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華潤置地有限公司
China Resources Land Limited

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 1109)

ANNOUNCEMENT OF 2013 INTERIM RESULTS

HIGHLIGHTS

- Consolidated revenue for the six months ended 30 June 2013 amounted to HK\$15,775 million, increased by 99.2% as compared with HK\$7,919 million for the corresponding period of 2012.
- Consolidated net profit attributable to the owners of the Company for the period amounted to HK\$4,384 million, representing a growth of 20.2%, as compared with HK\$3,648 million for the corresponding period of 2012.
- Gross profit margin for the period was 31.4%, compared with 47.6% and 37.6% for the corresponding period and year of 2012 respectively.
- Net profit margin for the period was 27.8%, compared with 46.1% and 23.8% for the corresponding period and year of 2012 respectively.
- Earnings per share for the period amounted to HK75.3 cents, increased by 19.9% as compared with HK62.8 cents for the corresponding period of 2012.
- Booked area for the period amounted to 932,616 square metres, increased significantly by 129.8% as compared with 405,926 square metres for the corresponding period of 2012.
- As of 18 August 2013, total land bank was 30.88 million square metres, increased by 3.99 million square metres in 2013.
- As of 18 August 2013, the Group has, in this year, achieved total contracted sales of RMB39,932 million with a contracted GFA area of 3.43 million square meters. Together with the contracted value of RMB52,468 million already achieved but unrecognized before the end of 2012, the Group had a total contracted value of RMB92,400 million available for booking in 2013 and onwards, of which RMB50,598 million from residential development (including development revenue in the first half of 2013) has been locked in for recognition in 2013.
- The Board of Directors declared an interim dividend of HK7.3 cents per share, increased by 15.9% when compared with HK6.3 cents per share for the corresponding period of 2012.

The board of directors (the “Board”) of China Resources Land Limited (the “Company”) is pleased to announce the unaudited consolidated results of the Company and its subsidiaries (the “Group”) for the six months ended 30 June 2013 as follows:

Interim Consolidated Statement of Comprehensive Income

	Notes	Six months ended 30 June	
		2013 HK\$'000 <i>Unaudited</i>	2012 HK\$'000 <i>Unaudited and restated</i>
Revenue	4	15,774,532	7,919,442
Cost of sales		<u>(10,813,730)</u>	<u>(4,153,367)</u>
Gross profit		4,960,802	3,766,075
Gain on changes in fair value of investment properties		3,557,155	3,095,616
Gain on changes in fair value of derivative financial instruments		26,650	28,909
Other income		455,255	313,854
Selling and marketing expenses		(891,178)	(715,800)
General and administration expenses		(809,058)	(589,676)
Share of results of jointly controlled entities		76,068	21,845
Finance costs		<u>(280,310)</u>	<u>(357,945)</u>
Profit before taxation		7,095,384	5,562,878
Income tax expenses	5	<u>(2,314,172)</u>	<u>(1,863,446)</u>
Profit for the period	6	<u>4,781,212</u>	<u>3,699,432</u>
Other comprehensive income (<i>items that may be reclassified subsequently to profit or loss</i>)			
Exchange differences arising on translation to presentation currency		1,965,202	(446,200)
Gain on changes in fair value of cash flow hedges		-	8,306
		<u>1,965,202</u>	<u>(437,894)</u>
Total comprehensive income for the period		<u>6,746,414</u>	<u>3,261,538</u>
Total comprehensive income attributable to:			
Owners of the Company		6,130,773	3,299,612
Non-controlling interests		615,641	(38,074)
		<u>6,746,414</u>	<u>3,261,538</u>
Profit for the period attributable to:			
Owners of the Company		4,384,398	3,647,623
Non-controlling interests		396,814	51,809
		<u>4,781,212</u>	<u>3,699,432</u>
Earnings per share	7		
- Basic		<u>HK75.3 cents</u>	<u>HK62.8 cents</u>
- Diluted		<u>HK75.2 cents</u>	<u>HK62.7 cents</u>

Interim Consolidated Statement of Financial Position

	Notes	30 June 2013 HK\$'000 <i>Unaudited</i>	31 December 2012 HK\$'000 <i>Audited</i>
Non-current assets			
Property, plant and equipment		5,373,780	4,971,467
Land use rights		1,605,509	1,552,677
Investment properties		51,648,191	44,356,899
Interests in jointly controlled entities		2,434,170	2,353,056
Available-for-sale investments		303,634	177,506
Prepayments for non-current assets		985,532	300,231
Deferred taxation assets		467,354	431,385
		<u>62,818,170</u>	<u>54,143,221</u>
Current assets			
Properties for sale		152,081,664	136,789,703
Other inventories		433,287	287,044
Trade receivables, other receivables, prepayments and deposits	9	13,487,837	13,033,330
Amounts due from customers for contract works		123,223	240,878
Amounts due from fellow subsidiaries		766,070	94,139
Amounts due from an intermediate holding company		-	50
Amounts due from jointly controlled entities		733,338	611,806
Prepaid taxation		2,272,005	1,102,375
Cash and bank balances		21,213,696	21,952,957
		<u>191,111,120</u>	<u>174,112,282</u>
Current liabilities			
Trade and other payables	10	20,373,342	23,910,202
Advances received from pre-sales of properties		78,343,070	51,631,394
Amounts due to customers for contract works		224,886	194,023
Amounts due to fellow subsidiaries		174,547	4,731,509
Amounts due to an intermediate holding company		4,412,263	2,688,738
Amounts due to jointly controlled entities		190,431	62,713
Amounts due to non-controlling interests		3,622,398	3,665,999
Taxation payable		5,781,986	6,746,386
Bank borrowings – due within one year		9,501,189	5,283,044
Derivative financial instruments		6,545	33,195
		<u>122,630,657</u>	<u>98,947,203</u>
Net current assets		<u>68,480,463</u>	<u>75,165,079</u>
Total assets less current liabilities		<u>131,298,633</u>	<u>129,308,300</u>
Equity			
Share capital		582,930	582,740
Reserves		72,993,739	68,525,919
Equity attributable to owners of the Company		<u>73,576,669</u>	<u>69,108,659</u>
Non-controlling interests		8,454,418	7,391,125
		<u>82,031,087</u>	<u>76,499,784</u>
Non-current liabilities			
Bank borrowings – due after one year		35,307,486	39,884,631
Senior notes		7,748,879	7,735,149
Deferred taxation liabilities		6,211,181	5,188,736
		<u>49,267,546</u>	<u>52,808,516</u>
Total equity and non-current liabilities		<u>131,298,633</u>	<u>129,308,300</u>

