred taxation liabilities	29,152,924	24,466,801
	<u>193,101,103</u>	<u>168,948,616</u>
TOTAL OF EQUITY AND NON-CURRENT LIABILITIES	<u>485,177,077</u>	<u>425,190,794</u>

1. BASIS OF PREPARATION

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

The consolidated financial statements have been prepared under the historical cost convention, except for investment properties and certain financial instruments which have been measured at fair value.

In the application of the Group’s accounting policies, the directors of the Company are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

2. APPLICATION OF NEW AND REVISED HKFRSs

The Group has adopted the following revised HKFRSs for the first time in current year’s financial statements:

Amendments to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16	<i>Interest Rate Benchmark Reform — Phase 2</i>
Amendment to HKFRS 16	<i>Covid-19-Related Rent Concessions beyond 30 June 2021 (early adopted)</i>

The adoption of the other standards did not require the Group to change its accounting policies or make retrospective adjustments as they did not have a material effect on the Group’ financial statements.

The Group has not applied the following new and revised HKFRSs, that have been issued but are not yet effective, in these financial statements:

Amendments to HKFRS 3	<i>Reference to the Conceptual Framework¹</i>
Amendments to HKFRS 10 and HKAS 28 (2011)	<i>Sale or Contribution of Assets between an Investor and its Associate or Joint Venture³</i>
HKFRS 17	<i>Insurance Contracts²</i>
Amendments to HKFRS 17	<i>Insurance Contracts^{2, 5}</i>
Amendments to HKAS 1	<i>Classification of Liabilities as Current or Non-current^{2, 4}</i>
Amendments to HKAS 1 and HKFRS Practice Statement 2	<i>Disclosure of Accounting Policies²</i>
Amendments to HKAS 8	<i>Definition of Accounting Estimates²</i>
Amendments to HKAS 12	<i>Deferred Tax related to Assets and Liabilities arising from a Single Transaction²</i>
Amendments to HKAS 16	<i>Property, Plant and Equipment: Proceeds before Intended Use¹</i>
Amendments to HKAS 37	<i>Onerous Contracts — Cost of Fulfilling a Contract¹</i>
<i>Annual Improvements to HKFRSs 2018–2020</i>	<i>Amendments to HKFRS 1, HKFRS 9, Illustrative Examples accompanying HKFRS 16, and HKAS 41¹</i>

2. APPLICATION OF NEW AND REVISED HKFRSs (CONTINUED)

- ¹ Effective for annual periods beginning on or after 1 January 2022
- ² Effective for annual periods beginning on or after 1 January 2023
- ³ No mandatory effective date yet determined but available for adoption
- ⁴ As a consequence of the amendments to HKAS 1, Hong Kong Interpretation 5 *Presentation of Financial Statements — Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause* was revised in October 2020 to align the corresponding wording with no change in conclusion
- ⁵ As a consequence of the amendments to HKFRS 17 issued in October 2020, HKFRS 4 was amended to extend the temporary exemption that permits insurers to apply HKAS 39 rather than HKFRS 9 for annual periods beginning before 1 January 2023

3. SEGMENT INFORMATION

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

Segment results represent the profit earned or loss incurred before taxation by each segment without allocation of income or expenses which are not recurring in nature or unrelated to the CODM’s assessment of the Group’s operating performance, e.g. other income, other gains and losses, gain on changes in fair value of investment properties, net gain on changes in fair value of financial instruments at fair value through profit or loss, central administration costs, and finance costs. Segment revenues and results are the measure reported to the CODM for the purposes of resources allocation and performance assessment. Inter-segment sales are transacted at mutually agreed prices.

3. SEGMENT INFORMATION (CONTINUED)

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

For the year ended 31 December 2021

	Development properties for sale <i>RMB'000</i>	Property investments and management <i>RMB'000</i>	Hotel operations <i>RMB'000</i>	Construction, decoration services and others <i>RMB'000</i>	Consolidated <i>RMB'000</i>
SEGMENT REVENUE					
Revenue					
Revenue from contracts with customers					
Recognised at a point in time	151,581,756	36,552	-	2,252,393	153,870,701
Recognised over time	32,279,568	4,977,787	1,567,246	21,093,811	59,918,412
Revenue from other sources					
Rental income	-	13,012,606	-	-	13,012,606
Segment revenue	183,861,324	18,026,945	1,567,246	23,346,204	226,801,719
Inter-segment revenue	-	(2,159,527)	(87)	(12,533,747)	(14,693,361)
Revenue from external customers	183,861,324	15,867,418	1,567,159	10,812,457	212,108,358
Results					
Share of profit of investments in joint ventures and associates	3,503,858	801,059	(186)	(7,666)	4,297,065
Segment results (including share of profits of investments in joint ventures and associates)	40,697,686	9,707,465	(290,684)	242,765	50,357,232
Other income, other gains and losses					4,394,285
Gain on changes in fair value of investment properties					7,794,642
Net gain on changes in fair value of financial instruments at fair value through profit or loss					42,710
Unallocated expenses					(825,884)
Finance costs					(1,397,227)
Profit before taxation					60,365,758

