

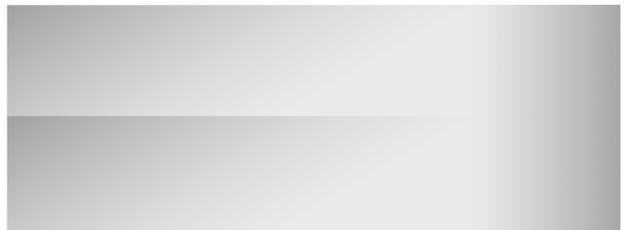


The Peach Garden - Garden NO.5, partial screen | Zhou Li | 2021 | Mixed media on canvas | 200 × 600 cm
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2022 Interim Report

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FANTASIA

花樣年控股集團有限公司
FANTASIA HOLDINGS GROUP CO., LIMITED
Stock Code: 01777.HK



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A Leader in Providing Joyful, Colorful and Meaningful Living Space and Experience.

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DIRECTORS

Executive Directors

Mr. Pan Jun (*Chairman and Chief Executive Officer*)
Ms. Zeng Jie, Baby
Mr. Ke Kasheng
Mr. Chen Xinyu (*Chief Financial Officer*)
Mr. Timothy David Gildner

Non-Executive Directors

Mr. Su Boyu

Independent Non-Executive Directors

Mr. Guo Shaomu
Mr. Kwok Chi Shing
Mr. Ma Yu-heng

COMPANY SECRETARY

Ms. Yeung Lee

AUTHORIZED REPRESENTATIVES

Mr. Pan Jun
Ms. Yeung Lee

AUDIT COMMITTEE

Mr. Kwok Chi Shing
(*Committee Chairman*)
Mr. Guo Shaomu
Mr. Ma Yu-heng

REMUNERATION COMMITTEE

Mr. Guo Shaomu
(*Committee Chairman*)
Mr. Pan Jun
Mr. Kwok Chi Shing
Mr. Ma Yu-heng

NOMINATION COMMITTEE

Mr. Pan Jun (*Committee Chairman*)
Ms. Zeng Jie, Baby
Mr. Guo Shaomu
Mr. Kwok Chi Shing
Mr. Ma Yu-heng

AUDITORS

Prism Hong Kong and Shanghai Limited
Registered Public Interest Entity
Auditors

PRINCIPAL BANKERS

China Minsheng Bank Corp., Ltd.
Industrial and Commercial Bank
of China Limited
Ping An Bank Co., Ltd.
China Everbright Bank Co., Ltd.

LEGAL ADVISORS

As to Hong Kong Law
Sidley Austin

As to PRC Law
Commerce & Finance Law Offices

As to Cayman Islands Law
Conyers Dill & Pearman

REGISTERED OFFICE

Cricket Square Hutchins Drive
P.O. Box 2681
Grand Cayman KY1-1111
Cayman Islands

CORPORATE HEAD OFFICE IN HONG KONG

21/F.
CMA Building
64 Connaught Road Central
Hong Kong

CORPORATE HEADQUARTERS IN PEOPLE'S REPUBLIC OF CHINA

Block A, Funian Plaza
Shihua Road and Zijing Road
Interchange in Futian Duty-free Zone
Shenzhen 518048
Guangdong Province
China

CAYMAN ISLANDS PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Suntera (Cayman) Limited
Suite 3204, Unit 2A,
Block 3, Building D
P.O. Box 1586
Gardenia Court
Camana Bay
Grand Cayman, KY1-1110
Cayman Islands

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Computershare Hong Kong Investor
Services Limited
17M Floor, Hopewell Centre
183 Queen's Road East
Wanchai
Hong Kong

LISTING INFORMATION

The Company's Share Listing
Ordinary shares
The Stock Exchange of
Hong Kong Limited
Stock Code: 1777

WEBSITE

<http://www.cnfantasia.com>

BUSINESS REVIEW

Property Development

Contracted Sales

During the first half of 2022, the Group achieved total contracted sales of approximately RMB1,720 million and contracted sales area of 204,628 sq.m.

Contracted sales amount and area attributable to different product categories in the first half of 2022

During the reporting period, the contracted sales amount of the Group was mainly derived from sales in 20 cities, including Chengdu, Guilin, Wuhan, Nanjing, Shenzhen, Foshan and Huizhou, and from approximately 51 projects, including Chengdu Biyun Tianxi, Chengdu Chunyu Xi'an, Chengdu Grande Valley, Guilin, Shenzhen Good Time, Beijing Mentougou, Qingdao Biyuntian, Wuhan Jin Xiu Town, Shaoxing Spring Breeze and Chongqing Hockney. The Group extended its presence across the Guangdong-Hong Kong-Macao Greater Bay Area, Chengdu-Chongqing Metropolitan Area, Central China Metropolitan Area, Yangtze River Delta Metropolitan Area and Bohai Rim Metropolitan Area in order to continuously expand its vertical strategic move in each metropolitan area and focus on key cities.

First half of 2022				
Category	Amount		Area	
	(RMB million)	%	(sq.m.)	%
Residences	1,562	90.8%	193,207	94.4%
Urban Complexes	158	9.2%	11,421	5.6%
Total	1,720	100.0%	204,628	100.0%

Contracted sales amount and area in each region in the first half of 2022

First half of 2022				
Category	Amount		Area	
	(RMB million)	%	(sq.m.)	%
Guangdong-Hong Kong-Macao Greater Bay Area	74	4.3%	5,808	2.8%
Chengdu-Chongqing Metropolitan Area	579	33.7%	90,153	44.1%
Central China Metropolitan Area	119	6.9%	24,818	12.1%
Yangtze River Delta Metropolitan Area	740	43.0%	42,679	20.9%
Bohai Rim Metropolitan Area	208	12.1%	41,170	20.1%
Total	1,720	100.0%	204,628	100.0%

Guangdong-Hong Kong-Macao Greater Bay Area

As one of the most open and economically dynamic regions in China, Guangdong-Hong Kong-Macao Greater Bay Area has an important strategic position in China's overall development. In the first half of 2022, the Group made active efforts to push forward the delivery and sales of projects in the Greater Bay Area. During the reporting period, the Group's Shenzhen Good Time project in Shenzhen and Huizhou project all commenced construction normally, with normal construction progress, which also secured stable sales of the projects in the local area.

During the reporting period, the Group recorded total contracted sales of RMB74 million and total contracted sales area of 5,808 sq.m. in Shenzhen, Huizhou and other cities in the Guangdong-Hong Kong-Macao Greater Bay Area, contributing to approximately 4.3% and 2.8% of the total contracted sales and total contracted sales area of properties of the Group respectively for the interim period of 2022.

Chengdu-Chongqing Metropolitan Area

As an important economic hub in South-western China, the Chengdu-Chongqing Metropolitan Area shows robust market demand for real estate and is one of the earliest important strategic markets entered by the Group. The Group has become one of the most influential brand developers in the region. In the first half of 2022, Chengdu faced pressure from both the delivery and sales of numerous projects. The Group made active efforts to ensure perfect delivery and customer satisfaction through relief and sales in Chengdu.

During the reporting period, the Group recorded total contracted sales of RMB579 million and total contracted sales area of 90,153 sq.m. in Chengdu, Ziyang, Kunming, Guilin and other cities in the Chengdu-Chongqing Metropolitan Area, contributing to approximately 33.7% and 44.1% of the total contracted sales and total contracted sales area of properties of the Group respectively for the interim period of 2022.

Central China Metropolitan Area

As the geographical center of the country, Central China Metropolitan Area is increasingly becoming an important force for the rise of Central China with its advantages of convenient transportation and developed economy. The Group proactively revitalized the sales volume of Wuhan Jin Xiu Town, Wuhan Huahaoyuan and other projects and achieved good sales, contributing to the capital required for the delivery of various projects in Wuhan.

During the reporting period, the Group recorded total contracted sales of RMB119 million and total contracted sales area of 24,818 sq.m. in cities such as Wuhan and Zhengzhou in the Central China Metropolitan Area, contributing to approximately 6.9% and 12.1% of the total contracted sales and total contracted sales area of properties of the Group respectively in mid 2022.

Yangtze River Delta Metropolitan Area

The Yangtze River Delta Metropolitan Area is one of the most economically dynamic hubs in China. The Group has paid close attention to the core cities with high growing potential in the region for a long time. The Group took the initiative and maintained the sales after the unravelling, where Shanghai Rugao, Shaoxing Spring Breeze, Hangzhou Duiyuetian and other projects continued to achieve good sales in 2022.

During the reporting period, the Group recorded total contracted sales of RMB740 million and total contracted sales area of 42,679 sq.m. in Nanjing, Shaoxing, Shanghai, Suzhou and other cities in the Yangtze River Delta Metropolitan Area, contributing to approximately 43.0% and 20.9% of the total contracted sales and total contracted sales area of properties of the Group respectively in 2022.

Bohai Rim Metropolitan Area

Bohai Rim Metropolitan Area is the most important economic hub in Northern China, playing an agglomeration, radiation, service and mobilization role in the national and regional economy and possessing great development potential. In 2022, the Group rapidly promoted the construction and sales of projects in the region, of which Beijing Mentougou and Qingdao Biyuntian maintained relatively stable sales.

During the reporting period, the Group recorded total contracted sales of RMB208 million and total contracted sales area of 41,170 sq.m. in Beijing, Tianjin, Qingdao and other cities in the Bohai Rim Metropolitan Area, contributing to approximately 12.1% and 20.1% of the total contracted sales and total contracted sales area of properties of the Group respectively in 2022.

Completed Projects

During the reporting period, the Group completed a total of 7 phases of projects with a total GFA of approximately 789,037 sq.m.

Projects under construction

As at 30 June 2022, the Group had a total of 29 projects or phases of projects under construction with a total GFA of 4,862,763 sq.m.

Projects held for development

As at 30 June 2022, the Group had a total of 16 projects or phases of projects held for development with a total GFA of 6,338,123 sq.m.

Land Bank

As at 30 June 2022, after deducting projects sold, the GFA of land bank for the Group's projects under construction and projects held for development amounted to approximately 11,200,886 sq.m.

Land Bank Summary			
City company	Projects under construction	Projects held for development	Aggregate GFA of land bank
	(sq.m.)	(sq.m.)	(sq.m.)
South China	990,142	706,025	1,696,167
North China	315,527	3,708,162	4,023,689
Southwest China	2,128,383	1,117,601	3,245,984
East China	842,699	492,984	1,335,683
Central China	586,012	313,351	899,363

Community services

Colour Life Services Group Co., Limited (“Colour Life”) is a renowned property management and community services provider in China, which focuses on setting up offline and online service platform via the internet technology and effectively linking residents of the communities with different commodities and service providers, so as to provide the best living experience for residents of the communities on the back of property management services.

As communities constitute the smallest social component of the city, the services provided by the property management companies are essential in creating a stable and convenient living environment for residents of the community and promoting the development of the society. Colour Life strives to meet the basic living needs of residents through providing Four Basic Guarantees services (defined as cleaning, greening, security and maintenance services), which constitute the solid cornerstone of community services system.

While meeting the basic living needs of residents of the community, Colour Life also promotes smart community construction by proactively utilising emerging technologies such as the Internet of Things, big data and artificial intelligence, and introducing the application of intelligent equipment, so as to enhance the Group’s service efficiency in providing high quality property management services for residents. Colour Life has established a powerful head office digital “cloud” system, which minimised the dependency on the function and scope of management and strengthened the service capacity for end-users, so as to arrange effective community services. For instance, Colour Life has built a new customer service platform based on the existing Big Dipper system to upgrade it as a digital property management platform which covers the five basic services including security, cleaning, greening, maintenance and engineering, the order-oriented operation system of the lift, energy and decoration services, as well as the customer complaint platform comprising complaint, repair application, parking, payment, decoration and other services. Colour Life has divided the entire property management service process, further enhancing the service efficiency of Colour Life.

To refine the basic businesses, Colour Life has classified the projects managed by it into various service levels based on different charging standards, set standards for equipment modification and services and provided well-oriented service experiences, so as to satisfy customers’ demand for performance-price ratio in different projects and secure Colour Life’s rapid expansion across China. With the establishment of an automated, centralised and standardised management system, Colour Life has realised excellent capacity of cost control under the premise of steadily increasing management areas and securing customer satisfaction. While focusing on improving service efficiency, Colour Life is dedicated to building harmonious communities. Colour Life organised a variety of community activities and proactively established communication channels to strengthen the relationship between residents as well as between residents and property management staff and enrich residents’ leisure life and spiritual culture, with an ultimate aim to build a better and more caring community. By providing such services, we are able to create a harmonious environment for residents, and push forward the establishment of our unique community culture brand, so as to enhance residents’ trust in Colour Life.