Notes:

1. BASIS OF PREPARATION

The condensed consolidated interim financial statements for the six months ended 30 June 2013 have been prepared in accordance with Hong Kong Accounting Standard 34 “Interim Financial Reporting”. The condensed consolidated interim financial statements should be read in conjunction with the annual financial statements for the year ended 31 December 2012, which have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRS”).

2. MERGER ACCOUNTING RESTATEMENT

The Group acquired the entire issued shares of Ocean Cosmos Investments Limited (“Ocean Cosmos”) from a subsidiary of China Resources (Holdings) Company Limited on 30 November 2012, at a cash consideration of HK\$2,117 million. Ocean Cosmos is an investment holding company and its principal asset is its indirect 55% interest in the Nanning City Crossing Site located in the Chinese Mainland.

The above acquisition is considered as business combination involving entities under common control and has been accounted for using merger accounting method, in accordance with the guidance set out in Accounting Guideline 5 “Merger Accounting for Common Control Combinations” issued by the Hong Kong Institute of Certified Public Accountants. As a result, the interim consolidated statements of comprehensive income, changes in equity and cash flows for the six months ended 30 June 2012 have been restated, in order to include the results of the combining entities since the date of which first come under common control.

The adoption of merger accounting for the six months ended 30 June 2012 has resulted in decrease in the Group’s total comprehensive income and profit attributable to the owners of the Company for the six months ended 30 June 2012 of HK\$46,983,000 and HK\$41,354,000, respectively.

3. PRINCIPAL ACCOUNTING POLICIES

Except as described below, the accounting policies applied are consistent with those of the annual financial statements for the year ended 31 December 2012, as described in those annual financial statements.

(a) New standards, amendments to standards and interpretations adopted by the Group as of 1 January 2013

The following new standards, amendments to standards and interpretations are mandatory for the Group’s financial year beginning 1 January 2013. The adoption of these new standards, amendments to standards and interpretations does not have significant impact to the results or financial position of the Group, except for certain disclosures in respect of amendments to HKAS 1 and HKFRS 13.

HKAS 1 (Amendment)	Financial statements presentation regarding other comprehensive income
HKFRS 1 (Amendment)	Government Loan
HKFRS 7 (Amendment)	Offsetting Financial Assets and Financial Liabilities
HKFRS 10	Consolidated Financial Statements
HKFRS 11	Joint Arrangements
HKFRS 12	Disclosures of Interest in Other Entities
HKFRS 13	Fair Value Measurement
HKAS 19 (2011)	Employee Benefits
HKAS 27 (2011)	Separate Financial Statements
HKAS 28 (2011)	Investments in Associates and Joint Ventures
HK(IFRIC) – Int 20	Stripping Costs in the Production Phase of a Surface Mine
HKFRSs (Amendment)	Annual Improvements 2009-2011 Cycle

(b) Taxes on income in the interim periods are accrued using the tax rate that would be applicable to expected total annual earnings.

4. SEGMENT INFORMATION

Segment revenues and results

Information reported to the executive directors of the Company, the chief operating decision makers of the Group, was specifically focused on the segments of sale of developed properties, property investments and management, hotel operations and construction, decoration services and others for the purpose of resource allocation and performance assessment.

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

For the six months ended 30 June 2013

	Sales of developed properties HK\$'000	Property investments and management HK\$'000	Hotel operations HK\$'000	Construction, decoration services and others HK\$'000	Consolidated HK\$'000
Revenue					
External sales	12,579,475	2,217,448	299,664	677,945	15,774,532
Result					
Segment results	2,483,141	949,533	(23,438)	36,168	3,445,404
Unallocated other income					455,255
Gain on changes in fair value of investment properties					3,557,155
Gain on changes in fair value of derivative financial instruments					26,650
Unallocated expenses					(184,838)
Share of results of jointly controlled entities					76,068
Finance costs					(280,310)
Profit before taxation					7,095,384

For the six months ended 30 June 2012

	Sales of developed properties HK\$'000 (Restated)	Property investments and management HK\$'000 (Restated)	Hotel operations HK\$'000	Construction, decoration services and others HK\$'000	Consolidated HK\$'000 (Restated)
Revenue					
External sales	5,383,791	1,586,040	298,097	651,514	7,919,442
Result					
Segment results	1,633,219	688,699	(12,923)	219,103	2,528,098
Unallocated other income					313,854
Gain on changes in fair value of investment properties					3,095,616
Gain on changes in fair value of derivative financial instruments					28,909
Unallocated expenses					(67,499)
Share of results of jointly controlled entities					21,845
Finance costs					(357,945)
Profit before taxation					5,562,878

5. INCOME TAX EXPENSES

	Six months ended 30 June	
	2013	2012
	HK\$'000	HK\$'000
		<i>(Restated)</i>
Current income tax:		
Hong Kong profits tax	-	-
PRC corporate income tax	803,965	534,659
PRC land appreciation tax ("LAT")	608,644	450,584
	<u>1,412,609</u>	<u>985,243</u>
Deferred income tax	901,563	878,203
	<u>2,314,172</u>	<u>1,863,446</u>

Hong Kong profits tax

Hong Kong profits tax is calculated at 16.5% of the estimated assessable profit for the six months ended 30 June 2013 and 2012. Hong Kong profits tax has not been provided as the Group did not have any assessable profit in Hong Kong for the six months ended 30 June 2013 (six months ended 30 June 2012: nil).