3. SEGMENT INFORMATION (CONTINUED)

For the year ended 31 December 2020

	Development properties for sale <i>RMB'000</i>	Property investments and management <i>RMB'000</i>	Hotel operations <i>RMB'000</i>	Construction, decoration services and others <i>RMB'000</i>	Consolidated <i>RMB'000</i>
SEGMENT REVENUE					
Revenue					
Revenue from contracts with customers					
Recognised at a point in time	142,213,120	–	–	–	142,213,120
Recognised over time	14,927,034	3,489,062	1,089,179	20,459,801	39,965,076
Revenue from other sources					
Rental income	–	9,703,570	–	–	9,703,570
Segment revenue	157,140,154	13,192,632	1,089,179	20,459,801	191,881,766
Inter-segment revenue	–	(1,495,098)	–	(10,799,399)	(12,294,497)
Revenue from external customers	157,140,154	11,697,534	1,089,179	9,660,402	179,587,269
Results					
Share of profit of investments in joint ventures and associates	2,966,931	24,359	–	8,315	2,999,605
Segment results (including share of profits of investments in joint ventures and associates)	43,757,438	5,817,540	(228,101)	(241,563)	49,105,314
Other income, other gains and losses					4,536,310
Gain on changes in fair value of investment properties					8,884,264
Net gain on changes in fair value of financial instruments at fair value through profit or loss					59,888
Unallocated expenses					(1,129,654)
Finance costs					(1,284,073)
Profit before taxation					<u>60,172,049</u>

4. FINANCE COST

	Year ended 31 December	
	2021	2020
	RMB'000	RMB'000
Total interest including bank and other borrowings, senior notes, medium-term notes and others	8,075,236	7,463,021
Total interest on lease liabilities	267,677	213,032
Total bank charges	166,766	209,803
Less: Amounts capitalised in properties under development for sale, investment properties under construction and construction in progress	(7,112,452)	(6,601,783)
	<u>1,397,227</u>	<u>1,284,073</u>

5. INCOME TAX EXPENSES

	Year ended 31 December	
	2021	2020
	RMB'000	RMB'000
The income tax expenses comprise of:		
Current taxation		
People's Republic of China ("PRC") Enterprise Income Tax ("EIT") and withholding income tax	9,997,111	10,164,197
PRC Land Appreciation Tax ("LAT")	9,198,673	12,932,766
Tax charge in other jurisdiction	13,848	12,158
	<u>19,209,632</u>	<u>23,109,121</u>
Less: over provision in prior years	(54,343)	(58,674)
	<u>3,815,081</u>	<u>3,031,328</u>
Deferred taxation	<u>3,815,081</u>	<u>3,031,328</u>
	<u>22,970,370</u>	<u>26,081,775</u>

(a) EIT

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

(b) PRC withholding income tax

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

5. INCOME TAX EXPENSES (CONTINUED)

(c) LAT

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

(d) Hong Kong Profits Tax

Hong Kong Profits Tax is calculated at 16.5% (2020: 16.5%) of the estimated assessable profits.

(e) Overseas income tax

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

(f) Tax charge in other jurisdiction

Tax charge in other jurisdiction mainly represents the current tax charge in the United Kingdom (the "UK"). Under the United Kingdom Tax Law, the tax rate of the subsidiary operating in the UK is 19% (2020:19%).

6. PROFIT FOR THE YEAR

	Year ended 31 December	
	2021	2020
	RMB'000	RMB'000
Profit for the year has been arrived at after charging the following items:		
Depreciation of property, plant and equipment	884,768	669,859
Depreciation of right-of-use assets	416,659	242,514
Amortisation of intangible assets	4,337	14,083

7. DIVIDENDS

	2021	2020
	RMB'000	RMB'000
2021 interim dividend, RMB0.173 (2020: RMB0.15) per ordinary share	1,224,211	1,069,641
2021 final dividend, proposed, of RMB1.207(2020: RMB1.102) per ordinary share (Note)	8,607,044	7,680,929
	<u>9,831,255</u>	<u>8,750,570</u>

7. DIVIDENDS (CONTINUED)

Note: At a meeting held by the Board on 30 March 2022, the Board proposed a final dividend in respect of the year ended 31 December 2021 of RMB1.207 (equivalent to HK\$1.484) per ordinary share of the Company, totalling approximately RMB8,607,044,000 based on the latest number of ordinary shares of 7,130,939,579 shares of the Company in issue. This proposed dividend is not reflected as a dividend payable in these consolidated financial statements, but will be reflected as a profit appropriation in the consolidated financial statements of the Company for the year ending 31 December 2022.

A final dividend for the year ended 31 December 2020 of RMB1.102 (equivalent to HK\$1.312) per ordinary share, totalling approximately RMB7,680,929,000, had been approved in the Company's Annual General Meeting on 9 June 2021 and paid during the year.

8. EARNINGS PER SHARE

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

	Year ended 31 December	
	2021	2020
	<i>RMB'000</i>	<i>RMB'000</i>
Earnings		
Earnings for the purpose of basic earnings per share (profit for the year attributable to owners of the Company)	<u>32,401,239</u>	<u>29,809,959</u>
	2021	2020
Number of shares		
Weighted average number of ordinary shares for the purpose of basic earnings per share	<u>7,130,939,579</u>	<u>7,130,939,579</u>

No diluted earnings per share is presented for the years ended 31 December 2021 and 2020 as there were no potential ordinary shares outstanding.