The improvement of our relationship with residents also laid a solid foundation for our effort to further expand community consumption scenarios. Colour Life is actively building up an online platform Caizhiyun for its community services equipped with functions such as paying property management fees, issuing notices and submitting complaints online through the platform, which not only provides convenience for residents of the communities but also strengthens the interactions and communications between Colour Life and property owners living in the communities.

In addition, Colour Life designates a proportional number of customer managers to serve the communities based on the proportion to the number of residents in such communities. The customer managers will carry out following up work and seek feedback relating to customer satisfaction in a timely manner, in order to ensure the quality of the offline community services and efficiently becoming aware of the services that property owners need. Colour Life will grow the corresponding value-added services and organically integrate online and offline business in the community, which will further enhance Colour Life’s competitive edges.

FINANCIAL REVIEW

Revenue

Revenue of the Group mainly consists of revenue derived from (i) property development, (ii) lease of investment properties, (iii) provision of property operation, (iv) provision of hotel accommodation services, and (v) property project management and other related services. Revenue of the Group amounted to approximately RMB3,548 million, representing a decrease of 67.6% from approximately RMB10,952 million for the corresponding period of 2021. Loss for the period attributable to the owners of the Company was approximately RMB3,343 million and profit attributable to owners of the Company was approximately RMB153 million for the corresponding period of 2021.

The table below sets forth the total revenue derived from each of the projects and the aggregate gross floor area (“GFA”) of properties sold during the periods ended 30 June 2022 and 2021.

	For the six months ended 30 June 2022			For the six months ended 30 June 2021		
	Total Revenue	GFA Sold	Average Selling Price	Total Revenue	GFA Sold	Average Selling Price
	RMB'000	sq.m.	RMB/sq.m.	RMB'000	sq.m.	RMB/sq.m.
Chengdu Yinweilai	753,498	42,857	17,582	–	–	–
Tianjin Jiastianxia	592,707	52,882	11,208	1,864,781	160,260	11,636
Tianjin HuaJun	421,896	38,701	10,901	–	–	–
Guilin Lakeside Eden	356,554	69,444	5,134	1,474,193	239,776	6,148
Chengdu Jiastianxia	21,074	3,982	5,292	688,981	67,129	10,264
Huizhou Jiastianxia	13,617	4,080	3,338	–	–	–
Chengdu Zhihui City	12,021	5,788	2,077	1,156,051	177,639	6,508
Chengdu Longnian Plaza	7,317	1,030	7,104	406,495	44,810	9,072
Chengdu Grande Valley	3,908	624	6,263	619,435	87,751	7,059
Ziyang HuaJun	1,840	370	4,973	1,418	185	7,665
Chengdu Xiangmendi	1,185	520	2,279	36,775	4,924	7,469
Nanjing Lishui Jiastianxia	–	–	–	2,026,328	163,773	12,373
Cixi Seasonal Mansion	–	–	–	25,178	5,933	4,244
Others	260,222			54,296		
Total	2,445,839			8,353,931		

Property Development

The Company recognises revenue from property development when the customer obtains control of the completed property and the Group has present right to payment and the collection of consideration is probable. Revenue from property development represents proceeds from the sales of the Group's properties held for sale. Revenue derived from property development decreased by 70.7% to approximately RMB2,446 million for the six months ended 30 June 2022 from approximately RMB8,354 million for the corresponding period in 2021, which was due to less area of properties completed and delivered during the period.

Property Investment

Revenue generated from property investment decreased by 34.3% to approximately RMB97 million for the six months ended 30 June 2022 from approximately RMB148 million for the corresponding period in 2021. The decrease was primarily due to the decline in unilateral rental as a result of the downward trend in leasing market.

Property Operation Services

Revenue derived from property operation services decreased by 56.4% to approximately RMB972 million for the six months ended 30 June 2022 from approximately RMB2,229 million for the corresponding period in 2021. The decrease was mainly due to the disposal of major subsidiaries which engaged in property operation services in second half of 2021.

Hotel Operations and Related Services

Revenue derived from hotel operations and related services amounted to approximately RMB24 million for the six months ended 30 June 2022, representing a decrease of 41.5% as compared to approximately RMB40 million for the corresponding period of 2021, which was mainly due to the recession of the tourism industry because of the continuous recurrence of the COVID-19 epidemic during the six months ended 30 June 2022.

Gross Profit and Gross Profit Margin

Gross profit of the Group decreased by 74.9% to approximately RMB572 million for the six months ended 30 June 2022 from approximately RMB2,277 million for the corresponding period in 2021, while the Group's gross profit margin was approximately 16.1% for the six months ended 30 June 2022 as compared to a gross profit margin of approximately 20.8% for the corresponding period in 2021. The decrease in gross profit margin was mainly due to the higher land costs from projects brought forward to the Period.

Other Income, Gains and Losses

The Group recorded net other losses for the six months ended 30 June 2022 of approximately RMB1,412 million (the corresponding period in 2021: net other gains of approximately RMB545 million), which was mainly due to the net exchange losses arising from the senior notes and borrowings denominated in USD.

Selling and Distribution Expenses

The Group's selling and distribution expenses decreased by 33.4% to approximately RMB106 million for the six months ended 30 June 2022 from approximately RMB159 million for the corresponding period in 2021, mainly due to the decrease in advertising expenses for the property projects under pre-sale stage.

Administrative Expenses

The Group's administrative expenses decreased by 37.1% to approximately RMB480 million for the six months ended 30 June 2022 from approximately RMB763 million for the corresponding period in 2021. The change was primarily due to the decrease in the staff cost of the Group.

Finance Costs

The Group's finance costs slightly increased by 2.5% to approximately RMB1,137 million for the six months ended 30 June 2022 from approximately RMB1,109 million for the corresponding period in 2021.

Income Taxation

The Group's income tax expense decreased by 83.0% to approximately RMB135 million for the six months ended 30 June 2022 from approximately RMB795 million for the corresponding period in 2021. The decrease was mainly due to a decrease in enterprise income tax and land appreciation tax for property development segment as a result of the lower gross profit margin of property sales and less delivery of completed properties during the period as compared to the corresponding period of 2021.

(Loss) Profit Attributable to Owners of the Company

For the above changes collectively, (loss) profit attributable to owners of the Company changed from a profit of approximately RMB153 million for the period ended 30 June 2021 to loss of approximately RMB3,343 million for the period ended 30 June 2022.

Liquidity, Financial Resources and Capital Structure

Cash Position

As at 30 June 2022, the Group's total bank balances and cash were approximately RMB3,313 million (31 December 2021: approximately RMB5,206 million), representing a decrease of 36.4% as compared to that as at 31 December 2021. The decrease was due to the tightened liquidity environment of the PRC property sector since the second half of 2021. A portion of the Group's cash is restricted bank deposits that are mainly restricted for use of property development.

Net Gearing Ratio

The net gearing ratio of the Group was 745.2% as at 30 June 2022 as compared to 493.2% as at 31 December 2021, representing an increase of 252.0 percentage points. The net gearing ratio was measured by net debt (total of borrowings, senior notes and bonds and asset-backed securities issued, net of bank balances and cash and restricted/pledged bank deposits) over total equity.

The Group's net gearing ratio increased during the period, mainly due to the significant decrease of total equity as a result of loss incurred since 2021. The Group will actively address the current debt position and improve its net gearing ratio.

Borrowings and Charges on the Group's Assets

As at 30 June 2022, the Group had aggregate borrowings, senior notes and bonds and asset-backed securities issued of approximately RMB19,931 million (31 December 2021: approximately RMB24,487 million), approximately RMB36,177 million (31 December 2021: approximately RMB33,007 million) and approximately RMB255 million (31 December 2021: RMB255 million), respectively. Amongst the borrowings, approximately RMB14,351 million (31 December 2021: approximately RMB13,442 million) will be repayable within one year and approximately RMB5,580 million (31 December 2021: approximately RMB11,045 million) will be repayable after one year. Amongst the senior notes and bonds, approximately RMB36,177 million (31 December 2021: approximately RMB33,007 million) will be repayable within one year.

As at 30 June 2022, a substantial part of the borrowings was secured by land use rights, properties and bank deposits of the Group. The senior notes were jointly and severally guaranteed by certain subsidiaries of the Group through pledging their shares.

Exchange Rate Risk

The Group mainly operates its business in China. Other than the foreign currency denominated bank balances, borrowings and lease liabilities, the Group does not have any other material direct exposure to foreign exchange fluctuations.

Commitments

As at 30 June 2022, the Group had committed payment for the construction of investment properties and property, plant and equipment and equity acquisition amounting to approximately RMB1,137 million (31 December 2021: RMB1,136 million).

Contingent Liabilities

- (a) As at 30 June 2022, the Group had provided guarantees amounting to approximately RMB10,471 million (31 December 2021: approximately RMB11,613 million) in respect of mortgage facilities granted by certain banks in connection with the mortgage loans entered into by purchasers of the Group's properties. Pursuant to the terms of the guarantees, if there is default of mortgage payments by these purchasers, the Group is responsible to repay the outstanding mortgage loans together with accrued interests thereon and any penalty owed by the defaulted purchasers to banks. The Group is then entitled to take over the legal title of the related properties. The guarantee period commences from the dates of grant of the relevant mortgages loans and ends after the purchaser obtained the individual property ownership certificate.
- (b) The Group provided guarantees on several basis covering its respective shares of outstanding obligations under the bank borrowings incurred by the joint ventures and associates for developing their projects. As at 30 June 2022, the Group's aggregate shares of such guarantees provided in respect of loans borrowed by these joint ventures amounted to approximately RMB1,912 million (31 December 2021: RMB1,913 million) and associates amounted to approximately RMB3,606 million (31 December 2021: RMB3,760 million) and guarantees to suppliers of associates amounted to approximately RMB160 million (31 December 2021: RMB160 million).

In the opinion of the Directors, the possibility of the default of the purchasers is remote and the fair value of guarantee contracts is insignificant at the inception and at the end of each reporting date.

Employees and Remuneration Policies

As at 30 June 2022, excluding the employees of communities managed on a commission basis, the Group had approximately 28,357 employees (31 December 2021: approximately 32,903 employees). Remuneration is determined with reference to the performance, skills, qualifications and experiences of the staff concerned and according to the prevailing market practice. Besides salary payments, other staff benefits include contribution to the mandatory provident fund (for Hong Kong employees) and state-managed retirement pension scheme (for Chinese employees), a discretionary bonus program and a share option scheme.

INTERIM DIVIDEND

The Board does not recommend the payment of an interim dividend for the six months ended 30 June 2022.

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITION

As at 30 June 2022, the interests and short positions of the Directors and the chief executive of the Company in the shares, underlying shares and debentures of the Company or of any associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) of the Company, which will have to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which he is taken or deemed to have under such provisions of the SFO) or which will be required, as recorded in the register maintained by the Company pursuant to 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") as contained in Appendix 10 to the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules") were as follows:

- (i) Long positions in the shares and underlying shares of the Company:

Director	Nature of interest	Interest in ordinary shares of the Company	Interest in underlying Shares of the Company	Approximate percentage of interest in the Company as at 30 June 2022
Ms. Zeng Jie, Baby	Interest of controlled corporation	3,314,090,500 ⁽¹⁾	–	57.41%
	Beneficial owner	–	4,990,000 ⁽²⁾	0.09%
Mr. Pan Jun	Beneficial owner	–	4,990,000 ⁽²⁾	0.09%
Mr. Zhu Guogang	Beneficial owner	–	280,000 ⁽²⁾	0.00%

Notes:

- (1) Fantasy Pearl International Limited ("Fantasy Pearl") is owned as to 80% by Ice Apex Limited ("Ice Apex") and 20% by Graceful Star Overseas Limited ("Graceful Star"). Ice Apex is wholly owned by Ms. Zeng Jie, Baby. Ms. Zeng Jie, Baby is deemed to be interested in the shares of the Company held by Fantasy Pearl for the purpose of Part XV of the SFO.
- (2) The relevant Directors were granted options to subscribe for such number of shares of the Company under the share option scheme of the Company on 29 August 2011.
- (3) As at 30 June 2022, the number of issued shares of the Company was 5,772,597,864.