PRC corporate income tax

The Group's subsidiaries in the Chinese Mainland are subject to PRC corporate income tax at the rate of 25% for the six months ended 30 June 2013 (six months ended 30 June 2012: 25%).

Pursuant to the Detailed Implementation Regulations for implementation of the CIT Law issued on 6 December 2007, withholding income tax of 10% shall be levied on the dividends remitted by the companies established in the PRC to their foreign investors starting from 1 January 2008. A lower 5% withholding tax rate may be applied when the immediate holding companies of the PRC subsidiaries are established or operated in Hong Kong and fulfil the requirements to the tax treaty arrangements between the Chinese Mainland and Hong Kong.

LAT

Pursuant to the requirements of the Provisional Regulations of the PRC on LAT effective 1 January 1994, and the Detailed Implementation Rules on the Provisional Regulations of the PRC on LAT effective on 27 January 1995, all income from the sale or transfer of state-owned land use rights, buildings and their attached facilities in the PRC is subject to LAT at progressive rates ranging from 30% to 60% of the appreciation value, with an exemption provided for sales of ordinary residential properties if their appreciation values do not exceed 20% of the sum of the total deductible items.

The Group has made provision of LAT for sales of properties according to the aforementioned progressive rate, except for certain group companies which calculate the LAT based on deemed tax rates in accordance with the deemed taxation method approved by tax authorities.

Overseas income tax

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

6. PROFIT FOR THE PERIOD

Profit for the period has been arrived at after charging/(crediting) the following items:

	Six months ended 30 June	
	2013	2012
	HK\$'000	HK\$'000
		<i>(Restated)</i>
Amortisation of land use rights	20,571	17,593
Less: amounts capitalised in property, plant and equipment	(16,503)	(12,140)
	4,068	5,453
Depreciation of property, plant and equipment	188,454	160,514
Reversal of impairment of receivables	(3,012)	(110,050)

7. EARNINGS PER SHARE

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

	Six months ended 30 June	
	2013	2012
	HK\$'000	HK\$'000
		<i>(Restated)</i>
Earnings		
Earnings for the purposes of basic and diluted earnings per share (profit for the period attributable to owners of the Company)	4,384,398	3,647,623
Number of shares		
Weighted average number of ordinary shares for the purpose of basic earnings per share	5,825,975,525	5,808,662,628
Effect of dilutive potential ordinary shares on share options	7,702,810	8,959,306
Weighted average number of ordinary shares for the purpose of diluted earnings per share	5,833,678,335	5,817,621,934

The weighted average number of ordinary shares shown above has been arrived at after deducting the effect on 2,090,000 shares (six months ended 30 June 2012: 18,172,000 shares) held by BOCI - Prudential Trustee Limited, a trustee company for the Company's Strategic Incentive Award Scheme.

8. DIVIDENDS

A dividend of HK27.3 cents per share that relates to the year ended 31 December 2012 amounting to HK\$1,590,829,000 was recognised during the six months ended 30 June 2013 and paid on 26 June 2013.

In addition, an interim dividend of HK7.3 cents per share (interim dividend for the six months ended 30 June 2012: HK6.3 cents per share) was declared by the Board on 23 August 2013. This interim dividend, amounting to HK\$425,539,000 (interim dividend for the six months ended 30 June 2012: HK\$367,119,000), has not been recognised as a liability in these condensed consolidated interim financial statements.

9. TRADE RECEIVABLES, OTHER RECEIVABLES, PREPAYMENTS AND DEPOSITS

	30 June 2013 HK\$'000	31 December 2012 HK\$'000
Trade receivables (Note a)	1,264,347	2,686,360
Less: allowance for doubtful debts	(149,181)	(146,616)
	<u>1,115,166</u>	<u>2,539,744</u>
Prepayments for acquisition of land use rights	<u>3,213,794</u>	<u>4,207,268</u>
Other receivables	2,014,529	1,637,349
Less: allowance for doubtful debts	(271,348)	(266,562)
	<u>1,743,181</u>	<u>1,370,787</u>
Prepayments and deposits	<u>7,415,696</u>	<u>4,915,531</u>
	<u>13,487,837</u>	<u>13,033,330</u>

- (a) Proceeds receivable in respect of sale of properties are settled in accordance with the terms stipulated in the sale and purchase agreements. Generally, purchasers of properties are required to settle the balance within 30 days as specified in the sales and purchase agreements or not granted with any credit period.

Except for the proceeds receivable from sale of properties, rental income from lease of properties and proceeds from construction contracts which are payable in accordance with the terms of the relevant agreements, the Group generally allows a credit period not exceeding 45 days to its customers.