9. TRADE RECEIVABLES, OTHER RECEIVABLES, PREPAYMENTS AND DEPOSITS

	31 December 2021 RMB'000	31 December 2020 RMB'000
Trade and bills receivables (<i>Note</i>)	2,425,042	2,611,627
Less: provision for impairment (<i>Note</i>)	(91,371)	(90,061)
	<u>2,333,671</u>	<u>2,521,566</u>
Prepayments for acquisition of land use rights	4,851,777	10,317,530
Other receivables	17,058,068	17,494,720
Less: provision for impairment	(292,088)	(470,817)
	<u>16,765,980</u>	<u>17,023,903</u>
Prepayments and deposits	24,509,930	19,300,845
	<u><u>48,461,358</u></u>	<u><u>49,163,844</u></u>

Note:

Proceeds receivable in respect of the sale of properties are settled in accordance with the terms stipulated in the sale and purchase agreements. Rental income from leases of properties and proceeds from construction contracts are generally receivable in accordance with the terms of the relevant agreements.

Except for the proceeds from sales of properties, rental income from leases of properties and proceeds from construction contracts which are receivable in accordance with the terms of the relevant agreements, the Group generally allows a credit period of not exceeding 30 to 45 days to its customers or does not grant its customers with any credit period.

The following is an aging analysis of trade and bills receivables (net of provision for impairment) at the end of the reporting period:

	31 December 2021 RMB'000	31 December 2020 RMB'000
0–30 days	738,688	919,751
31–60 days	235,526	168,711
61–90 days	108,269	130,503
91–180 days	297,431	414,361
181–365 days	485,830	428,759
Over 1 year	467,927	459,481
	<u><u>2,333,671</u></u>	<u><u>2,521,566</u></u>

10. TRADE AND OTHER PAYABLES

	31 December 2021	31 December 2020
	<i>RMB'000</i>	<i>RMB'000</i>
Trade and bills payables (<i>Note a</i>)	91,622,135	87,278,133
Other payables (<i>Note b</i>)	40,070,655	30,620,688
	<u>131,692,790</u>	<u>117,898,821</u>

Notes:

(a) Trade and bills payables

The average credit period of trade and bills payables are according to the terms in the contract normally ranges from 30 days to 1 year.

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

	31 December 2021	31 December 2020
	<i>RMB'000</i>	<i>RMB'000</i>
0–30 days	13,775,960	38,697,290
31–60 days	9,880,454	4,944,992
61–90 days	5,364,314	3,147,104
91–180 days	19,167,599	9,489,712
181–365 days	26,116,162	12,573,024
Over 1 year	17,317,646	18,426,011
	<u>91,622,135</u>	<u>87,278,133</u>

(b) Other payables

Amounts mainly includes other taxes payable, temporary receipts and accrued salaries.

CHAIRMAN’S STATEMENT

I am pleased to present to shareholders the business review and outlook of the Company and the Group for the year ended 31 December 2021.

In 2021, China coped with unprecedented global changes and the epidemic steadily, promoted a new economic growth pattern and achieved high-quality growth. China’s GDP in 2021 exceeded RMB100 trillion for another year, or 8.1% growth YoY. The total retail sales of consumer goods reached RMB44.1 trillion, representing a YoY growth of 12.5%. Chinese economy has shown its strong vitality and resilience.

In 2021, Chinese property sector experienced profound transformations with increasing market volatility and risks during deleveraging process. With long-term business vision, the Group enhanced its counter-cyclical capability and continued to fulfill its commitment to create value for shareholders. During the year, the Group’s core businesses delivered stable growth. Consolidated turnover recognized an 18.1% YoY growth to RMB212.1 billion, net profit attributable to the shareholders of the Company and core net profit attributable to the shareholders of the Company amounted to RMB32.4 billion and RMB26.6 billion, representing a growth of 8.7% and 10.2% YoY respectively. The Board of the Company has recommended a payment of final dividend of RMB1.207 per share, increased 9.5% YoY. The dividend payout ratio for the year remained at 37%. As of 31 December 2021, the net assets per share amounted to RMB31.8, representing an increase of 11.4% comparing to the year end of 2020.

Development property business

As regulatory policies and credit conditions tightened in 2021, expectations for buying houses weakened and the market cooled off rapidly in the second half of the year. Real estate companies encountered with unprecedented challenges, and some peers were exposed to increased liquidity risks. Amid industry dynamics, the Group focused its footprint in the four national strategic regions with penetration in first- and second-tier cities, while improved project turnover and returns through optimizing development cycle management and cost effectiveness. During the year, the Group was granted the “National Top 10 Luxury Residential Product Line” award for its “Rui” product line, indicating recognition of the competitiveness and brand premium of our residential products. The Group achieved its annual sales target with contracted sales of RMB315.8 billion, up 10.8% YoY.

Shopping Malls

The Group is committed to building commercial moat with continuous increase in both operational efficiency and asset scale, so as to enhance its market leading position in China. In 2021, growing middle-class population and rise of Generation Z propelled the consumption upgrade, the Group actively strengthened its competitive advantages in mid-to-high-end malls, continued to optimize tenant mix and expand market share, showing that the Group is capable to deliver sustainable growth in retail business. During the year, retail sales of the Group's malls reached RMB107.2 billion with 45% YoY growth, and rental income increased by 38.1% YoY to RMB13.9 billion, outperformed the market average. During the year, the Group consistently increased its investment in shopping malls, with 9 malls opened as scheduled and acquired 12 new malls. As of the end of 2021, there were 54 MIXc shopping malls in operation and about 61 projects in pipeline.