(ii) Long positions in the debentures of the Company:

Name of Director	Nature of interest	Debentures that are interested in	Principal amount of the debentures held	Approximate percentage of the interest in the debentures as at 30 June 2022
Ms. Zeng Jie, Baby	Interest of controlled corporation	9.875% senior notes due 2023 issued by the Company	US\$3,000,000 ⁽¹⁾	0.94%
	Interest of controlled corporation	10.875% senior notes due 2024 issued by the Company	US\$4,000,000 ⁽²⁾	1.6%
Mr. Guo Shaomu	Beneficial owner	7.95% senior notes due 2022 issued by the Company	US\$200,000	0.067%

Notes:

- (1) The debentures are held by Fantasy Pearl, which is indirectly owned as to 80% by Ms. Zeng Jie, Baby.
- (2) These comprise: (i) US\$2,000,000 held by Fantasy Pearl; and (ii) US\$2,000,000 held by Baocollection Limited, a company wholly owned by Ms. Zeng Jie, Baby.

(iii) Long positions in associated corporations:

A. Fantasy Pearl

Director	Nature of interest	Number of shares	Description of shares	Approximate percentage of interest in the associated corporation as at 30 June 2022
Ms. Zeng Jie, Baby	Interest of controlled corporation	80 ⁽¹⁾	Ordinary	80%
Mr. Pan Jun	Interest of controlled corporation	20 ⁽²⁾	Ordinary	20%

Notes:

- (1) These shares are held by Ice Apex, which is wholly owned by Ms. Zeng Jie, Baby.
- (2) These shares are held by Graceful Star, which is wholly owned by Mr. Pan Jun.

B. Colour Life Services Group Co., Limited (“Colour Life”)

Director	Nature of interest	Number of shares	Description of shares	Approximate percentage of interest in the associated corporation as at 30 June 2022
Ms. Zeng Jie, Baby	Interest of controlled corporation ⁽¹⁾⁽²⁾⁽³⁾	1,013,643,318	Ordinary	68.14%
Mr. Pan Jun	Beneficial owner	1,755,440 ⁽⁴⁾	Ordinary	0.12%
Mr. Zhu Guogang	Beneficial owner	21,000 ⁽⁵⁾	Ordinary	0.00%

Note:

- (1) The interests are held as to 780,104,676 shares by the Company, as to 231,235,846 shares by Splendid Fortune Enterprise Limited (“Splendid Fortune”) and as to 2,302,796 shares by Fantasy Pearl.
- (2) The Company is owned as to 57.41% by Fantasy Pearl, which is owned as to 80% by Ice Apex and 20% by Graceful Star. Ice Apex is wholly owned by Ms. Zeng Jie, Baby. Accordingly, Ms. Zeng Jie, Baby is deemed to be interested in the shares of Colour Life held by the Company for the purpose of Part XV of the SFO.
- (3) Splendid Fortune is 67.36% owned by Fantasy Pearl and 32.64% owned by Colour Success Limited. Accordingly, Ms. Zeng Jie, Baby is deemed to be interested in the shares of Colour Life held by Splendid Fortune for the purpose of Part XV of the SFO.
- (4) These represent share options granted by Colour Life subject to vesting schedules.
- (5) These represents shares beneficially owned by Mr. Zhu Guogang.

C. Shenzhen Caizhiyun Network Technology Co., Ltd. (“Caizhiyun Network”)

Director	Nature of interest	Amount of equity interest held	Approximate percentage of interest in the associated corporation as at 30 June 2022
Mr. Pan Jun	Beneficial owner	RMB7,000,000 ⁽¹⁾	70%

Note:

- (1) Caizhiyun Network is owned as to 70% by Mr. Pan Jun and 30% by Mr. Tang Xuebin. The financial results of Caizhiyun Network have been consolidated and accounted for as a subsidiary of Colour Life by virtue of certain structured contracts, details of which are disclosed in the section headed “History, Reorganization and the Group Structure” in Colour Life’s prospectus dated 17 June 2014.

Save as disclosed above, as at 30 June 2022, none of the Directors and chief executive of the Company had an interest or short position in the equity or debt securities and underlying shares of the Company or any associated corporations (within the meaning of the SFO) which (a) were required to be notified to the Company and the Stock Exchange pursuant to Part XV of the SFO (including the interests and short positions which the director is taken or deemed to have under such provisions of the SFO; or (b) were required, pursuant to section 352 of the SFO, to be entered in the register referred to therein; or (c) were required, pursuant to the Model Code to be notified to the Company and the Stock Exchange.

SUBSTANTIAL SHAREHOLDERS

As at 30 June 2022, so far as the Directors are aware, the following persons (other than the Directors and the chief executive of the Company) or institutions have interests or short positions of 5% or more in the shares or underlying shares of the Company as recorded in the register required to be kept under section 336 of the SFO:

Name of Shareholders	Nature of interest	Number of shares	Approximate percentage of interest in our Company as at 30 June 2022
Fantasy Pearl	Beneficial owner	3,314,090,500 (L)	57.41%
Ice Apex ⁽¹⁾	Interest of controlled corporation	3,314,090,500 (L)	57.41%
TCL Industries Holdings Co., Ltd. ⁽²⁾ (formerly known as TCL Industrial Holdings (Guangdong) Co., Ltd.)	Interest of controlled corporation	1,012,740,000 (L)	17.54%

(L) denotes long position

(S) denotes short position

Notes:

- (1) Fantasy Pearl is owned as to 80% by Ice Apex and 20% by Graceful Star. Ice Apex is deemed to be interested in the shares of the Company held by Fantasy Pearl for the purpose of Part XV of the SFO.
- (2) As at 30 June 2022, Li Rong Development Limited held 1,012,740,000 shares of the Company representing 17.54% interest in the Company. Li Rong Development Limited is wholly owned TCL Industries Holdings (H.K.) Limited which is in turn wholly owned by TCL Industries Holdings Co., Ltd.. TCL Industries Holdings Co., Ltd. is deemed to be interested in the shares held by Li Rong Development Limited for the purpose of Part XV of the SFO.

Save as disclosed above, as of 30 June 2022, no other shareholder, other than directors or chief executives, of the Company 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.

CORPORATE GOVERNANCE CODE

The Company is committed to maintaining a high standard of corporate governance with a view to assuring the conduct of management of the Company as well as protecting the interests of all shareholders. The Company has always recognized the importance of the shareholders' transparency and accountability. It is the belief of the Board that shareholders can maximize their benefits from good corporate governance. Under then code provision A.2.1 of the CG Code, the roles of chairman and chief executive officer shall be separated and shall not be performed by the same individual. Mr. Pan Jun currently holds both positions. Throughout the business history, Mr. Pan has held the key leadership position of the Group and has been deeply involved in the formulation of corporate strategies and management of business and operations of the Group. Taking into account the consistent leadership within the Group and in order to enable more effective and efficient overall strategic planning and continuation of the implementation of such plans, the Directors (including independent non-executive Directors (the "INEDs")) consider that Mr. Pan is the best candidate for both positions and the present arrangements are beneficial and in the interests of the Group and the Shareholders as a whole.

Reference is made to the announcement of the Company dated 12 November 2021 in relation to, among others, the non-compliance with certain requirements under Chapter 3 of the Listing Rules in relation to the composition of the board of directors of the Company. For the year ended 31 December 2021, the Company did not comply with Rules 3.10(1), 3.10A, 3.21 and 3.27A of the Listing Rules. The relevant rules was re-compiled on 3 August 2023.

Save as disclosed above, the Company has complied with all code provisions set out in the CG Code for the six months ended 30 June 2022.

AUDIT COMMITTEE

The Audit Committee of the Company currently comprises three independent non-executive Directors, including Mr. Kwok Chi Shing (Chairman of the Audit Committee), Mr. Guo Shaomu and Mr. Ma Yu-heng. The Audit Committee together with the management of the Company have reviewed the accounting policies and practices adopted by the Group and discussed, among other things, the internal controls and financial reporting matters including a review of the unaudited interim results for the Period. The external auditors of the Company have also reviewed the unaudited interim results for the Period.

REMUNERATION COMMITTEE

The Company has established the remuneration committee (the "Remuneration Committee") in compliance with the Listing Rules 3.25 and 3.26. In order to comply with the Corporate Governance Code, the Board adopted a revised terms of reference of the Remuneration Committee on 12 March 2012. The revised terms of reference of the Remuneration Committee are available on the websites of the Company and the Stock Exchange.

The remuneration committee currently comprises one executive Director, Mr. Pan Jun, and three independent non-executive Directors, including Mr. Guo Shaomu (Chairman of the Remuneration Committee), Mr. Kwok Chi Shing and Mr. Ma Yu-heng. The remuneration committee is responsible for making recommendations to the Board on the Company's remuneration policy and structure for all Directors' and senior management remuneration and on the establishment of a formal and transparent procedure for developing remuneration policy.

NOMINATION COMMITTEE

The Company has established the nomination committee (the "Nomination Committee") in compliance with the Listing Rules to fulfill the functions of reviewing the structure of and nominating suitable candidates to the Board. In order to comply with the Corporate Governance Code, the Board adopted a revised terms of reference of the Nomination Committee on 30 August 2013 and 27 March 2019. The revised terms of reference of the Nomination Committee are available on the websites of the Company and the Stock Exchange.

The Nomination Committee currently comprises two executive Directors, including Mr. Pan Jun (Chairman of Nomination Committee) and Ms. Zeng Jie, Baby; and three independent non-executive Directors, including Mr. Guo Shaomu, Mr. Kwok Chi Shing and Mr. Ma Yu-heng. The Nomination Committee is responsible for reviewing the structure, size and composition of the Board, assessing the independence of the independent non-executive Directors and making recommendations to the Board on the appointment and reappointment of Directors.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code (“Model Code”) as set out in Appendix 10 of the Listing Rules as the code of conduct regarding directors’ securities transactions. The Company has made specific enquiry with all the Directors on whether the Directors have complied with the required standard as set out in the Model Code during the six months ended 30 June 2022 and all the Directors confirmed that they have complied with the Model Code throughout the Period.

SHARE OPTION SCHEME

The Company adopted a share option scheme on 27 October 2009 (the “Share Option Scheme”). Particulars of share options outstanding under the Share Option Scheme at the beginning and at the end of the financial period for the six months ended 30 June 2022 and share options granted, exercised, lapsed or cancelled under the Share Option Scheme during such period are as follows:

The summary below sets out the details of movement of options granted as at 30 June 2022 pursuant to the Share Option Scheme:

Name	Date of grant	Exercise price	Closing price of the shares on the date of grant	Balance as at 1 January 2022	Number of share option			Balance as at 30 June 2022	Note
					Granted during the period	Exercisable/ exercised during the period	Cancelled/ lapsed during the period		
Mr. Pan Jun	16 October 2012	0.8	0.77	4,990,000	-	-	-	4,990,000	(1)
Ms. Zeng Jie, Baby	16 October 2012	0.8	0.77	4,990,000	-	-	-	4,990,000	(1)
Other employees	16 October 2012	0.8	0.77	3,190,000	-	-	(330,000)	2,860,000	(1)
Total				13,170,000	-	-	(330,000)	12,840,000	

Notes:

- (1) The share options are exercisable during the following periods:
- up to 10% of the share options granted to each grantee at any time after the expiration of 12 months from 16 October 2012 to 15 October 2022 and after the grantee has satisfied the vesting conditions specified by the Board;
 - up to 20% of the share options granted to each grantee at any time after the expiration of 24 months from 16 October 2012 to 15 October 2022 and after the grantee has satisfied the vesting conditions specified by the Board; and
 - up to 70% of the share options granted to each grantee at any time after the expiration of 36 months from 16 October 2012 to 15 October 2022 and after the Grantee has satisfied the vesting conditions specified by the Board.