The following is an aging analysis of trade receivables (net of allowance for doubtful debts) at the end of the reporting period:

	30 June 2013 HK\$'000	31 December 2012 HK\$'000
Within one year	1,018,536	2,405,177
Over one year	96,630	134,567
	<u>1,115,166</u>	<u>2,539,744</u>

10. TRADE AND OTHER PAYABLES

	30 June 2013 HK\$'000	31 December 2012 HK\$'000
Trade payables	13,797,596	16,026,752
Other payables	6,575,746	7,883,450
	<u>20,373,342</u>	<u>23,910,202</u>

The following is an aging analysis of trade payables at the end of the reporting period:

	30 June 2013 HK\$'000	31 December 2012 HK\$'000
Within one year	10,647,106	13,299,753
Over one year	3,150,490	2,726,999
	<u>13,797,596</u>	<u>16,026,752</u>

CHAIRMAN'S STATEMENT

Since the beginning of 2013, China's overall economy has been running smoothly with GDP growth staying at above 7.5%, the growth level targeted by the Central Government for this year. The government regulations on property market were further tightened with the issuance of "new five national rules" in the first half of 2013. Nevertheless, China's property market has sustained its solid momentum since the second half of 2012, driven by strong end-user demand. Under this macro-economic and industrial environment, the Group adhered to its unique business model and has strengthened operation of its investment properties and construction of those in pipeline, while continued to replenish landbank ideal for investment property. Besides, the Group has also adopted an effective marketing strategy, which is characterized as a balance approach "between volume and price" and "between cash flow and profitability". While adhering to its persistent policy to pursue high quality, the Group has continued its efforts in strengthening its internal execution and cost management, adjusting its product mix and optimizing its product positioning while accelerating its asset turnover, with an aim to better cater to prevailing market conditions, which are currently driven primarily by first-time home buyers and first-time upgraders. Those efforts have paid off. The Group sustained its fast growth in the first half of 2013, and also laid down a solid foundation for promising results for the full year.

Business Review

In the first half of 2013, the Group achieved consolidated revenue and net profit attributable to shareholders of HK\$15,775 million and HK\$4,384 million, representing a year-on-year growth of 99.2% and 20.2% respectively. Specifically, the revenue from residential development business amounted to HK\$12,579 million, up 133.7% year on year. In the first half of 2013, rental income from investment property business including hotel operation property management totalled HK\$2,517 million, representing year on year growth of 33.6%.

In the first half of 2013, the Group achieved earning per share of HK75.3 cents, increased by 19.9% over the corresponding period of 2012. As at 30 June 2013, net book value per share was HK\$12.62, increased by 17.2% and 6.4% when compared with HK\$10.77 as at 30 June 2012 and HK\$11.86 as at 31 December 2012 respectively. The Board declared an interim dividend of HK7.3 cents, increased by 15.9% over the HK6.3 cents for the same period of 2012.

Residential Development

Under the backdrop of industrial regulations, the Group stayed focused on its residential products that are small to medium in unit size and positioned to meet demand from first-time home buyers and first-time upgraders with the units of such category accounted for 85% in total units sold. In the first half of 2013, the Group achieved satisfactory performance in residential sales with contracted value of RMB33,787 million while total GFA sold reached 2.88 million square meters, increased by 44.9% and 35.9% respectively over the corresponding period of 2012. Meanwhile, the Group has continuously expanded implementation of its value-added services, while dedicated to high quality strategy, with an aim to strengthen its differentiated competitive advantages. In the first half of 2013, Dalian Maritime and Chengdu Twenty-Four City were both rewarded by China Civil Engineering Society with Gold Medal of "2013 Tien-yow Jeme Civil Engineering Prize".

Investment Property

Investment property is a key component of the Group's differentiated business model, and formed a foundation vitally important for the Group's long-term development. Currently, there are five MIXc shopping malls and one Rainbow City mall in operation. With new additions from recent years, the Group's operating investment property grew to 2.27 million square meters in GFA as of 18 August 2013. In the first half of 2013, the rental income of investments property has seen robust growth of

33.6% year on year, benefitting mostly from the increase of average rental rate, and partially from the full six-month rental contributions from newly opened malls: namely Chengdu and Nanning MIXc malls, which were put into operation in 2012, and Beijing Rainbow City Phase 2, which came into operation in January 2013. With the next two years expected to be the peak period for new openings for MIXc malls and Rainbow City malls currently under construction, the Group's investment property business is expected to keep strong momentum for continued rapid growth.

Land Bank

During the period under review, the Group continued to allocate its financial resources on a strategy-guided manner with a focus on its unique business model characterized as “residential development + investment property + value-added services”. In the first half this year, the Group has managed to pace its land acquisitions with a more cautious and prudent stance. With a total consideration of RMB20,437 million, the Group acquired nine new land blocks in Yantai, Changchun, Guangzhou, Chongqing, Wuxi, Changsha, Zibo, Taiyuan and Shenzhen, which have a combined GFA of 3.99 million square meters. As of 18 August 2013, the Group's geographic footprint has been further expanded to 45 cities, total land bank reached 30.88 million square meters, with 25.33 million square meters in GFA being the land bank for residential development, and 5.55 million square meters being the investment property under construction.

The Group currently has the land bank that satisfies future development needs for the coming few years in terms of size and also matches the Group's business model in the composition of its portfolio. In the future, under certain capital structure constraints, the Group will continue to replenish low cost land bank in consistence with its “residential development + investment property” business model. To support healthy and sustainable growth, the Group's land bank replenishment will be guided by such fundamental principles as to prioritize its resources allocation to first-tier and major second-tier cities, focusing on expanding market presence in existing cities while branching into new cities on a prudent basis.

Financial Policy

In the first half of 2013, the Group's financial position became more solid, thanks to the strong operating cash inflow. The Group's total interest bearing debt ratio, net interest bearing debt ratio and EBITDA to interest coverage ratio were all kept well within the ranges set by rating agencies for maintaining investment grade credit rating. As at 30 June 2013, total interest bearing debt ratio and net interest bearing debt ratio were 41.0% and 43.6% respectively, lowered significantly from 43.9% and 49.6% respectively as of the end of 2012. Correspondingly, the Group's average cost of interest bearing debt was further reduced to 3.57% as of the end of June 2013 from 3.77% as of 31 December 2012, further reinforcing the Group's advantage in the sector in cost of debt. In the first half of 2013, the credit rating of the Group was upgraded to “Baa1/stable” from “Baa2/stable” by Moody's.