Office

The Group's office business leads the industry in both scale and asset quality, with a focus in core locations in first- and second-tier cities. As of the end of 2021, there were 23 office buildings in operation. During the year, the Group actively realigned its office leasing strategies, seized the opportunities arisen from the strong leasing demands in technology and financial industries during the economic transformation and upgrading in China, and attracted high-quality tenants such as the Top 500 and unicorn companies. The rental income increased by 20% YoY to RMB1.9 billion.

Hotels

Hotel is an important element for the Group's urban development complex, and the market influence of its own brand "MUMIAN" is improving year by year. Mumian Chengdu Dong'an Lake Hotel opened in September as an ancillary project for the 31st Universiade. During the year, hotel revenue of the Group recovered by 43.9% YoY to RMB1.6 billion, but it has not returned to the normal due to epidemic. We believe that the hotel business can further enhance the revenue growth and profitability post-pandemic.

Asset-Light Business Service Platform

As the Group's asset-light business service platform, China Resources Mixc Lifestyle Services Limited (1209.HK, hereinafter referred to as "Mixc Lifestyle") is committed to becoming the "Top 1 Brand in Commercial Operation and Management in China". It has recorded steady growth in core matrix and become a key driver for the Group's high-quality development. During the year, Mixc Lifestyle recognized a 30.9% YoY growth in consolidated turnover to RMB8.9 billion and core net profit attributable to the shareholders increased 108.5% YoY to RMB1.7 billion. As of the end of 2021, there were 71 shopping malls and 115 office projects in operation; the contracted area for property management business was 196 million square meters, and area under management was 155 million square meters.

Eco-system Elementary Business

The eco-system elementary business is comprised of urban construction and operation, leasing apartment, industrial property, senior housing and cinema theatre etc., which derived from the real estate industry. Urban construction and operation is an important basis for the Group's strategic position as an operator in urban investment, development and operation. It has outstanding advantages in the regional overall planning, the construction of large-scale sports and cultural stadiums as well as operational guarantee of national events. The Group actively promotes its regional overall planning business and successfully won the bidding for providing pre-development service to Shenzhen Huaifu Street recently with a site area of 5.75 square kilometers. It also successfully completed the construction of the main venue for National Games and Paralympic Games in Xi'an and guaranteed various sports events in 2021, including the two events mentioned above. To respond to the national policy on affordable rental housing, the Group actively developed its leasing apartment business under the "Youtha" brand with growing reputation. During the year, the revenue of leasing apartment business amounted to RMB313 million, with 30 projects or 20,000 rooms in operation and 16 projects or 32,500 rooms in pipeline.

Investment and Land Bank

Under the "Two Centralization" policy, the Group adhered to a prudent investment strategy and focused on the four national strategic regions as well as first- and second-tier cities. During the year, 61 new projects were acquired with attributable GFA of 11.07 million square meters. The investment in first- and second-tier cities accounted for 90% and we focused on acquiring municipal TOD commercial complex projects in Hangzhou, Nanjing, Chongqing, Changsha and Zhengzhou, etc. As of the end of 2021, the Group had land bank with total GFA of 68.73 million square meters and attributable GFA of 48.89 million square meters which can support the Group's development for next 3 years or more, with high quality in layout and structure.

Financial Capabilities

Facing challenges of tightening credit policies and increasing liquidity pressure in the industry in 2021, the Group consistently adopted prudent financial management policy. We strengthened our cash flow management, expanded financing channels and increased financial facilities while optimizing the financial structure and enhancing financial flexibility. Our debt ratio and financing cost were among the lowest in the industry. During the year, Standard & Poor's, Moody's, and Fitch Ratings maintained the Company's credit ratings of "BBB+/Stable", "Baa1/Stable", and "BBB+/Stable".

Environmental, Social and Governance (ESG)

The Group is committed to enhancing ESG and achieving sustainable development. In 2021, the Group actively responded to the national dual-carbon strategy and established a dedicated team carrying out research on dual-carbon goals and its implementation. Under the national rural revitalization strategy, we completed and delivered the Yan'an Hope Town and the Nanjiang Hope Town is also under planning and construction. We explored green financing and successfully obtained ESG loans of about HK\$2.7 billion. During the year, the Group's ESG rating was upgraded to BBB by MSCI, and was selected as a constituent stock of the Hang Seng Corporate Sustainability Benchmark Index as well as the State-owned ESG50 Pioneer Index launched by the Assets Supervision and Administration Commission of the State Council.

Outlook

Looking forward to 2022, China's economic development will still be under the pressures of demand contraction, supply shock and weakening expectations. The Central Economic Work Conference put forward the approach of "ensuring stability a top priority while pursuing progress" with an aim to ensure that the macro-economy maintains stable development. Although the business logic and competition landscape of the property sector have changed profoundly, we believe that there will be positive growth opportunities for high-quality companies thanks to urbanization, continuous upgrading of consumption and services as well as further industry consolidation.

Development property business: The stable and healthy long-term development of real estate market is supported by further in-depth urbanization progress in China and strong demand for both end user and upgrading purposes. But there are many risks and challenges, too. In the long run, the industry is exposed to risks such as declining market volume, narrowing profit margins and intensifying regional divergence. In near term, expectations for home purchasing and market transactions will be relatively sluggish, and some property developers still have outstanding credit risks. The Group will continue to strengthen sales and cash flow management and leverage its financing advantages to seize investment opportunities. On the basis of disciplined investment and return requirements, we will acquire land from diversified accesses including open markets and M&A to do precise investment, improve land quality for better sales and sustainable high-quality growth.