Colour Life adopted a share option scheme on 11 June 2014 ("Colour Life Share Option Scheme). Particulars of share options outstanding under the Colour Life Share Option Scheme at the beginning and at the end of the financial period for the six months ended 30 June 2022 and share options granted, exercised, lapsed or cancelled under the Colour Life Share Option Scheme during such period are as follows:

Name of grantee	Date of grant	Exercise price HK\$	Number of share options				Balance as at 30 June 2022	Notes
			Balance as at 1 January 2022	Granted during the Period	Exercised during the Period	Cancelled/ lapsed during the Period		
Directors of Colour Life								
Mr. Pan Jun	29 September 2014	6.66	547,790	-	-	-	547,790	(1)
			347,650	-	-	-	347,650	(2)
	30 April 2015	11.00	180,000	-	-	-	180,000	(3)
	18 March 2016	5.764	180,000	-	-	-	180,000	(4)
	27 November 2018	4.11	500,000	-	-	-	500,000	(6)
Mr. Liu Hongcai	29 September 2014	6.66	450	-	-	-	450	(1)
			300	-	-	-	300	(2)
	30 April 2015	11.00	168,400	-	-	-	168,400	(3)
Mr. Xu Xinmin	18 March 2016	5.764	122,000	-	-	-	122,000	(4)
	29 September 2014	6.66	150,000	-	-	-	150,000	(1)
	30 April 2015	11.00	180,000	-	-	-	180,000	(3)
	18 March 2016	5.764	180,000	-	-	-	180,000	(4)
	27 November 2018	4.11	200,000	-	-	-	200,000	(6)
Sub-total			2,756,590	-	-	-	2,756,590	
Employees of the Group								
	29 September 2014	6.66	6,470,200	-	-	(176,650)	6,293,550	(1)
			7,871,174	-	-	(497,650)	7,373,524	(2)&(5)
	30 April 2015	11.00	10,537,485	-	-	(303,500)	10,233,985	(3)
	18 March 2016	5.764	11,463,600	-	-	(214,000)	11,249,600	(4)
	27 November 2018	4.11	16,864,720	-	-	(200,000)	16,664,720	(6)
Sub-total			53,207,179	-	-	(1,391,800)	51,815,379	
Total			55,963,769	-	-	(1,391,800)	54,571,969	

Notes:

- (1) Such share options shall be vested in three tranches in accordance with the following dates: (i) one third of which shall be vested on the date of grant; (ii) one third of which shall be vested on the first anniversary of the date of grant, i.e. 29 September 2015; and (iii) the remaining one third of which shall be vested on the second anniversary of the date of grant, i.e. 29 September 2016. The exercise period of these share options will expire on 28 September 2024.
- (2) Such share options shall be vested in three tranches in accordance with the following dates: (i) one third of which shall be vested on the first anniversary of the date of grant, i.e. 29 September 2015; (ii) one third of which shall be vested on the second anniversary of the date of grant, i.e. 29 September 2016; and (iii) the remaining one third of which shall be vested on the third anniversary of the date of grant, i.e. 29 September 2017. The exercise period of these share options will expire on 28 September 2024.
- (3) Such share options shall be vested in three tranches in accordance with the following dates: (i) one third of which shall be vested on the first anniversary of the date of grant, i.e. 30 April 2016; (ii) one third of which shall be vested on the second anniversary of the date of grant, i.e. 30 April 2017; and (iii) the remaining one third of which shall be vested on the third anniversary of the date of grant, i.e. 30 April 2018. The exercise period of these share options will expire on 29 April 2025.
- (4) Such share options shall be vested in three tranches in accordance with the following dates: (i) one third of which shall be vested on the first anniversary of the date of grant, i.e. 18 March 2017; (ii) one third of which shall be vested on the second anniversary of the date of grant, i.e. 18 March 2018; and (iii) the remaining one third of which shall be vested on the third anniversary of the date of grant, i.e. 18 March 2019. The exercise period of these share options will expire on 17 March 2026.
- (5) The exercise period of 150,000 share options granted to Mr. Zeng Liqing, who resigned as non-executive director of Colour Life on 21 April 2015, has been extended at the discretion of the Board of Colour Life.
- (6) Such share options shall be vested in three tranches in accordance with the following dates: (i) one third of which shall be vested on the first anniversary of the date of grant, i.e. 27 November 2019; (ii) one third of which shall be vested on the second anniversary of the date of grant, i.e. 27 November 2020; and (iii) the remaining one third of which shall be vested on the third anniversary of the date of grant, i.e. 27 November 2021. The exercise period of these share options will expire on 17 March 2028.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S SECURITIES

Senior Notes and Bonds

For the six months ended 30 June 2022, neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's listed securities.

EVENTS AFTER THE REPORTING PERIOD

For details of events after the reporting period, please refer to the section headed "SIGNIFICANT EVENT AFTER THE REPORTING PERIOD" in the Company's 2021 annual report published on the same date as this report.

For the six months ended 30 June 2022

	NOTES	Six months ended 30 June 2022 RMB'000 (Unaudited)	2021 RMB'000 (Unaudited)
Revenue			
Contracts with customers	4	3,450,385	10,803,384
Leases		97,434	148,310
Total revenue		3,547,819	10,951,694
Cost of sales and services		(2,975,363)	(8,674,437)
Gross profit	5	572,456	2,277,257
Other income		20,497	107,554
Other gains and losses		(1,432,427)	437,802
Impairment losses under expected credit loss model, net of reversal	18	(98,083)	(16,959)
Change in fair value of investment properties	12	(189,074)	321,109
Write-down on properties for sales		(248,557)	–
Selling and distribution expenses		(105,853)	(158,981)
Administrative expenses		(480,320)	(763,030)
Finance costs		(1,136,814)	(1,109,138)
Share of results of associates		18,778	1,223
Share of results of joint ventures		10,074	7,627
Net loss on disposal of subsidiaries	24	(131,780)	(6,733)
(Loss) profit before tax	7	(3,201,103)	1,097,731
Income taxation	6	(135,367)	(794,795)
(Loss) profit for the period		(3,336,470)	302,936
Other comprehensive income (expense)			
Item that may be reclassified subsequently to profit or loss:			
Fair value change on hedging instruments designated as cash flow hedges		–	16,468
Items that will not be reclassified subsequently to profit or loss:			
Fair value change on equity instruments designated at fair value through other comprehensive income (“FVTOCI”)		(1,296)	(7,173)
Deferred taxation effect		324	1,793
		(972)	(5,380)
Other comprehensive (expense) income for the period, net of income tax		(972)	11,088
Total comprehensive (expense) income for the period		(3,337,442)	314,024
(Loss)profit for the period attributable to:			
Owners of the Company		(3,342,830)	152,755
Other non-controlling interests		6,360	150,181
		(3,336,470)	302,936
Total comprehensive (expense) income for the period attributable to:			
Owners of the Company		(3,343,335)	166,426
Other non-controlling interests		5,893	147,598
		(3,337,442)	314,024
(Loss) earnings per share – basic (RMB cents)	9	(57.91)	2.65
(Loss) earnings per share – diluted (RMB cents)	9	(57.91)	2.64

Condensed Consolidated Statement of Financial Position

At 30 June 2022

	NOTES	30 June 2022 RMB'000 (Unaudited)	31 December 2021 RMB'000 (Audited)
NON-CURRENT ASSETS			
Property, plant and equipment	10	1,116,932	1,235,411
Right-of-use assets	11	438,626	471,744
Investment properties	12	8,033,094	8,218,706
Interests in associates		1,885,667	1,987,215
Interests in joint ventures		3,832,676	4,377,387
Equity instruments designated at FVTOCI		45,862	142,437
Goodwill	13	902,377	902,377
Intangible assets	14	26,154	30,929
Other receivables	17	877,014	863,288
Deposits paid for potential acquisitions of subsidiaries and investments in associates and joint ventures		6,192,408	6,188,480
Deferred tax assets		1,464,198	1,455,029
		24,815,008	25,873,003
CURRENT ASSETS			
Properties for sale	15	49,799,869	52,010,570
Contract assets	16	788,042	844,691
Contract costs		287,864	385,978
Trade and other receivables	17	12,347,345	12,904,945
Tax recoverable		1,254,180	1,012,911
Amounts due from related parties	29(b)	6,430,198	6,871,726
Restricted/pledged bank deposits		2,506,663	4,232,500
Bank balances and cash		806,715	973,148
		74,220,876	79,236,469
		99,035,884	105,109,472

At 30 June 2022

	NOTES	30 June 2022 RMB'000 (Unaudited)	31 December 2021 RMB'000 (Audited)
CURRENT LIABILITIES			
Trade and other payables	19	8,772,696	8,183,727
Contract liabilities		20,495,557	22,365,128
Amounts due to related parties	29(b)	464,233	455,713
Tax liabilities		5,456,828	5,126,960
Borrowings due within one year	20	14,350,745	13,441,873
Lease liabilities due within one year		32,676	40,445
Senior notes and bonds due within one year	21	36,177,242	33,007,450
Asset-backed securities issued due within one year	22	255,455	–
Provisions		–	31,184
		86,005,432	82,652,480
NET CURRENT LIABILITIES		(11,784,556)	(3,416,011)
TOTAL ASSETS LESS CURRENT LIABILITIES		13,030,452	22,456,992
NON-CURRENT LIABILITIES			
Deferred tax liabilities		223,430	390,723
Borrowings due after one year	20	5,580,427	11,045,175
Lease liabilities due after one year		107,712	112,195
Asset-backed securities issued due after one year	22	–	255,438
		5,911,569	11,803,531
NET ASSETS		7,118,883	10,653,461
CAPITAL AND RESERVES			
Share capital	23	498,787	498,787
Reserves		3,084,993	5,836,692
Equity attributable to owners of the Company		3,583,780	6,335,479
Non-controlling interests		3,535,103	4,317,982
		7,118,883	10,653,461

Condensed Consolidated Statement of Changes in Equity

For the six months ended 30 June 2022

	Attributable to owners of the Company										Attributable to non-controlling interests			
	Share capital RMB'000	Share premium RMB'000	Special reserve RMB'000	Share-based payments reserve RMB'000	Contribution reserve RMB'000	Statutory reserve and discretionary reserve RMB'000	Revaluation reserve RMB'000	Hedging reserve RMB'000	Accumulated profits RMB'000	Sub-total RMB'000	Share-based payments reserve of Colour Life RMB'000	Other non-controlling interests RMB'000	Subtotal RMB'000	Total RMB'000
At 1 January 2022 (Audited)	498,787	550,006	2,061,576	13,860	40,600	371,620	8,760	-	2,790,270	6,335,479	243,034	4,074,948	4,317,982	10,653,461
(Loss) profit for the period	-	-	-	-	-	-	-	-	(3,342,830)	(3,342,830)	-	6,360	6,360	(3,336,470)
Fair value change on equity instruments designated at FVTOCI	-	-	-	-	-	-	(674)	-	-	(674)	-	(622)	(622)	(1,296)
Deferred taxation effect	-	-	-	-	-	-	168	-	-	168	-	156	156	324
Other comprehensive expense for the period	-	-	-	-	-	-	(506)	-	-	(506)	-	(466)	(466)	(972)
Total comprehensive (expense) income for the period	-	-	-	-	-	-	(506)	-	(3,342,830)	(3,343,336)	-	5,894	5,894	(3,337,442)
Dividend paid to non-controlling interests of subsidiaries	-	-	-	-	-	-	-	-	-	-	-	(12,771)	(12,771)	(12,771)
Contribution from non-controlling shareholders	-	-	-	-	-	-	-	-	-	-	-	495,746	495,746	495,746
Acquisition of additional interests in subsidiaries from non-controlling shareholders	-	-	90,993	-	-	-	-	-	497,554	588,547	-	(785,480)	(785,480)	(196,933)
Disposal of subsidiaries (note 24)	-	-	-	-	-	-	-	-	-	-	-	(486,268)	(486,268)	(486,268)
Disposal of equity instruments designated at FVTOCI	-	-	-	-	-	-	(7,733)	-	10,823	3,090	-	-	-	3,090
Transfer	-	-	-	-	-	3,810	-	-	(3,810)	-	-	-	-	-
At 30 June 2022 (Unaudited)	498,787	550,006	2,152,569	13,860	40,600	375,430	521	-	(47,993)	3,583,780	243,034	3,292,069	3,535,103	7,118,883
At 1 January 2021 (Audited)	498,588	890,358	1,169,342	14,353	40,600	321,390	9,589	11,145	11,573,431	14,528,796	240,374	9,554,472	9,794,846	24,323,642
Profit for the period	-	-	-	-	-	-	-	-	152,755	152,755	-	150,181	150,181	302,936
Fair value change on hedging instruments designated as cash flow hedges	-	-	-	-	-	-	-	16,468	-	16,468	-	-	-	16,468
Fair value gain on equity instruments designated at FVTOCI	-	-	-	-	-	-	(3,729)	-	-	(3,729)	-	(3,444)	(3,444)	(7,173)
Deferred taxation effect	-	-	-	-	-	-	932	-	-	932	-	861	861	1,793
Other comprehensive (expense) income for the period	-	-	-	-	-	-	(2,797)	16,468	-	13,671	-	(2,583)	(2,583)	11,088
Total comprehensive (expense) income for the period	-	-	-	-	-	-	(2,797)	16,468	152,755	166,426	-	147,598	147,598	314,024
Issue of shares upon exercise of share options of the Company	199	1,965	-	(493)	-	-	-	-	-	1,669	-	-	-	1,669
Dividend declared to shareholders of the Company (note 8)	-	(342,315)	-	-	-	-	-	-	-	(342,315)	-	-	-	(342,315)
Dividend paid to non-controlling interests of subsidiaries	-	-	-	-	-	-	-	-	-	-	-	(65,167)	(65,167)	(65,167)
Contribution from non-controlling shareholders	-	-	-	-	-	-	-	-	-	-	-	1,787,429	1,787,429	1,787,429
Recognition of equity-settled share-based payments (note 26)	-	-	-	-	-	-	-	-	-	-	1,330	-	1,330	1,330
Acquisition of subsidiaries	-	-	-	-	-	-	-	-	-	-	-	808,936	808,936	808,936
Acquisition of additional interests in subsidiaries from non-controlling shareholders	-	-	(78,998)	-	-	-	-	-	62,161	(16,837)	-	(184,900)	(184,900)	(201,737)
Disposal of subsidiaries (note 24)	-	-	-	-	-	-	-	-	-	-	-	(13,176)	(13,176)	(13,176)
Transfer	-	-	-	-	-	61,297	-	-	(61,297)	-	-	-	-	-
At 30 June 2021 (Unaudited)	498,787	550,006	1,090,344	13,860	40,600	382,687	6,792	27,613	11,727,050	14,337,739	241,704	12,035,192	12,276,896	26,614,635