Outlook

Along with progressive implementation of the government's macro-economic policy, namely “stabilizing growth, restructuring the economy and promoting reforms”, China's economic growth is expected to gradually pick up in momentum and vitality, hence the economy in China is expected to become more stabilized going forward. In short term, policy environment towards property sector is expected to remain stable, while the longer term wise, Chinese government, as we believe, is moving towards the direction to set up a regulatory mechanism that is viable and beneficial to long term development of the sector. Therefore, the Group firmly believes that both China's economy and property policies are favourable in the long run to the sustainable growth of the property sector and to the future development of the Group as a whole.

Looking ahead, the Group is confident to achieve solid growth for the full year in 2013. As of 18 August 2013, the Group has, in this year, achieved total contracted sales of RMB39,932 million. Together with the contracted value of RMB52,468 million already achieved but unrecognized before the end of 2012, the Group had, by now, a total contracted value of RMB92,400 million available for booking in 2013 and onwards. Specifically, the Group has so far locked in RMB50,598 million in residential revenue for recognition in 2013, which already exceeds by 62.6% when compared with the full year residential revenue in 2012, thus laying down a solid foundation for promising financial results for the full year 2013.

As the newly-appointed Chairman, on behalf of myself and CEO Mr. Tang Yong and together with the new management team, I would like to take this opportunity to express our sincere gratitude to all shareholders, including China Resources (Holding) Company Limited, for your trust and confidence in us. In return, I will lead the new management team and all staff of the Group to continuously dedicate ourselves to create ever greater value for all shareholders.

MANAGEMENT DISCUSSION AND ANALYSIS

During the first half of 2013, the Group's residential development and investment property business both achieved satisfactory performance. During the period under review, contracted sales and construction schedule were both in line with management's expectation, thus established a solid foundation for promising financial results in 2013 and 2014.

Review of Residential Development Business in the First Half of 2013

During the first half of 2013, the Group achieved contracted sales of RMB33,787 million with the area sold totalled 2,875,979 square meters in GFA, representing year-on-year growth of 44.9% and 35.9% respectively.

Contracted sales breakdown by regions during the first half of 2013 are set out as follows:

Region	Contracted Sales		GFA Sold	
	RMB'000	%	Sqm	%
Liaoning Region	3,947,289	11.7%	443,363	15.4%
Beijing Region	4,503,973	13.3%	249,134	8.7%
Shandong Region	1,970,828	5.8%	177,930	6.2%
Jiangsu Region	5,227,981	15.5%	445,632	15.5%
Shanghai Region	5,368,994	15.9%	225,201	7.8%
Wuhan Region	4,824,534	14.3%	623,821	21.7%
Chengdu Region	4,614,661	13.6%	495,431	17.2%
Fujian Region	1,675,099	5.0%	146,034	5.1%
Shenzhen Region	839,465	2.5%	33,917	1.2%
Hainan Region	814,554	2.4%	35,516	1.2%
Total	33,787,378	100.0%	2,875,979	100.0%

Delivery and Booking of Projects in First half of 2013

In the first half of 2013, the Group's residential development business achieved HK\$12,579 million in revenue with 932,616 square meters delivered, representing significant year-on-year growth of 133.7% and 129.8% respectively.

Details of the Group's revenue and GFA booked by regions in the first half of 2013 are listed below:

Region	Revenue (HK\$'000)	GFA Booked (Sqm)
Liaoning Region	207,174	15,271
Beijing Region	2,391,340	71,726
Shandong Region	380,887	48,675
Jiangsu Region	2,972,349	268,552
Shanghai Region	1,228,160	26,275
Wuhan Region	405,490	37,086
Chengdu Region	4,873,862	455,268
Fujian Region	120,213	9,763
Total	12,579,475	932,616

As of 18 August 2013, the Group has locked in RMB50,598 million from residential development revenue for booking in 2013 (including development revenue in the first half of 2013), which is equivalent to approximately HK\$62,618 million or 62.6% higher than the development revenue of HK\$38,522 million in the year of 2012.

Review of Rental Business in the First Half of 2013

As of 30 June 2013, the book value of the investment properties of the Group totalled HK\$51,648 million, which accounted for 20.3% of the Group's total assets. In compliance with relevant accounting policies, during the period under review, the Group engaged an independent third party appraiser to revalue its investment properties, including those under construction, and a revaluation gain of HK\$2,376 million (net off taxation and minority interests) was booked for the period based on the appraisal report. During the first half of 2013, the rental revenue of property leasing business including hotel operation and property management amounted to HK\$2,517 million, representing year-on-year growth of 33.6%.