Investment property business: Chinese economy is shifting towards consumption-driven model. With steady growth in residence income and the continuous consumption upgrading, China’s consumer market has strong growth potential in the long term. The Group will continue to consolidate its competitive edges in the mid-to-high-end retail market, and take various measures to drive steady growth in both asset value of investment portfolios and the rental income. We will increase our market share by expanding footprints in key commercial areas of core cities in an orderly manner. We will review the performance of our investment portfolios, focus on value appreciation of core assets and facilitate organic growth through efficient renovation; for high-quality assets with stable long-term income performance, we will proactively explore diversified securitization channels to realize asset-recycling.

Asset Light Business Service: In 2022, Mixc Lifestyle will maintain high-quality development, strengthen third-party business expansion and consolidate its position in the industry. In terms of commercial management, it will continue to strengthen the competitive edges by focusing on talent training, enhancing commercial products and establishing operating capabilities in all aspects. For property management, it will comprehensively improve the consistency of service quality and continue to enhance core competitiveness in managing and serving city areas by focusing on landmark projects. Meanwhile, it will promote technology utilization and space management, develop an integrated membership system across business scenarios to attract customers from different segments and drive business development.

Eco-system Elementary Business: The Group’s eco-system elementary businesses continue to play an important role to serve the core businesses with land access synergy and brand influence. Sticking to asset light business model, the Group will build capability and reputation in construction and operation, taking projects such as government projects, large-scale stadiums, complex projects and affordable housings based on its successful track records. Moreover, the Group will actively grasp opportunities from increasing rental housing land supply in the future and explore long-term sustainable profit models and innovative financing platforms to increase investment so as to take the first mover advantages.

Strategically positioned as “an operator in city investment, development and operation”, the Group has laid a solid foundation for future development after more than a decade of development. In view of the uncertainties in the future, the Group will actively response to industry challenges, seize opportunities and adhere to the principle of strategic driven investment and improve its investment quality through further penetration in first- and second-tier cities, while maintaining healthy cash flows. We will also refine the management of production and operation to enhance the profitability and competitiveness of the projects. In addition, we will inspire vitality and innovation for sustainable growth in earnings and shareholder value.

Finally, on behalf of the Board of Directors, I would like to express my sincere appreciation to shareholders, customers and all related parties for your long-term support and trust in the Group.

MANAGEMENT DISCUSSION AND ANALYSIS

In 2021, the Group's businesses maintained stable development. During the year, the progress of sales, construction and operation of various projects were in line with expectations, laying a solid foundation for the 2021 annual results.

Property Development

1. Review of Contracted Sales

In 2021, the Group achieved 10.8% YoY growth in contracted sales to RMB315.76 billion, and 23.7% YoY growth in contracted GFA to 17.55 million square meters.

The Group's contracted sales breakdown by region in 2021 is set out in the table below:

Region	Contracted Sales		Contracted GFA	
	RMB'000	%	Sqm	%
North China Region	53,801,542	17.0%	3,530,293	20.1%
East China Region	73,648,084	23.3%	3,170,652	18.1%
South China Region	34,900,120	11.1%	1,902,351	10.8%
West China Region	36,883,485	11.7%	3,043,242	17.3%
Northeast China Region	25,410,540	8.0%	2,246,233	12.8%
Central China Region	28,033,062	8.9%	2,031,608	11.6%
Shenzhen Region	63,078,211	20.0%	1,629,256	9.3%
Total	<u>315,755,044</u>	<u>100.0%</u>	<u>17,553,635</u>	<u>100.0%</u>

2. *Review of Revenue*

In 2021, the Group achieved 17.0% YoY growth in development property revenue to RMB183.86 billion with 41.5% YoY increase in booked GFA to 14.76 million square meters. The gross profit margin of development property of the Group was 23.7% in Year 2021.

The Group's revenue breakdown by region in 2021 is listed as below:

Region	Revenue		GFA Booked	
	<i>RMB'000</i>	<i>%</i>	<i>Sqm</i>	<i>%</i>
North China Region	40,937,379	22.3%	2,793,790	18.9%
East China Region	33,034,989	18.0%	2,405,399	16.3%
South China Region	16,992,190	9.2%	1,462,919	9.9%
West China Region	34,631,886	18.8%	3,800,281	25.7%
Northeast China Region	21,988,641	12.0%	2,124,655	14.4%
Central China Region	14,194,530	7.7%	1,188,438	8.1%
Shenzhen Region	22,081,709	12.0%	988,488	6.7%
Total	<u>183,861,324</u>	<u>100.0%</u>	<u>14,763,970</u>	<u>100.0%</u>

As of 31 December 2021, the Group had unbooked contracted sales of RMB217.1 billion that are subject to future recognition as development property revenue, among which RMB141.1 billion will be recognized in 2022, a solid foundation for good results in 2022.

Investment Property Business

1. *Shopping Mall*

In 2021, the revenue from shopping malls reached RMB13.94 billion, with a YoY growth of 38.1%. The occupancy rate increased by 2.3 percentage points YoY to 97.0%. The total carry amount of the Group's shopping malls after asset valuation was RMB166.42 billion with a revaluation gain of RMB6.96 billion, accounted for 17.5% of the Group's total assets. As at 31 December 2021, the GFA of the Group's shopping malls in operation achieved 6.69 million square meters and the attributable GFA was 5.61 million square meters.