Notes:

- Special reserve arising from the acquisition or disposal of equity interests in subsidiaries without loss of control. It represented the difference between the consideration paid or received and the adjustment to the non-controlling interests in subsidiaries.
- Contribution reserve represented (a) the contribution/distribution to shareholders during the group reorganisation in 2009; (b) the difference between consideration paid and fair value of net assets acquired from related parties; (c) the difference between the consideration received and carrying amount of net assets disposed to related parties during the Group reorganisation in 2009; and (d) the waiver of shareholder loans in 2009.
- The statutory reserve and discretionary reserve attributable to subsidiaries in the People's Republic of China (the "PRC") are non-distributable. Transfers to these reserves are determined by the board of directors or the shareholders' meeting of the PRC subsidiaries in accordance with the relevant laws and regulations of the PRC. These reserves can be used to offset accumulated losses, expand the scale of production and business and transfer to capital upon approval from relevant authorities.
- Share-based payments reserves of Colour Life Service Group Co., Limited ("Colour Life"), which is a non-wholly owned subsidiary of the Company, represent the share-based payment under the share option schemes of Colour Life.

Condensed Consolidated Statement of Cash Flows

For the six months ended 30 June 2022

	NOTE	Six months ended 30 June	
		2022 RMB'000 (Unaudited)	2021 RMB'000 (Unaudited)
OPERATING ACTIVITIES			
Cash used in operations		(206,616)	(1,181,327)
Income tax paid		(103,710)	(922,421)
Interest paid		(143,831)	(2,195,950)
NET CASH USED IN OPERATING ACTIVITIES		(454,157)	(4,299,698)
INVESTING ACTIVITIES			
Placement of restricted/pledged bank deposits		(10,843,862)	(1,956,072)
Withdrawal of restricted/pledged bank deposits		12,569,699	1,478,087
Settlement of consideration payables of acquisition of subsidiaries in prior years		–	(20,276)
Settlement of consideration receivables of disposal of subsidiaries		980,921	1,932,418
Purchases of property, plant and equipment		(7,083)	(79,628)
Proceeds from disposal of property, plant and equipment		23,083	56,640
Additions to investment properties		(40,666)	(210,729)
Proceeds from disposal of investment properties		68,315	1,171,374
Proceeds from disposal of equity instruments designated at FVTOCI		98,369	–
Capital injection to associates and joint ventures		(246,674)	(1,099,129)
Disposal of associates and joint ventures		–	20,594
Acquisition of property projects and other assets and liabilities through acquisition of subsidiaries (net of cash and cash equivalents acquired)		–	109,067
Deposits paid for potential acquisition of subsidiaries and investments in associates and joint ventures		(3,928)	(518,891)
Disposal of subsidiaries (net of cash and cash equivalent disposed of)	24	(275,467)	(279,756)
Dividend received from joint ventures and associates		–	82,952
Interest received		8,739	53,609
Advance of loan receivables		(58,001)	(2,400)
Repayment of loan receivables		–	192,565
Advances to related parties		(54,964)	(3,922,144)
Repayment from related parties		2,276,040	5,326,918
NET CASH FROM INVESTING ACTIVITIES		4,494,521	2,335,199

Condensed Consolidated Statement of Cash Flows

For the six months ended 30 June 2022

	NOTE	Six months ended 30 June	
		2022 RMB'000 (Unaudited)	2021 RMB'000 (Unaudited)
FINANCING ACTIVITIES			
Net proceeds from the issuance of senior notes and bonds and asset-backed securities		–	5,052,333
Repayment of senior notes and bonds		–	(3,170,611)
Repurchase/early redemption of senior notes and bonds		–	(2,812,926)
Repayment of principal receipts under securitisation arrangements		–	(12,980)
New borrowings raised		–	8,496,779
Repayment of borrowings	20	(890,491)	(4,818,186)
Repayment of lease liabilities		(21,840)	(44,058)
Issue of shares upon exercise of share options		–	1,669
Dividend paid to non-controlling shareholders of the subsidiaries		(12,771)	(4,177)
Contributions from non-controlling shareholders of the subsidiaries		495,746	1,787,429
Acquisition of additional interest in subsidiaries		(196,933)	(144,401)
Advances from related parties		881,820	2,360,782
Repayments to related parties		(873,300)	(2,294,559)
Other financing activities		–	(168,089)
NET CASH (USED IN) FROM FINANCING ACTIVITIES		(617,769)	4,229,005
NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS		(177,405)	2,264,506
CASH AND CASH EQUIVALENTS AT THE BEGINNING			
OF THE YEAR		973,148	24,923,383
Effect of foreign exchange rate changes		10,972	(10,027)
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR,			
represented by bank balances and cash		806,715	27,177,862

For the six months ended 30 June 2022

1. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with Hong Kong Accounting Standard 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”) as well as the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

2. GOING CONCERN BASIS

For the period ended 30 June 2022, the Group incurred net loss of RMB3,336,470,000. As at 30 June 2022, the Group’s net current liabilities amounted to RMB11,784,556,000 and net assets amounted to RMB7,118,883,000. As at 30 June 2022, the Group’s current liabilities (including those that had become default or cross-default or contain early demand clauses) amounted to RMB86,005,432,000.

As at 30 June 2022, the Group did not repay certain interest-bearing liabilities (including bank and other borrowings, senior notes and bonds) of about RMB14,238,730,000 according to their scheduled repayment dates. As a result, as at 30 June 2022, interest-bearing liabilities (including bank and other borrowings, senior notes and bonds) with the aggregate principal amount of about RMB40,683,421,000 had become default or cross default. Subsequent to 30 June 2022, the Group did not repay certain other bank and other borrowings according to the scheduled repayment dates. These events or conditions indicate that material uncertainties exist that may cast significant doubt on the Group’s ability to continue as a going concern.

In view of such circumstances, the directors of the Company (the “Directors”) have given careful consideration to the future liquidity and performance of the Group and the Group’s available sources of financing and have considered the Group’s cash flow projections prepared by management for a period of not less than 12 months from the date of reporting period. The following plans and measures are formulated with the objective to mitigate the liquidity pressure of the Group:

- The Company has appointed Houlihan Lokey (China) Limited as its financial adviser for its offshore debt restructuring. The Group is actively in discussions with the existing lenders on the renewal of the Group’s certain borrowings. These discussions have been constructive and focused on possible actions in light of current circumstances but do require time to formulate or implement due to ongoing changes in market conditions. In addition, the Group will continue to seek for new sources of financing or accelerate asset sales to address upcoming financial obligations and future operating cash flow requirements whilst engaging in existing lenders;
- The Group will continue to implement measures to accelerate the pre-sales and sales of its properties under development and completed properties, and to speed up the collection of outstanding sales proceeds and trade receivables. The Group will also continue to actively adjust sales and pre-sale activities to better respond to changing markets to achieve the latest budgeted sales and pre-sales volumes and amounts;
- The Group will continue to seek suitable opportunities to dispose of its equity interest in certain project development companies to generate additional cash inflows; and
- The Group has already taken measures to control administrative costs and contain unnecessary capital expenditures to preserve liquidity. The Group will continue to actively assess additional measures to further reduce discretionary spending.

2. GOING CONCERN BASIS (continued)

The Directors, taking into account the above plans and measures, are of the opinion that, they are satisfied that it is appropriate to prepare the consolidated financial statements for the period ended 30 June 2022 on a going concern basis.

Notwithstanding the above, given the volatility of the property sector in Mainland China and the uncertainties to obtain support from the Group's creditors, material uncertainties exist as to whether or not the Group will be able to achieve its plans and measures as described above.

Should the Group be unable to operate as a going concern, adjustments would have to be made to write down the carrying amounts of the assets to their net recoverable amounts, to provide for any further liabilities that may arise and to reclassify non-current assets and non-current liabilities as current assets and current liabilities respectively. The effects of these adjustments have not been reflected in the consolidated financial statements of the Group for the period ended 30 June 2022.

3. PRINCIPAL ACCOUNTING POLICIES

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

The accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 June 2022 are the same as those presented in the Group's annual financial statements for the year ended 31 December 2021.

Application of amendments to Hong Kong Financial Reporting Standard ("HKFRSs")

In the current interim period, the Group has applied the following amendments to HKFRSs issued by HKICPA, for the first time, which are mandatorily effective for the annual periods beginning on or after 1 January 2022 for the preparation of the Group's condensed consolidated financial statements:

Amendments to HKFRS 3	Reference to the Conceptual Framework
Amendments to HKFRS 16	Covid-19 Related Rent Concessions beyond 30 June 2021
Amendments to HKAS 16	Property, Plant and Equipment – Proceeds before Intended Use
Amendments to HKAS 37	Onerous Contracts – Cost of Fulfilling a Contract
Amendments to HKFRSs	Annual Improvements to HKFRSs 2018-2020

The application of the amendments to HKFRSs in the current interim period has had no material impact on the Group's financial positions and performance for the current and prior periods and/or on the disclosures set out in these condensed consolidated financial statements.

For the six months ended 30 June 2022

4. REVENUE FROM CONTRACTS WITH CUSTOMERS

Disaggregation of revenue from contracts with customers

Segment	For the period ended 30 June 2022						Total RMB'000 (Unaudited)
	Property development RMB'000 (Unaudited)	Property agency services RMB'000 (Unaudited)	Property operation services RMB'000 (Unaudited)	Hotel operations RMB'000 (Unaudited)	Others RMB'000 (Unaudited)		
Types of goods and services							
<i>Property development</i>							
Sales of completed properties	2,445,839	–	–	–	–	–	2,445,839
<i>Property agency services</i>							
Provision of property agency services	–	764	–	–	–	–	764
<i>Property operation services</i>							
Provision of property management services	–	–	954,431	–	–	–	954,431
Provision of value-added services	–	–	11,973	–	–	–	11,973
Provision of engineering services	–	–	5,986	–	–	–	5,986
<i>Hotel operations</i>							
Provision of hotel accommodation services	–	–	–	23,612	–	–	23,612
<i>Others</i>							
Property project management and other related services	–	–	–	–	7,780	–	7,780
	2,445,839	764	972,390	23,612	7,780	–	3,450,385
Timing of revenue recognition							
A point in time	2,445,839	764	10,939	–	7,780	–	2,465,322
Over time	–	–	961,451	23,612	–	–	985,063
	2,445,839	764	972,390	23,612	7,780	–	3,450,385

Set out below is the reconciliation of the revenue from contracts with customers with the amounts disclosed in the segment information:

Segment	Property development RMB'000 (Unaudited)	Property investment RMB'000 (Unaudited)	Property agency services RMB'000 (Unaudited)	Property operation services RMB'000 (Unaudited)	Hotel operations RMB'000 (Unaudited)	Others RMB'000 (Unaudited)	Total RMB'000 (Unaudited)
Revenue disclosed in segment information	2,445,839	97,434	764	1,020,772	23,612	7,780	3,596,201
Elimination	–	–	–	(48,382)	–	–	(48,382)
Leases	–	(97,434)	–	–	–	–	(97,434)
Revenue from contracts with customers	2,445,839	–	764	972,390	23,612	7,780	3,450,385

4. REVENUE FROM CONTRACTS WITH CUSTOMERS (continued)

Disaggregation of revenue from contracts with customers (continued)