The following table sets out the rental revenue and occupancy rates of key investment properties in the first half of 2013:

Investment Properties	Rental Revenue (HK\$'000)			Average Occupancy Rate (%)		
	2013	2012	%yoy	2013	2012	yoy (pt)
Beijing CR Building	102,859	86,947	18.3%	98.2%	98.4%	-0.2
Beijing Phoenix City Commercial	181,650	125,198	45.1%	90.2%	80.1%	10.1
Beijing Rainbow City	49,859	29,484	69.1%	92.1%	99.9%	-7.8
Beijing Others	88,903	74,315	19.6%	96.5%	89.5%	7.0
Shanghai Times Square	126,546	126,295	0.2%	89.7%	98.7%	-9.0
Shenzhen City Crossing	569,971	543,163	4.9%	99.4%	99.9%	-0.5
Chengdu City Crossing	119,986	10,520	1,040.6%	64.3%	54.9%	9.4
Hangzhou MIXc	246,894	191,066	29.2%	98.8%	98.5%	0.3
Shenyang City Crossing	251,757	156,938	60.4%	92.5%	83.2%	9.3
Nanning City Crossing	207,527	N/A	N/A	93.1%	N/A	N/A
Others	20,207	58,316	-65.3%	N/A	N/A	N/A
Shenzhen Grand Hyatt Hotel	228,473	234,251	-2.5%	64.9%	69.8%	-4.9
Shimei Bay Le Meridien Hotel	64,389	63,846	0.9%	40.0%	37.5%	2.5
Shenyang Grand Hyatt Hotel	6,802	N/A	N/A	23.1%	N/A	N/A
Property Management	251,289	183,797	36.7%	N/A	N/A	N/A

Details of the Group's investment properties in the PRC are listed below:

Property	City	Interest Attributable to the Group (%)	Total GFA (Sqm)	Attributable GFA (Sqm)	Usage
Shenyang City Crossing	Shenyang	100.0%	362,945	362,945	
The MIXc			173,863	173,863	Commercial
CR Building			55,500	55,500	Office
Car Park			76,542	76,542	Car Park
Grand Hyatt Hotel			57,040	57,040	Hotel
Beijing CR Building	Beijing	100.0%	65,222	65,222	Office
Rainbow City Commercial	Beijing	98.6%	115,900	114,227	Commercial
Rainbow City Office	Beijing	98.6%	13,000	12,812	Office
Rainbow City Car Park	Beijing	98.6%	69,500	68,497	Car Park
Block A/F/H, Phoenix Plaza, Office	Beijing	97.2%	80,986	78,694	Office
Block A, Phoenix Plaza, Car Park	Beijing	97.2%	13,242	12,867	Car Park
Block M, Phoenix Plaza, Mall	Beijing	97.2%	37,122	36,071	Commercial
Xidan Cultural Centre	Beijing	97.2%	36,184	35,161	Commercial

Property	City	Interest Attributable to the Group (%)	Total GFA (Sqm)	Attributable GFA (Sqm)	Usage
Grand Constellation Shopping Mall	Beijing	97.2%	16,787	16,312	Commercial
U-Space Mall	Beijing	97.2%	10,685	10,383	Commercial
Jing Tong Shops	Beijing	97.2%	17,952	17,444	Commercial
Beijing Phoenix City Commercial Street	Beijing	97.2%	13,210	12,836	Commercial
Huawei Building	Beijing	48.6%	54,214	26,340	Commercial
Huanan Building	Beijing	15.3%	70,058	10,736	Commercial
Building 22, Guanyingyuan	Beijing	97.2%	4,155	4,037	Office
Jin Hui Garden	Beijing	97.2%	3,926	3,815	Commercial
Building 49, Fortune Island, Jade City	Beijing	97.2%	5,681	5,520	Commercial
Building 1, Plot B2, Jade City	Beijing	97.2%	2,007	1,950	Commercial
Others	Beijing	97.2%	34,729	33,746	Others
Shanghai Times Square	Shanghai	100.0%	97,139	97,139	
Mall			51,190	51,190	Commercial
Office			36,843	36,843	Office
Car Park			9,106	9,106	Car Park
Hangzhou MIXc Phase 1	Hangzhou	60.0%	242,845	145,707	
The MIXc			173,709	104,225	Commercial
Car Park			69,136	41,482	Car Park
Chengdu City Crossing	Chengdu	100.0%	312,260	312,260	
The MIXc			152,098	152,098	Commercial
CR Building			73,660	73,660	Office
Car Park			86,502	86,502	Car Park
Shenzhen City Crossing	Shenzhen	100.0%	323,748	323,748	
The MIXc			159,585	159,585	Commercial
CR Building			40,990	40,990	Office
Grand Hyatt Hotel			67,506	67,506	Hotel
Car Park			55,667	55,667	Car Park
Shenzhen Huarui Building	Shenzhen	100.0%	13,789	13,789	Hotel
Nanning City Crossing	Nanning	55.0%	206,092	113,351	
The MIXc			136,092	74,851	Commercial
Car Park			70,000	38,500	Car Park
Shimei Bay Le Meridien Hotel	Wanning	100.0%	41,926	41,926	Hotel
Total GFA			2,265,304	1,977,535	
Comprising: Retail			1,230,263	1,006,607	
Office			370,356	367,758	
Hotel			180,261	180,261	
Others			484,424	422,909	

Details of the Group's major investment properties under construction and under planning are listed below:

Property Name	City	Interest Attributable to the Group (%)	Total GFA (Sqm)	Attributable GFA (Sqm)	Usage
Shenyang The Arch, Commercial	Shenyang	100.0%	121,512	121,512	Commercial
Shenyang Park Lane Manor, Commercial	Shenyang	100.0%	92,000	92,000	Commercial
Dalian Grand Hyatt, Hotel	Dalian	55.0%	76,138	41,876	Hotel
Dalian CR Plaza, Commercial	Dalian	60.0%	80,000	48,000	Commercial