2. Office

In 2021, the revenue from office reached RMB1.92 billion, with a YoY growth of 20.0%. The occupancy rate decreased by 2.7 percentage points YoY to 79.2%. The total carry amount of the Group's office after asset valuation was RMB34.84 billion with a revaluation gain of RMB1.08 billion, accounted for 3.7% of the Group's total assets. As at 31 December 2021, the GFA of the Group's office in operation achieved 1.29 million square meters and attributable GFA was 1.02 million square meters.

3. Hotel

In 2021, the revenue from hotel reached RMB1.57 billion, with a YoY growth of 43.9%. The average occupancy rate decreased by 1.7 percentage points YoY to 46.3%. The book value of the Group's hotels in operation was RMB10.37 billion (including land use right), accounted for 1.1% of the Group's total assets. As at 31 December 2021, the GFA of the Group's hotels in operation achieved 0.67 million square meters and attributable GFA was 0.58 million square meters.

Details of the Group's key investment properties opened in 2021 are listed below:

Investment Property	City	Interest Attributable to the Group	Total GFA (<i>Sqm</i>)	Attributable GFA (<i>Sqm</i>)
Ningbo Mixc	Ningbo	33.33% ^(Note)	281,096	93,699
Comprising:	Commercial		159,117	53,039
	Car Park		121,979	40,660
Chongqing Dadukou Mixc One	Chongqing	100.0%	88,291	88,291
Comprising:	Commercial		68,353	68,353
	Car Park		19,938	19,938
Nanchang Mixc One	Nanchang	51.0%	80,445	41,027
Comprising:	Commercial		33,747	17,211
	Car Park		46,698	23,816
Xi'an Mixc World	Xi'an	100.0%	78,611	78,611
Comprising:	Commercial		78,611	78,611

Investment Property	City	Interest Attributable to the Group	Total GFA (Sqm)	Attributable GFA (Sqm)
Nanning Wuxiang Mixc One	Nanning	51.0%	88,309	45,038
Comprising:	Commercial		57,437	29,293
	Car Park		30,872	15,745
Shantou Mixc	Shantou	51.0%	243,223	124,044
Comprising:	Commercial		168,074	85,718
	Car Park		75,149	38,326
Yantai Mixc One	Yantai	100.0%	189,448	189,448
Comprising:	Commercial		122,417	122,417
	Car Park		67,031	67,031
Qianhai Mixc	Shenzhen	50.0%	226,243	113,122
Comprising:	Commercial		75,475	37,738
	Car Park		150,768	75,384
Guiyang Mixc One	Guiyang	100.0%	155,966	155,966
Comprising:	Commercial		99,282	99,282
	Car Park		56,684	56,684
Total			1,431,631	929,246
Comprising:	Commercial		862,513	591,662
	Car Park		569,118	337,584

Note: The interest attributable to the Group is one-third (rounded to the nearest two decimal places).

Asset Light Business

In 2021, the Group's commercial operation and property management business "China Resources Mixc Lifestyle" recorded stable results. As of 31 December 2021, the Group's property management business covered 100 cities across China, and the contracted area for property management business was 196 million square meters, representing an increase of 30.3% from the year end of 2020. During the year, China Resources Mixc Lifestyle realized a revenue of RMB8.88 billion, increased by 30.9% YoY, of which RMB5.31 billion was from residential property management services, and RMB3.57 billion was from commercial operation and property management services.

Eco-system Elementary Business

In 2021, the revenue of the Group's eco-system elementary business (including urban construction and operation, leasing apartment, senior housing, cinema, etc.) was RMB16.73 billion (including the intra-group business), of which RMB15.97 billion was from urban construction and operation business.

Sales and Marketing Expenses and Administrative Expenses

In 2021, with the good sales performance of development projects and the improvement of operating performance of investment properties, sales and marketing expenses accounted for 2.9% of the revenue, representing a decrease of 0.1 percentage points as compared with the same period last year, and general and administrative expenses accounted for 2.8% of the revenue, the same as last year.

Share of profits of investments in associates and joint ventures

In 2021, with the increase in the recognition scale from the associates and joint ventures, the Group's share of profits of investments in associates and joint ventures totaled RMB4.30 billion, representing an increase of 43.3% as compared with the same period last year. During the year, the share of profits of investments in associates was RMB1.49 billion, a YoY increase of 35.4%, and the share of profits of investments in joint ventures was RMB2.81 billion, a YoY increase of 47.8%.

Income tax expenses

Income tax expenses include enterprise income tax (including deferred taxation) and land appreciation tax. In 2021, the Group's income tax expenses were RMB22.97 billion, representing a decrease of 11.9% as compared with the same period last year. During the year, the enterprise income tax expenses (including deferred taxation) were RMB13.77 billion, increased by 4.7% YoY, while the land appreciation tax was RMB9.20 billion, decreased by 28.9% YoY.

Land bank

In 2021, the Group acquired 61 quality land parcels totaling 14.39 million square meters in GFA with a total land premium of RMB148.96 billion (attributable land premium amounted to RMB112.65 billion). As of 31 December 2021, the GFA of the Group's land bank totaled 68.73 million square meters.

1. Property Development

As of 31 December 2021, the Group's land bank for property development totaled 57.78 million square meters with attributable GFA of 40.91 million square meters.