Segment	For the period ended 30 June 2021						Total RMB'000 (Unaudited)
	Property development RMB'000 (Unaudited)	Property agency services RMB'000 (Unaudited)	Property operation services RMB'000 (Unaudited)	Hotel operations RMB'000 (Unaudited)	Others RMB'000 (Unaudited)		
	Types of goods and services						
<i>Property development</i>							
Sales of completed properties	8,335,628	–	–	–	–	8,335,628	
Construction of properties	18,303	–	–	–	–	18,303	
<i>Property agency services</i>							
Provision of property agency services	–	39,522	–	–	–	39,522	
<i>Property operation services</i>							
Provision of property management services	–	–	1,995,592	–	–	1,995,592	
Provision of value-added services	–	–	197,580	–	–	197,580	
Provision of engineering services	–	–	36,167	–	–	36,167	
<i>Hotel operations</i>							
Provision of hotel accommodation services	–	–	–	40,345	–	40,345	
<i>Others</i>							
Property project management and other related services	–	–	–	–	140,247	140,247	
	8,353,931	39,522	2,229,339	40,345	140,247	10,803,384	
Timing of revenue recognition							
A point in time	8,335,628	39,522	–	–	–	8,375,150	
Over time	18,303	–	2,229,339	40,345	140,247	2,428,234	
	8,353,931	39,522	2,229,339	40,345	140,247	10,803,384	

Set out below is the reconciliation of the revenue from contracts with customers with the amounts disclosed in the segment information:

Segment	Property development RMB'000 (Unaudited)	Property investment RMB'000 (Unaudited)	Property agency services RMB'000 (Unaudited)	Property operation services RMB'000 (Unaudited)	Hotel operations RMB'000 (Unaudited)	Others RMB'000 (Unaudited)	Total RMB'000 (Unaudited)
Revenue disclosed in segment information	8,353,931	148,310	39,522	2,759,408	40,345	409,669	11,751,185
Elimination	–	–	–	(530,069)	–	(269,422)	(799,491)
Leases	–	(148,310)	–	–	–	–	(148,310)
Revenue from contracts with customers	8,353,931	–	39,522	2,229,339	40,345	140,247	10,803,384

For the six months ended 30 June 2022

5. SEGMENT INFORMATION

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

Six months ended 30 June 2022

Segment revenue (Unaudited)	Property development RMB'000	Property investment RMB'000	Property agency services RMB'000	Property operation services RMB'000	Hotel operations RMB'000	Others RMB'000	Total RMB'000
Segment revenues	2,445,839	97,434	764	1,020,772	23,612	7,780	3,596,201
Segment results	(388,901)	(91,640)	(388)	80,271	(17,932)	(10,831)	(429,421)

Six months ended 30 June 2021

Segment revenue (Unaudited)	Property development RMB'000	Property investment RMB'000	Property agency services RMB'000	Property operation services RMB'000	Hotel operations RMB'000	Others RMB'000	Total RMB'000
Segment revenue	8,353,931	148,310	39,522	2,759,408	40,345	409,669	11,751,185
Segment results	602,534	465,673	11,890	474,506	(6,898)	200,656	1,748,361

Note: For the six months ended 30 June 2022, others are engaged in provision of property project management services. For the six months ended 30 June 2021, others are engaged in provision of travel agency services and manufacturing and sale of fuel pumps.

Segment (loss) profit represents the profit earned or loss incurred by each segment without allocation of exchange, interest income and derivative financial instruments, finance costs, share of results of associates and joint ventures, net gain (loss) on disposal of subsidiaries, associates and joint ventures, gain on remeasurement, gain on repurchase/early redemption of senior notes and asset-backed securities issued, certain other income, gains and losses, finance costs, central administration costs, directors' salaries and share-based payment expenses. This is the measure reported to the directors of the Company, the chief operating decision makers for the purposes of resources allocation and assessment of segment performance.

5. SEGMENT INFORMATION (continued)

Reconciliation:

	Six months ended 30 June	
	2022	2021
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Revenue:		
Total revenue for operating and reportable segments	3,596,201	11,751,185
Elimination of inter-segment revenues	(48,382)	(799,491)
Group's total revenue	3,547,819	10,951,694
Total segment results	(429,421)	1,748,361
Unallocated amounts:		
Interest income	8,739	77,663
Net exchange (loss) gain	(1,480,288)	193,580
Share-based payment expenses	–	(1,330)
Finance costs	(1,136,814)	(1,109,138)
Share of results of associates and joint ventures	28,852	8,850
Net loss on disposal of subsidiaries, associates and joint ventures	(159,664)	(14,174)
Gain on remeasurement of interests in associates	–	179,735
Net gain on repurchase/early redemption of senior notes and asset-backed securities issued	–	71,569
Other unallocated gain and loss	(997)	(1,293)
Other unallocated expenses	(31,510)	(56,092)
(Loss) profit before tax	(3,201,103)	1,097,731

For the six months ended 30 June 2022

5. SEGMENT INFORMATION (continued)

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

	30 June 2022 RMB'000 (Unaudited)	31 December 2021 RMB'000 (Audited)
Property development	63,872,972	65,844,275
Property investment	8,033,094	8,218,706
Property agency services	10,939	25,266
Property operation services	4,631,799	4,999,151
Hotel operations	666,426	666,426
Others	70,882	89,924
Total segment assets	77,286,112	79,843,748
Total unallocated assets	21,749,772	25,265,724
Group's total assets	99,035,884	105,109,472

For the purpose of monitoring segment performance and allocating resources between segments, the chief operating decision makers also review the segment assets attributable to each operating segment, which comprises assets other than interests in associates and joint ventures, equity instruments designated at FVTOCI, deposits paid for potential acquisitions of subsidiaries and investments in associates and joint ventures, amounts due from related parties, restricted/pledged bank deposits, bank balances and cash and other corporate assets.

6. INCOME TAXATION

	Six months ended 30 June	
	2022 RMB'000 (Unaudited)	2021 RMB'000 (Unaudited)
Current tax in the PRC		
EIT		
– Current year	148,342	650,136
LAT	106,250	326,225
	254,592	976,361
Deferred tax		
Credit to profit and loss	(119,225)	(181,566)
	135,367	794,795

7. (LOSS) PROFIT FOR THE PERIOD

	Six months ended 30 June	
	2022	2021
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
(Loss) profit for the period has been arrived at after charging (crediting):		
Net exchange loss (gain)	1,480,288	(304,014)
Fair value change on hedging instruments	–	110,434
	1,480,288	(193,580)
Government grant and partial exemption of PRC value-added tax (included in other income)	(9,674)	(29,891)
Interest income (included in other income)	(8,739)	(77,663)
Net gain on repurchase, early redemption and modification of senior notes and bonds (included in other gains and losses)	–	(71,569)
Net loss on disposal of associates and joint ventures (included in other gain and losses)	27,884	7,441
Loss (gain) on disposal of property, plant and equipment (included in other gains and losses)	4,188	(1,652)
Depreciation of property, plant and equipment (note 10)	91,451	129,261
Depreciation of right-of-use assets (note 11)	33,710	41,999
Amortisation of intangible assets (note 14)	4,775	71,842
Write-down of properties for sales	248,557	–
Staff costs	901,192	1,200,867

8. DIVIDENDS

During the six months ended 30 June 2022, no dividend in respect of the year ended 31 December 2021 was declared. During the six months ended 30 June 2021, a final dividend in respect of the year ended 31 December 2020 of HK\$7.05 cents per share (equivalent to RMB5.93 cents per share) was declared.

The directors of the Company do not recommend the payment of an interim dividend for the six months ended 30 June 2022 (six months ended 30 June 2021: nil).

During the six months ended 30 June 2022, mainly due to the combined impact of multiple unfavourable factors in macroeconomic, industry and financing environments, a provision for impairment loss on properties for sale of RMB248,557,000 (six months ended 30 June 2021: nil) was recognised to reflect the decrease in relevant net realisable value.

The net realisable value is determined by reference to the estimated selling prices of the properties for sale, which takes into account a number of factors including the latest market prices of similar property types in the same project or by similar properties, and the prevailing real estate market conditions in the PRC, less estimated selling expenses and estimated cost to completion. The net realisable value were arrived at on the basis of a valuation carried out by Jones Lang LaSalle Sallmanns Limited, an independent qualified professional valuers which are not connected with the Group, which has appropriate qualifications and recent experiences in the valuation of similar properties in the relevant locations.

For the six months ended 30 June 2022

9. (LOSS) EARNINGS PER SHARE

The calculation of the basic and diluted (loss) earnings per share attributable to owners of the Company is based on the following data:

	Six months ended 30 June	
	2022	2021
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
(Loss) Earnings:		
(Loss) earnings for the purposes of basic and diluted earnings per share		
(loss) profit for the period attributable to owners of the Company	(3,342,830)	152,755
Number of shares ('000):		
Weighted average number of ordinary shares for the purpose of basic earnings per share	5,772,598	5,772,200
Effect of dilutive potential ordinary shares:		
Share options	–	17,957
Weighted average number of ordinary shares for the purpose of diluted earnings per share	5,772,598	5,790,157

For the six months ended 30 June 2021, the computation of diluted earnings per share does not take into account the effect of the share options granted by Colour Life, a non wholly-owned subsidiary of the Company, since the exercise price of the share options was higher than the average market price of the Colour Life's shares.

For the six months ended 30 June 2022, the computation of diluted loss per share does not assume the exercise of the Company's share options since their exercise would result in a decrease in loss per share.

10. PROPERTY, PLANT AND EQUIPMENT

The movements in property, plant and equipment during the six months ended 30 June 2022 are summarised as follows:

	Total RMB'000
At 31 December 2021 (Audited)	1,235,411
Additions	9,123
Disposals	(27,271)
Disposal of subsidiaries (note 24)	(8,880)
Depreciation for the period	(91,451)
At 30 June 2022 (Unaudited)	1,116,932

11. RIGHT-OF-USE ASSETS

The movements in right-of-use assets during the six months ended 30 June 2022 are summarised as follows:

	RMB'000
At 1 January 2022 (Audited)	471,744
Inception of lease	592
Depreciation for the period	(33,710)
At 30 June 2022 (Unaudited)	438,626

12. INVESTMENT PROPERTIES

The movements in investment properties during the six months ended 30 June 2022 are summarised as follows:

	Completed investment properties RMB'000	Investment properties under construction RMB'000	Total RMB'000
At 1 January 2022 (Audited)	6,883,206	1,335,500	8,218,706
Additions	–	44,648	44,648
Net change in fair value recognised in profit or loss	14,492	(203,566)	(189,074)
Transfer upon completion of construction work	299,382	(299,382)	–
Transfer from properties for sales	27,129	–	27,129
Disposals	(68,315)	–	(68,315)
At 30 June 2022 (Unaudited)	7,155,894	877,200	8,033,094

As at 30 June 2022, the fair value of the Group's completed investment properties of RMB7,155,894,000 (31 December 2021: RMB6,883,206,000) and investment properties under development of RMB877,200,000 (31 December 2021: RMB1,335,500,000) were arrived at on the basis of a valuation carried out by Jones Lang LaSalle Sallmanns Limited, an independent qualified professional valuers which are not connected with the Group, which has appropriate qualifications and recent experiences in the valuation of similar properties in the relevant locations.

The valuation of completed investment properties are determined by income capitalisation method and direct comparison method. Income capitalisation method is arrived at by reference to net rental income allowing for reversionary income potential and market evidence of transaction prices for similar properties in the same locations and conditions, where appropriate. The valuations of investment properties under construction are arrived at by residual method and direct comparison method, which is based on market observable transactions of similar properties and taken into account the construction costs that will be expended to complete the development. Direct comparison method is arrived at by reference to comparable market transactions and presuppose that evidence of relevant transactions in the market place can be extrapolated to similar properties, subject to allowance for variable factors.

For the six months ended 30 June 2022

13. GOODWILL

	RMB'000
At 1 January 2022 (Audited) and 30 June 2022 (Unaudited)	902,377

For the purpose of impairment testing, goodwill above has comprised a group of subsidiaries in property operation services collectively as the property operation cash-generating units ("Property Operation CGU").

The recoverable amounts of Property Operation CGU have been determined based on a value in use calculation. The calculation uses cash flow projection based on financial budgets approved by the management covering a five-year period, including the growth rates, the pre-tax discount rates, estimated revenue, estimated gross profit, estimated operating expenses as at 30 June 2022 and 31 December 2021.

The discount rates reflect specific risks relating to Property Operation CGU. The growth rates within the five-year period have been based on past experience and management's expectation of market development. The cash flows beyond the five-year period are extrapolated using zero growth rate.

	30 June 2022	31 December 2021
Pre-tax discount rates	14%	13%
Growth rate within the five-year period	2% – 8%	2% – 8%

The management of the Group believes that any reasonably possible change in the key estimation of the value-in-use calculation would not cause the carrying amounts of Property Operation CGU to exceed its recoverable amounts.