Property Name	City	Interest Attributable to the Group (%)	Total GFA (Sqm)	Attributable GFA (Sqm)	Usage
Dalian CR Plaza, Hotel	Dalian	60.0%	20,000	12,000	Hotel
Anshan Park Lane Manor, Commercial	Anshan	100.0%	36,000	36,000	Commercial
Changchun Oak Bay, Commercial	Changchun	100.0%	80,200	80,200	Commercial
Harbin Fun Square	Harbin	100.0%	118,000	118,000	Commercial
Beijing CR Building Western	Beijing	97.2%	112,343	109,164	Office
Beijing Majestic Garden	Beijing	97.2%	72,000	69,962	Office
Beijing CR Plaza, Serviced Apartment	Beijing	97.2%	20,498	19,918	Hotel
Beijing Miyun CBD, Commercial	Beijing	97.2%	65,000	63,161	Commercial
Zhengzhou The MIXc	Zhengzhou	100.0%	108,139	108,139	Commercial
Zhengzhou CR Building	Zhengzhou	100.0%	20,000	20,000	Office
Zhengzhou Grand Hyatt, Hotel	Zhengzhou	100.0%	55,000	55,000	Hotel
Zhengzhou In-City	Zhengzhou	100.0%	72,675	72,675	Commercial
Qingdao City Crossing, Commercial	Qingdao	97.2%	205,550	199,733	Commercial
Qingdao City Crossing, Office	Qingdao	97.2%	70,473	68,479	Office
Qingdao City Crossing, Hotel	Qingdao	97.2%	50,435	49,008	Hotel
Qingdao CR Building, Shopping Mall	Qingdao	97.2%	9,190	8,930	Commercial
Zibo Rainbow City	Zibo	100.0%	133,489	133,489	Commercial
Zibo Rainbow City, Hotel	Zibo	100.0%	46,599	46,599	Hotel
Rizhao Rainbow City	Rizhao	100.0%	91,069	91,069	Commercial
Rizhao Rainbow City, Hotel	Rizhao	100.0%	39,186	39,186	Hotel
Taiyuan The MIXc	Taiyuan	100.0%	205,000	205,000	Commercial
Taiyuan The MIXc, Hotel	Taiyuan	100.0%	50,000	50,000	Hotel
Taiyuan The MIXc, Office	Taiyuan	100.0%	60,000	60,000	Office
Wuxi The MIXc	Wuxi	60.0%	155,053	93,032	Commercial
Wuxi The MIXc, Hotel	Wuxi	60.0%	39,544	23,726	Hotel
Suzhou Oak Bay, Commercial	Suzhou	100.0%	25,000	25,000	Commercial
Suzhou Kunshan CR Int'l Community, Commercial	Suzhou	51.0%	60,000	30,600	Commercial
Changzhou CR Int'l Community, Commercial	Changzhou	100.0%	122,201	122,201	Commercial
Changzhou CR Int'l Community, Office	Changzhou	100.0%	53,070	53,070	Office
Taizhou CR Int'l Community, Commercial	Taizhou	100.0%	100,000	100,000	Commercial
Taizhou CR Int'l Community, Office	Taizhou	100.0%	100,000	100,000	Office
Yancheng Oak Bay, Commercial	Yancheng	100.0%	52,519	52,519	Commercial
Nantong City Crossing	Nantong	55.0%	130,000	71,500	Commercial
Shanghai Frasers Suits, Serviced Apartment	Shanghai	100.0%	22,078	22,078	Hotel
Shanghai The MIXc	Shanghai	50.0%	155,015	77,507	Commercial
Shanghai Wuzhong Rd. Project, Serviced Apartment	Shanghai	50.0%	30,058	15,029	Hotel
Shanghai Central Park, Commercial	Shanghai	100.0%	20,550	20,550	Commercial
Hangzhou MIXc Residence, Commercial	Hangzhou	60.0%	16,254	9,752	Commercial
Hangzhou CR Building	Hangzhou	60.0%	78,727	47,236	Office
Hangzhou Park Hyatt, Hotel	Hangzhou	60.0%	37,169	22,301	Hotel
Ningbo Yuyao Rainbow City	Ningbo	100.0%	68,204	68,204	Commercial
Ningbo Yuyao Rainbow City, Hotel	Ningbo	100.0%	2,594	2,594	Hotel
Wenzhou The MIXc, Commercial	Wenzhou	51.0%	152,000	77,520	Commercial
Wenzhou The MIXc, Hotel	Wenzhou	51.0%	40,000	20,400	Hotel
Hefei Park Lane Manor, Commercial	Hefei	100.0%	45,000	45,000	Commercial
Hefei The MIXc	Hefei	100.0%	166,000	166,000	Commercial
Hefei CR Building	Hefei	100.0%	57,000	57,000	Office