Region	Total GFA (Sqm)	Attributable GFA (Sqm)
North China Region	8,252,659	4,188,322
East China Region	9,649,229	6,244,978
South China Region	8,903,622	5,932,402
West China Region	8,675,378	7,871,102
Northeast China Region	6,778,933	6,300,287
Central China Region	9,785,722	6,676,824
Shenzhen Region	5,670,754	3,648,874
Hong Kong	64,759	44,238
Total	<u>57,781,056</u>	<u>40,907,027</u>

2. Investment Properties

As of 31 December 2021, the Group's land bank for investment properties totaled 10.95 million square meters with attributable GFA of 7.98 million square meters. Among which, the land bank of shopping malls was 7.52 million square meters, accounting for 68.7%, and mainly distributed in 30 core cities such as Beijing, Shanghai, Shenzhen, Guangzhou, Hangzhou, Nanjing and Chengdu.

Investment properties business, shopping malls in particular, is one of the Group's key businesses. Next two to three years will continue to be the peak years for new openings of shopping malls. The Group will further improve efficiency in construction and operation of its investment properties to ensure stable rental income growth and earnings sustainability.

Product	Total GFA (Sqm)	Attributable GFA (Sqm)
Total GFA	10,946,884	7,980,871
Comprising:		
Shopping mall	7,523,661	5,641,070
Office	1,587,655	1,021,191
Hotel	900,702	680,497
Leasing Apartment	838,223	551,521
Senior Housing	79,892	79,892
Industrial Park	16,751	6,700

Sufficient land bank reinforces the foundation for sustainable growth. Looking ahead, while keeping a balance between healthy financial position and growth pursuit, the Group will strictly follow its financial hurdles to replenish quality land bank on selective basis through diversified channels with further penetration in key regions to match its development strategies and business model, as well as continuously optimize its investment structure in land bank structure, the investment rhythm and the geographic exposure.

DEBT RATIOS

As of 31 December 2021, the Group's total debt outstanding balance was equivalent to RMB197.4 billion while its cash and bank balance were equivalent to RMB108.7 billion. The Group's net interest-bearing debt to equity (including minority interests) ratio was 30.4%.

FINANCING COST

As of 31 December 2021, the non-RMB net interest-bearing debt exposure of the Group was 17.1%. Approximately 28% of the total interest-bearing debt was repayable within one year while the rest was long-term interest-bearing debt. The Group maintained its borrowing cost at a sector-low level. The weighted average financing cost was approximately 3.71% as at 31 December 2021, 37 basis points lower than 4.08% as at end of 2020.

FINANCING THROUGH OPEN MARKET

To better support future growth, broaden funding channels and further reduce funding cost, the Group raised a total of RMB20.5 billion by issuing corporate bonds, medium-term notes and asset-backed securities during the year.

Details of the Group's funding through open market in 2021 are as follows:

Issuer/Property	Currency	Product Name	Amount (Million)	Value Month	Maturity Month	Term (Years)	Coupon Rate
華潤置地控股有限公司	RMB	Corporate Bonds	1,000	January 2021	January 2024	3	3.30%
China Resources Building, Luohu District, Shenzhen	RMB	CMBS	3,001	March 2021	December 2032	3+3+3+3	3.90%
華潤置地控股有限公司	RMB	Medium-term Notes	1,500	May 2021	May 2023	2	3.29%
華潤置地控股有限公司	RMB	Medium-term Notes	3,000	May 2021	May 2024	3	3.50%
華潤置地控股有限公司	RMB	Medium-term Notes	1,500	May 2021	May 2026	5	3.84%
華潤置地控股有限公司	RMB	Medium-term Notes	2,000	July 2021	July 2024	3	3.38%
華潤置地控股有限公司	RMB	Medium-term Notes	1,500	July 2021	July 2026	5	3.70%
Chongqing Mixc	RMB	CMBS	4,501	October 2021	August 2039	3+3+3+3+3+3	3.58%
華潤置地控股有限公司	RMB	Corporate Bonds	2,500	December 2021	December 2024	3	3.05%
Total			<u>20,502</u>				

CREDIT RATINGS

In 2021, Standard and Poor's, Moody's and Fitch maintained the Company's credit ratings at BBB+/stable, Baa1/stable and BBB+/stable respectively.

ASSET PLEDGE

As of 31 December 2021, the Group had a total loan credit line of RMB48.5 billion through asset pledge with tenors ranging from 2 to 25 years, and the Group's total balance of asset-pledged loan was RMB27.6 billion.

FOREIGN EXCHANGE RISK

As of 31 December 2021, the Group had principal amount of approximately US\$0.6 billion (equivalent to RMB3.83 billion) cross-currency swap contracts to hedge exchange rate and principal amount of approximately GBP85.8 million (equivalent to RMB0.74 billion) interest rate swap contracts to hedge interest rate risk. Two-way volatility of RMB exchange rate may increase as RMB exchange mechanism becomes more market-oriented. However, the Group's foreign exchange risk is well under control and RMB exchange rate fluctuations will not pose a material impact on the Group's financial position. The Group will closely monitor its exchange risk exposure and make necessary adjustment based on market changes.

EMPLOYEE AND COMPENSATION POLICY

As of 31 December 2021, the Group had 49,478 full time employees in Mainland China and Hong Kong (including property management and agency subsidiaries). The Group remunerates its employees based on their performance, working experience and market salary levels. In addition, performance bonus is granted on a discretionary basis. Other employee benefits include provident fund, insurance and medical coverage.