14. INTANGIBLE ASSETS

The movements in intangible assets during the six months ended 30 June 2022 are summarised as follows:

	RMB'000
At 1 January 2022 (Audited)	30,929
Amortisation of intangible assets	(4,775)
At 30 June 2022 (Unaudited)	26,154

The intangible assets represent the property management contracts and customers' relationship were acquired from third parties through business combination.

15. PROPERTIES FOR SALE

	30 June 2022 RMB'000 (Unaudited)	31 December 2021 RMB'000 (Audited)
Completed properties for sale	8,700,183	9,865,986
Properties under development for sale	47,564,534	48,360,875
	56,264,717	58,226,861
Less: Provisions for net realisable value	(6,464,848)	(6,216,291)
	49,799,869	52,010,570

For the six months ended 30 June 2022, a provision for impairment loss on properties for sales of RMB248,557,000 was recognised to reflect the change in relevant net realisable value.

16. CONTRACT ASSETS

	30 June 2022 RMB'000 (Unaudited)	31 December 2021 RMB'000 (Audited)
Unbilled revenue of		
– construction of properties	757,363	755,432
– engineering services	38,164	95,897
	795,527	851,329
Less: allowance for impairment losses	(7,485)	(6,638)
	788,042	844,691

The contract assets primarily relate to the Group's right to consideration for work completed and not billed because the rights are conditional upon the satisfaction by the customers on the construction work completed and/or engineering services rendered by the Group. The amounts are transferred out of contract assets to trade receivables when the rights become unconditional.

Details of the impairment assessment are set out in note 18.

For the six months ended 30 June 2022

17. TRADE AND OTHER RECEIVABLES

	30 June 2022 RMB'000 (Unaudited)	31 December 2021 RMB'000 (Audited)
Trade receivables		
– contracts with customers	2,323,095	2,325,100
– leasing	29,338	28,901
Other receivables	921,454	1,155,788
Loan receivables	143,769	101,841
Prepayments and other deposits	1,956,253	2,434,094
Prepayments to suppliers	403,803	567,780
Prepayments for construction work	2,098,842	2,287,762
Consideration receivables on disposal of equity interests in subsidiaries and an associate	3,934,583	3,369,390
Amount due from Pixian Government	122,830	122,830
Other tax prepayments	1,290,392	1,374,747
	13,224,359	13,768,233
Less: Amounts shown under non-current assets	(877,014)	(863,288)
Amounts shown under current assets	12,347,345	12,904,945

Consideration in respect of properties sold is paid in accordance with the terms of the related sales and purchase agreements, normally within 90 days from the date of agreement.

Property operation service fee is received in accordance with the terms of the relevant service agreements, normally within 30 days to 1 year after the issuance of demand note. Each customer from property operation services has a designated credit limit.

Hotel operation and travel agency service income are mainly in form of settlement in cash and credit cards.

Rental income from investment properties is received in accordance with the terms of the relevant lease agreements, normally within 30 days from the issuance of invoices.

17. TRADE AND OTHER RECEIVABLES (continued)

The following is an aged analysis of trade receivables of the Group net of allowance for impairment losses presented based on the date of delivery of the properties to the customers for property sale or the invoice date or date of demand note for rendering of services at the end of the reporting period:

	30 June 2022 RMB'000 (Unaudited)	31 December 2021 RMB'000 (Audited)
0 to 30 days	1,316,675	1,584,786
31 to 90 days	427,883	334,008
91 to 180 days	262,197	285,912
181 to 365 days	219,269	58,162
Over 1 year	126,409	91,133
	2,352,433	2,354,001

Details of the impairment assessment are set out in note 18.

18. IMPAIRMENT ASSESSMENT ON FINANCIAL ASSETS AND OTHER ITEMS SUBJECT TO ECL MODEL

The basis of determining the inputs and assumptions and the estimation techniques used in the condensed consolidated financial statements for the six months ended 30 June 2022 are the same as those followed in the preparation of the Group's annual financial statements for the year ended 31 December 2021.

	Six months ended 30 June 2022 RMB'000 (Unaudited)	2021 RMB'000 (Audited)
Impairment loss recognised on		
– trade and other receivables	(76,784)	(13,088)
– amount due from a related party	(20,452)	(3,298)
– contract assets	(847)	(573)
	(98,083)	(16,959)

The balances of other receivables (excluding payments on behalf of residents), amounts due from non-controlling shareholders of the subsidiaries of the Company, joint ventures, associates and related parties are all not past due. In the opinion of the directors of the Company, the risk of default by these counterparties is not significant and thus the Group assessed that the ECL on these balances at 30 June 2022 are insignificant.

For the six months ended 30 June 2022

19. TRADE AND OTHER PAYABLES

	30 June 2022 RMB'000 (Unaudited)	31 December 2021 RMB'000 (Audited)
Trade payables	5,088,399	5,270,231
Deposit received	398,768	396,958
Other payables	1,108,493	852,871
Other tax payables	1,487,421	1,155,131
Accrued staff costs	210,883	170,610
Accruals	478,732	337,926
	8,772,696	8,183,727

Trade payables principally comprise amounts outstanding for purchase of materials and subcontracting fee for the construction of properties for sale. The average credit period for purchase of construction materials and settlement of subcontracting fee ranged from two months to one year.

The following is an aged analysis of the Group's trade payables presented based on the invoice date at the end of the reporting period:

	30 June 2022 RMB'000 (Unaudited)	31 December 2021 RMB'000 (Audited)
0 to 60 days	2,279,896	2,814,693
61 to 180 days	1,895,304	1,917,210
181 to 365 days	754,391	233,373
1 – 2 years	153,723	302,454
2 – 3 years	5,085	2,501
	5,088,399	5,270,231

20. BORROWINGS

During the six months ended 30 June 2022, no new borrowing (six months ended 30 June 2021: RMB8,496,779,000) was obtained by the Group and borrowings amounting to RMB890,491,000 (six months ended 30 June 2021: RMB4,818,186,000) was repaid by the Group.

	30 June 2022 RMB'000 (Unaudited)	31 December 2021 RMB'000 (Audited)
Secured	19,496,327	24,071,321
Unsecured	434,845	415,727
	19,931,172	24,487,048
Less: Amounts due within one year shown under current liabilities	(14,350,745)	(13,441,873)
Amounts due after one year shown under non-current liabilities	5,580,427	11,045,175

For the six months ended 30 June 2022

21. SENIOR NOTES AND BONDS

Senior notes and bonds	Maturity	Principal '000	Nominal interest rate	Effective interest rate	Carrying amount at	
					30 June 2022 RMB'000 (Unaudited)	31 December 2021 RMB'000 (Audited)
Senior notes:						
Fantasia Notes						
2016 USD500 million senior notes due 2021	5 years	USD500,000	7.38%	7.70%	1,506,630	1,382,921
2017 USD300 million senior notes due 2022	5 years	USD300,000	7.95%	8.26%	2,159,387	1,972,794
2018 USD200 million senior notes due 2021	3 years	USD200,000	15.00%	15.64%	1,542,573	1,370,786
2019 USD100 million senior notes due 2021	2 years	USD100,000	15.00%	15.51%	775,446	688,841
2019 USD300 million senior notes due 2022	3 years	USD300,000	11.75%	13.20%	2,224,900	1,983,597
2019 USD350 million senior notes due 2022	3 years	USD350,000	12.25%	13.83%	2,716,544	2,430,910
2020 USD450 million senior notes due 2023	3 years	USD450,000	10.88%	11.31%	3,313,264	2,973,215
2020 USD300 million senior notes due 2023	3 years	USD300,000	11.88%	12.20%	2,211,193	1,977,471
2020 USD200 million senior notes due 2022	2 years	USD200,000	7.95%	7.55%	1,437,016	1,312,829
2020 USD350 million senior notes due 2023	3 years	USD350,000	9.25%	9.46%	2,392,842	2,163,468
2020 USD320 million senior notes due 2023	3 years	USD320,000	9.88%	10.18%	2,290,195	2,073,014
2020 USD250 million senior notes due 2021	1 year	USD250,000	6.95%	7.32%	1,801,660	1,652,683
2021 USD150 million senior notes due 2023	2 years	USD150,000	11.88%	10.96%	1,135,887	1,033,492
2021 USD250 million senior notes due 2024	3 years	USD250,000	10.88%	11.72%	1,600,501	1,417,290
2021 USD50 million senior notes due 2022	1 year	USD50,000	14.50%	15.45%	375,278	331,273
2021 USD100 million senior notes due 2023	2 years	USD100,000	11.88%	14.08%	737,334	647,939
2021 USD200 million senior notes due 2024	3 years	USD200,000	14.50%	15.24%	885,278	776,895
					29,105,928	26,189,418
Corporate bonds:						
Fantasia Bonds						
2018 RMB1,000 million bonds due 2021	3 years	RMB1,000,000	7.50%	7.62%	1,041,821	1,005,269
2019 RMB800 million bonds due 2022	3 years	RMB800,000	8.20%	8.27%	864,789	831,795
2019 RMB730 million bonds due 2022	3 years	RMB730,000	7.80%	7.84%	808,543	778,711
2020 RMB2,500 million bonds due 2023	3 years	RMB2,500,000	7.50%	7.54%	2,651,080	2,557,330
2020 RMB1,543 million bonds due 2023	3 years	RMB1,543,000	7.50%	7.51%	1,705,081	1,644,927
					7,071,314	6,818,032
					36,177,242	33,007,450
Carrying amounts repayable:						
Within one year					34,576,741	15,742,409
More than one year, but not exceeding two years					1,600,501	15,070,856
More than two years, but not exceeding five years					–	2,194,185
Amounts shown under current liabilities					36,177,242	33,007,450

Due to the cross-default terms and conditions set out in the relevant agreements of Fantasia Notes and Fantasia Bonds, all of the outstanding Fantasia Notes and Fantasia Bonds have been classified as current liabilities as at 30 June 2022 and 31 December 2021.

21. SENIOR NOTES AND BONDS (continued)

The movements of the senior notes and bonds during the six months ended 30 June 2022 are set out below:

	RMB'000
At 1 January 2022 (Audited)	33,007,450
Exchange loss	1,417,406
Interest expenses	1,752,386
At 30 June 2022 (Unaudited)	36,177,242

22. ASSET-BACKED SECURITIES ISSUED

In 2021, a subsidiary of the Company issued asset-backed securities (“2021 ABS”) under securitisation arrangements collateralised by the future earnings relating to the operation of carparks and guaranteed by Fantasia China. The subsidiary of the Company issued the 2021 ABS in an aggregate nominal value of RMB255,000,000 which carry interests ranging from 7% to 7.5% per annum. Under the securitisation arrangement, the principal and interests are payable quarterly and with maturity ranging from 2021 to 2023.

The movement of the assets backed securities during the period is set out below:

	RMB'000
At 1 January 2022 (Audited)	255,438
Effective interest recognised	22,966
Interest paid	(22,949)
At 30 June 2022 (Unaudited)	255,455

Analysis for reporting purpose:

	30 June 2022 RMB'000 (Unaudited)	31 December 2021 RMB'000 (Audited)
Current	255,455	–
Non-current	–	255,438
	255,455	255,438

For the six months ended 30 June 2022

23. SHARE CAPITAL

	Number of shares	Amount HK\$	Equivalent to RMB'000
Ordinary Shares of HK0.1 each			
Authorised:			
At 1 January 2022 and 30 June 2022	8,000,000,000	800,000,000	704,008
Issued and fully paid:			
At 1 January 2022 (Audited) and 30 June 2022 (Unaudited)	5,772,597,864	577,259,786	498,787

24. DISPOSAL OF SUBSIDIARIES

For the six months ended 30 June 2022

During the six months ended 30 June 2022, the Group disposed its equity interests in certain subsidiaries, which engaged in property development business and property operation business in the PRC, to independent third parties at a total consideration of RMB658,114,000.