CONTINGENT LIABILITIES

Certain temporary guarantees were provided to banks with respect to mortgage loans procured by some purchasers of the Group's properties. Such guarantees will be released by banks upon the issuance of the real estate ownership certificate to the purchasers or the receipt of mortgaged loan by the purchasers, whichever is earlier. In the opinion of the Board, the fair value of these financial guarantee contracts is insignificant.

CORPORATE GOVERNANCE

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

The Company has complied with the code provisions that were in force as set out in CG Code for the period from 1 January 2021 to 31 December 2021.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

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

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

Neither the Company nor its subsidiaries purchased, sold or redeemed any of the Company’s listed securities during the year ended 31 December 2021.

AUDIT COMMITTEE AND AUDITOR

Final results for the year ended 31 December 2021 have been reviewed by the Audit Committee which comprises four independent non-executive directors. The financial information included in this preliminary results announcement for the year ended 31 December 2021 has been agreed by the auditor of the Company.

CLOSURE OF REGISTER OF MEMBERS

For determining the entitlement to attend and vote at the annual general meeting of the Company to be held on 15 June 2022, the register of members of the Company will be closed from 8 June 2022 to 15 June 2022 (both days inclusive), during which period no transfer of shares of the Company will be registered. In order to be eligible to attend and vote at the above meeting, unregistered holders of shares of the Company should ensure that all transfer forms accompanied by the relevant share certificates must be lodged with the Branch Share Registrar, Tricor Standard Limited, at Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong for registration no later than 4:30 p.m. on 7 June 2022.

For determining the entitlement to the proposed final dividend for the year ended 31 December 2021 (subject to approval by the shareholders at the annual general meeting), the register of members of the Company will be closed on 22 June 2022, during which no transfer of shares of the Company will be registered. In order to be eligible for the above proposed final dividend, unregistered holders of shares of the Company should ensure that all transfer forms accompanied by the relevant share certificates must be lodged with the Branch Share Registrar, Tricor Standard Limited, at Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong for registration no later than 4:30 p.m. on 21 June 2022.

FINAL DIVIDEND

The Board recommended a final dividend (“**2021 Final Dividend**”) of RMB1.207 per share (equivalent to HK\$1.484) for the year ended 31 December 2021 (2020: RMB1.102 (equivalent to HK\$1.312)) payable on Wednesday, 10 August 2022 to shareholders whose names appear on the register of members of the Company on Wednesday, 22 June 2022.

The 2021 Final Dividend will be payable in cash to each shareholder in Hong Kong Dollars (“**HKD**”) unless an election is made to receive the same in Renminbi (“**RMB**”).

Shareholders will be given the option to elect to receive all or part of the 2021 Final Dividend in RMB at the exchange rate of HKD1.0:RMB0.8134, being the average benchmark exchange rate of HKD to RMB as published by the People’s Bank of China during the five business days immediately before 30 March 2022. If shareholders elect to receive the 2021 Final Dividend in RMB, such dividend will be paid to shareholders at RMB1.207 per share. Unless a permanent election on dividend currency had been made by shareholders, shareholders should complete the dividend currency election form which is expected to be dispatched to shareholders in late June 2022 as soon as practicable after the record date of 22 June 2022 to determine shareholders’ entitlement to the 2021 Final Dividend, and lodge it to Branch Share Registrar of the Company, Tricor Standard Limited, at Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong for registration no later than 4:30 p.m. on 20 July 2022.

Shareholders who are minded to elect to receive all or part of their dividends in RMB by cheques should note that (i) they should ensure that they have an appropriate bank account to which the RMB cheques for dividend can be presented for payment; and (ii) there is no assurance that RMB cheques can be cleared without material handling charges or delay in Hong Kong or that RMB cheques will be honored for payment upon presentation outside Hong Kong. The cheques are expected to be posted to the relevant shareholders by ordinary post on 10 August 2022 at the shareholders’ own risk.

If no duly completed dividend currency election form in respect of that shareholder is received by the Branch Share Registrar of the Company by 4:30 p.m. on 20 July 2022, such shareholder will automatically receive the 2021 Final Dividend in HKD. All dividend payments in HKD will be made in the usual ways on 10 August 2022.

If shareholders wish to receive the 2021 Final Dividend in HKD in the usual way, no additional action is required.

Shareholders should seek professional advice with their own tax advisers regarding the possible tax implications of the dividend payment.

PUBLICATION OF ANNUAL RESULTS ON THE WEBSITE OF THE STOCK EXCHANGE

The Company's Year 2021 Annual Report containing the relevant information required by the Listing Rules will be published on the website of the Stock Exchange and the Company (<http://www.crland.com.hk>) in due course.

By Order of the Board
China Resources Land Limited
Li Xin
President

PRC, 30 March 2022

As at the date of this announcement, the non-executive directors of the Company are Mr. Wang Xiangming, Mr. Liu Xiaoyong, Mr. Zhang Liang, Mr. Dou Jian and Ms. Cheng Hong; the executive directors of the Company are Mr. Li Xin, Mr. Zhang Dawei, Mr. Xie Ji, Mr. Wu Bingqi and Mr. Guo Shiqing; and the independent non-executive directors of the Company are Mr. Andrew Y. Yan, Mr. Ho Hin Ngai, Bosco, Mr. Wan Kam To, Peter, Mr. Zhong Wei and Mr. Sun Zhe.