The above transactions are accounted for as disposal of subsidiaries. Details of the net assets disposed of in respect of these transactions are summarised below:

	Property development business RMB'000	Property operation business RMB'000	Total RMB'000
Analysis of assets and liabilities over which control was lost:			
Property, plant and equipment	8,880	–	8,880
Interests in associates	–	5,901	5,901
Deferred tax assets	5,097	–	5,097
Properties under development for sale	5,998,478	–	5,998,478
Trade and other receivables	2,035,169	41,081	2,076,250
Bank balances and cash	275,467	–	275,467
Trade, tax and other payables	(2,146,853)	(3,533)	(2,150,386)
Contract liabilities	(2,941,574)	(702)	(2,942,276)
Borrowings	(1,919,239)	(20,000)	(1,939,239)
Deferred tax liabilities	(62,010)	–	(62,010)
Net assets disposed of	1,253,415	22,747	1,276,162

24. DISPOSAL OF SUBSIDIARIES (continued)

For the six months ended 30 June 2022 (continued)

	Property development business RMB'000	Property operation business RMB'000	Total RMB'000
Loss on disposal of subsidiaries:			
Consideration transferred			
Consideration receivables	649,266	8,848	658,114
Non-controlling interests	478,189	8,079	486,268
Less: Net assets disposed of	(1,253,415)	(22,747)	(1,276,162)
	(125,960)	(5,820)	(131,780)
Net cash outflow arising on disposal:			
Bank balances and cash disposed of	(275,467)	–	(275,467)

For the six months ended 30 June 2021

In March 2021, the Group, the non-controlling shareholders and an independent investor entered into an investment agreement regarding the capital injections to Wuhan Xinchengkai Industrial Co., Ltd. (武漢欣誠開實業有限公司) (“Wuhan Xinchengkai”) by the independent investor amounting to RMB20,000,000. Upon completion of the investment, the beneficial interests, profit sharing and voting rights held by the Group was diluted from 55% to 18%. The aforesaid transaction was completed in March 2021. As all of the strategic financial and operating decisions required approval by simple majority, the remaining equity interest held by the Group in Wuhan Xinchengkai and its subsidiaries were classified as interest in associates. Wuhan Xinchengkai and its subsidiaries hold a property project located in Wuhan, the PRC.

For the six months ended 30 June 2022

24. DISPOSAL OF SUBSIDIARIES (continued)

For the six months ended 30 June 2021 (continued)

	RMB'000
<hr/>	
Analysis of assets and liabilities over which control was lost:	
Properties under development for sale	1,612,463
Trade and other receivables	83,638
Amount due from non-controlling shareholder of Wuhan Xinchengkai	58,305
Bank balances and cash	279,756
Trade and other payables	(34,517)
Contract liabilities	(1,043,545)
Amounts due to certain subsidiaries of the Company	(321,425)
Borrowings	(600,000)
Deferred tax liabilities	(5,395)
	<hr/>
	29,280
	<hr/>
Loss on disposal of subsidiaries:	
Non-controlling interests	13,176
Add: Fair value of the Group's equity in Wuhan Xinchengkai	9,371
Less: Net assets disposed of	(29,280)
	<hr/>
	(6,733)
	<hr/>
	RMB'000
Net cash outflow arising on disposal:	
Bank balances and cash disposed of	(279,756)
	<hr/>

25. CAPITAL AND OTHER COMMITMENTS

	30 June 2022 RMB'000 (Unaudited)	31 December 2021 RMB'000 (Audited)
Construction commitments in respect of investment properties contracted for but not provided in the condensed consolidated financial statements	399,017	400,012
Consideration commitments in respect of acquisition of subsidiaries contracted for but not provided in the condensed consolidated financial statements	720,901	718,904
Capital expenditure in respect of the acquisition of property, plant and equipment contracted for but not provided in the condensed consolidated financial statements	16,875	17,093

26. SHARE-BASED PAYMENT TRANSACTIONS

(a) Share option scheme of the Company

The following table discloses movements of the Company's share options held by directors and employees during the six months ended 30 June 2022:

	Number of share options under share option schemes ('000)
Outstanding as at 1 January 2022	13,170
Lapsed during the period	(330)
Outstanding as at 30 June 2022	12,840

The Group did not recognise any expense for the six months ended 30 June 2022 and 2021 in relation to share options granted by the Company.

For the six months ended 30 June 2022

26. SHARE-BASED PAYMENT TRANSACTIONS (continued)

(b) Share option scheme of Colour Life

The following table discloses movements of Colour Life's share options held by directors, employees and non-controlling shareholders of certain subsidiaries of Colour Life during the six months ended 30 June 2022:

	Number of share options under share option schemes (‘000)
Outstanding as at 1 January 2022	55,964
Lapsed during the period	(1,392)
Outstanding as at 30 June 2022	54,572

No expense was recognised by Colour Life for the six months ended 30 June 2022 (six months ended 30 June 2021: RMB1,330,000) in share option reserve of Colour Life included in non-controlling interests in relation to share options granted by Colour Life.

(c) Share award scheme of Colour Life

The Board of Directors of Colour Life has adopted a share award scheme (the “Colour Life’s Share Award Scheme”) on 4 July 2016 for certain employees of Colour Life and consultants to Colour Life as incentives or rewards for their contribution to Colour Life by way of the Colour Life’s shares acquired by and held through an independent trustee appointed by the Company (the “Trustee”) until fulfilment of special conditions before vesting.

During the six months ended 30 June 2022 and 2021, no shares held for the Colour Life Share Award Scheme were awarded.

Up to 30 June 2022 and 31 December 2021, total of 1,802,000 Company’s shares acquired have not been awarded to eligible employees or consultants.

27. CONTINGENT LIABILITIES

- (a) The Group provided guarantees amounting to RMB10,471 million (31 December 2021: RMB11,613 million) given to banks for mortgage facilities granted to purchasers of the Group’s properties for sales as at 30 June 2022.
- (b) The Group provided guarantees on several basis covering its respective shares of outstanding obligations under the bank borrowings incurred by the joint ventures and associates for developing their projects. As at 30 June 2022, the Group’s aggregate shares of such guarantees provided in respective of loans borrowed by these joint ventures amounted to RMB1,912 million (31 December 2021: RMB1,913 million) and associates amounted to RMB3,606 million (31 December 2021: RMB3,760 million) and guarantees to suppliers of associates amounted to RMB160 million (31 December 2021: RMB160 million).

In the opinion of the directors, the possibility of the default of the parties is remote and the fair value of guarantee contracts is insignificant at the inception and at the end of each reporting period.

28. PLEDGE OF ASSETS

The following assets were pledged to secure certain banking and other facilities granted to the Group at the end of the reporting period:

	30 June 2022 RMB'000 (Unaudited)	31 December 2021 RMB'000 (Audited)
Properties for sale	33,401,612	34,206,342
Investment properties	6,089,774	6,082,175
Pledged bank deposits	49,857	64,343
Property, plant and equipment	798,681	800,376
	40,339,924	41,153,236

29. RELATED PARTY DISCLOSURES

(a) Related party transactions

Apart from the related party transactions disclosed elsewhere in the condensed consolidated financial statements, the Group had following significant transactions with related parties during the interim period:

	Six months ended 30 June	
	2022 RMB'000 (Unaudited)	2021 RMB'000 (Unaudited)
Project management fee income		
Associates	–	81,953
Joint ventures	–	26,024

For the six months ended 30 June 2022

29. RELATED PARTY DISCLOSURES (continued)

(b) Related party balances

At the end of the reporting period, the Group has the following significant balances due from related parties:

	30 June 2022 RMB'000 (Unaudited)	31 December 2021 RMB'000 (Audited)
Non-controlling shareholders of the subsidiaries of the Company	512,018	855,640
Joint ventures	2,502,733	3,303,503
Associates	3,091,057	2,502,574
Related parties	324,390	210,009
Amounts expected to realise within one year and shown under current assets	6,430,198	6,871,726

The amounts due from non-controlling shareholders of the subsidiaries of the Company, joint ventures, associates and related parties are non-trade in nature, unsecured, interest-free and repayable on demand.

The subsidiaries, joint ventures, associates and related parties are mainly engaged in property development, property management and property leasing business, the Group determined the current or non-current portion based on the expected date of recovery of the advances, which is by reference to the status of the property projects and the financial position of the subsidiaries, joint ventures, associates and related parties.

Details of the impairment assessment are set out in note 18.

At the end of the reporting period, the Group has the following significant balances due to related parties:

	30 June 2022 RMB'000 (Unaudited)	31 December 2021 RMB'000 (Audited)
Non-controlling shareholders of the subsidiaries of the Company	10,338	13,817
Associates	142,934	210,347
Joint ventures	239,968	132,670
Related parties	70,993	98,879
	464,233	455,713

The amounts due to related parties are non-trade in nature, unsecured, interest-free and repayable on demand.

29. RELATED PARTY DISCLOSURES (continued)

(c) Compensation of key management personnel

The remuneration of directors and other members of key management during the six months ended 30 June 2022 and 2021 is as follows:

	Six months ended 30 June	
	2022	2021
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Short-term benefit	18,206	44,446
Post-employment benefit	881	1,569
	19,087	46,015

(d) Others

During the six months ended 30 June 2021, the Group had sold certain properties to its key management personnel of the Group (not including the directors of the Company), at a cash consideration of RMB100,000.

30. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

Fair values of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis

The following table gives information about the level of the fair value hierarchy into which the fair value measurements are categorised (levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

- Level 1 fair value measurements are quoted prices (unadjusted) in active market for identical assets or liabilities;
- Level 2 fair value measurements are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

For the six months ended 30 June 2022

30. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (continued)

Fair values of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis (continued)

	Fair value at		Fair value hierarchy	Valuation technique and key input
	30 June 2022 RMB'000 (Unaudited)	31 December 2021 RMB'000 (Audited)		
Equity instruments designated at FVTOCI	45,862	142,437	Level 3	Discounted cash flow – Future cash flows are estimated based on expected return, and the contracted investment costs, discounted at a rate that reflects the internal rate of return.

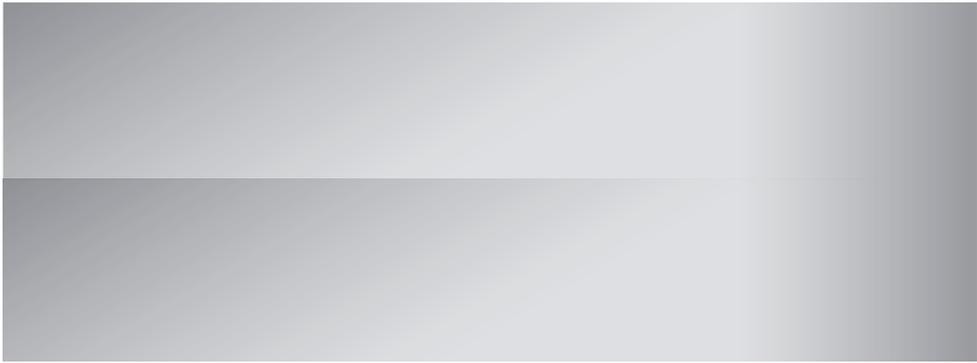
31. MAJOR NON-CASH TRANSACTIONS

During the six months ended 30 June 2022, the Group entered into certain new lease agreements for the use of office premises for three years. On the lease commencement, the Group recognised RMB592,000 (six months ended 30 June 2021: RMB5,783,000) right-of-use assets and RMB592,000 (six months ended 30 June 2021: RMB5,783,000) lease liabilities.

32. EVENTS AFTER REPORTING PERIOD

- (1) Subsequent to 30 June 2022 and up to the date of the condensed consolidated financial statements, the Group has certain litigations with its business partners regarding the settlement of the outstanding/overdue operational payables, banks and other borrowings and senior notes. The Group has been proactive in seeking ways to settle the outstanding litigation of the Group, however, the outcome of the claims and disputes is not certain at current stage.
- (2) In 2023, modification of the Fantasia Bond repayment arrangements had been approved by the respective bondholder's meeting, in respect of the principal and related interests, where the maturity date had been extended to between 2023 and 2028.

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The Peach Garden - Garden NO.5, partial screen | Zhou Li | 2021 | Mixed media on canvas | 200 × 600 cm
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**CAYMAN ISLANDS PRINCIPAL
SHARE REGISTRAR AND TRANSFER OFFICE**

Suntera (Cayman) Limited
Suite 3204, Unit 2A, Block 3, Building D
P.O. Box 1586, Gardenia Court
Camana Bay
Grand Cayman, KY1-1110
Cayman Islands

**HONG KONG BRANCH
SHARE REGISTRAR AND TRANSFER OFFICE**

Computershare Hong Kong Investor Services Limited
17M Floor, Hopewell Centre
183 Queen's Road East
Wanchai
Hong Kong

STOCK CODE

The Stock Exchange of Hong Kong Limited
Stock Code: 01777

REGISTERED OFFICE

Cricket Square
Hutchins Drive
P.O. Box 2681
Grand Cayman KY1-1111
Cayman Islands

CORPORATE HEAD OFFICE IN HONG KONG

21 Floor
CMA Building
64 Connaught Road Central
Hong Kong

**CORPORATE HEADQUARTERS
IN PEOPLE'S REPUBLIC OF CHINA**

Block A, Funian Plaza
Shihua Road and Zijing Road
Interchange in Futian Duty-free Zone
Shenzhen 518048
Guangdong Province, China