Property Name	City	Interest Attributable to the Group (%)	Total GFA (Sqm)	Attributable GFA (Sqm)	Usage
Hefei The MIXc, Hotel	Hefei	100.0%	57,000	57,000	Hotel
Hefei Oak Bay, Commercial	Hefei	100.0%	35,315	35,315	Commercial
Changsha Phoenix City, Commercial	Changsha	100.0%	50,000	50,000	Commercial
Chengdu Twenty-Four City, Hotel	Chengdu	100.0%	39,310	39,310	Hotel
Chengdu Twenty-Four City Phase 2, Commercial	Chengdu	100.0%	113,460	113,460	Commercial
Chengdu Twenty-Four City, Other Commercial	Chengdu	100.0%	14,600	14,600	Commercial
Chengdu Twenty-Four City Phase 2, Office	Chengdu	100.0%	33,490	33,490	Office
Chengdu Twenty-Four City, Commercial Phase 2, Serviced Apartment	Chengdu	100.0%	35,720	35,720	Hotel
Chengdu Donghu Project, Office	Chengdu	100.0%	13,880	13,880	Office
Chengdu Jinyue Bay, Street Shop	Chengdu	100.0%	1,877	1,877	Commercial
Chengdu Ginkgo Park, Street Shop	Chengdu	100.0%	5,560	5,560	Commercial
Chengdu Oak Bay, Street Shop	Chengdu	100.0%	10,461	10,461	Commercial
Chengdu Jade City, Street Shop	Chengdu	100.0%	18,033	18,033	Commercial
Chengdu Emerald Forest, Commercial	Chengdu	100.0%	35,000	35,000	Commercial
Chongqing The MIXc	Chongqing	100.0%	159,183	159,183	Commercial
Chongqing CR Building	Chongqing	100.0%	114,800	114,800	Office
Mianyang Central Park, Commercial	Mianyang	100.0%	50,794	50,794	Commercial
Mianyang Central Park, Office	Mianyang	100.0%	53,004	53,004	Office
Xian Rainbow City	Xian	51.0%	219,155	111,769	Commercial
Ganzhou City Crossing , Commercial	Ganzhou	55.0%	126,904	69,797	Commercial
Ganzhou City Crossing, Hotel	Ganzhou	55.0%	40,000	22,000	Hotel
Shenzhen Qianhai Project, Office	Shenzhen	100.0%	169,725	169,725	Office
Shenzhen Qianhai Project, Hotel	Shenzhen	100.0%	50,000	50,000	Hotel
Shenzhen Qianhai Project, Commercial	Shenzhen	100.0%	52,760	52,760	Commercial
Huizhou Xiaojing Bay, Hotel	Huizhou	65.0%	30,000	19,500	Hotel
Nanning The MIXc, Hotel	Nanning	55.0%	47,416	26,079	Hotel
Nanning CR Building	Nanning	55.0%	101,949	56,072	Office
Hainan Shimei Bay, Hotel	Wanning	100.0%	17,494	17,494	Hotel
Hainan Shimei Bay, Commercial	Wanning	100.0%	17,519	17,519	Commercial
Total			5,552,941	4,796,121	
Comprising : Commercial			3,596,241	3,083,421	
Office			1,110,461	1,025,882	
Hotel			846,239	686,818	

Looking forward, the Group will focus more on its investment property business, particularly on commercial property. The Group's investment properties currently under construction will be completed and put into operation in the next few years, with 2014 and 2015 being the peak years for new completions. Moreover, the Group will keep on looking for high quality commercial land bank, with an aim to ensure stable growth in the Group's recurrent rental income and to further strengthen the Group's operational resilience to withstand any industry cyclicality and to optimize the Group's sustainability in its profitability.

Review of Value-Added Services in the First Half of 2013

The Group has further strengthened its differentiated business model in its value-added services with customer orientation by promoting the standardized solutions to more projects while continue to launch pilot solutions. Specifically, the "serialized storage space solution" (including "flexible / adjustable furniture for small apartment") has been applied to 28,000 units in 40 projects with a total GFA of 3.80 million square meters.

Land Bank

As of 18 August 2013, the Group has, since the year beginning, acquired new land bank totalling 3.99 million square meters in GFA at a total cost of RMB20,437 million, attributable GFA and land cost are 3.78 million square meters and RMB17,906 million respectively, bringing the Group's total land bank to 30.88 million square meters. Details are set out below:

Region	Total GFA (Sqm)	Attributable GFA (Sqm)
Liaoning Region	3,875,856	3,447,230
Beijing Region	2,600,491	2,564,988
Shandong Region	3,604,727	3,583,498
Jiangsu Region	5,837,599	5,086,790
Shanghai Region	1,890,636	1,368,901
Wuhan Region	2,790,673	2,790,673
Chengdu Region	5,421,390	4,932,727
Fujian Region	1,365,629	1,025,783
Shenzhen Region	2,707,462	1,806,739
Hainan Region	790,405	790,405
Total	30,884,868	27,397,734

Sufficient land bank has laid a solid foundation for the Group's sustainable growth in the future. By now, the Group has established its geographic footprint in 45 cities (with addition of Guangzhou, Yantai and Taiyuan).

Looking ahead, the Group will continue to replenish new land bank according to its business development strategies on a selective basis while maintaining prudent financial policies. Further land bank acquisitions will be funded by the Group's internal resources together with external financing.

Borrowing and Debt Ratio, Asset Pledge, and Risk of Exchange Rate Fluctuations

Benefitting from the strong operating cash inflow, the Group has further strengthened its balance sheet and lowered its debt ratios. As of 30 June 2013, the Group's total debt was HK\$56,958 million equivalent while its cash and bank balance stood at HK\$21,214 million equivalent, implying a net interest-bearing debt to equity ratio (including non-controlling interests) of 43.6%, lower than 49.6% at the year end of 2012 and 66.3% at the end of June 2012.

As of 30 June 2013, 25.6% of the Group's interest-bearing debt was denominated in RMB and 74.4% in HK\$ and US\$. Maturity wise, approximately 24.4% of the interest-bearing debt is repayable within one year while the rest is long term. The Group has maintained its borrowing cost at a relatively low level, the Group's average cost of interest bearing debt was 3.57% as at the end of June 2013.

Details of the Group's assets being pledged as of 30 June 2013 are listed below:

Pledged Project	Total Facility Quota (RMB'000)	Starting Date	Ending Date
Project Under Construction of Dalian CR Plaza Phase 1	300,000	2013.04.23	2016.03.07
Beijing CR Building	700,000	2008.12.22	2013.12.22
Land Use Right and project under construction, Rainbow City East /Land Use Right and Property Ownership Certificate, Rainbow City West	950,000	2012.05.22	2027.05.21
Land Use Right of and Project Under Construction of Beijing Positano Vita Western Block A	450,000	2012.01.09	2015.01.08
Floor -1 and 7, Zhengzhou The MIXc, and Floor 1-12, Zhengzhou CR Building	300,000	2012.05.07	2015.05.17

Pledged Project	Total Facility Quota (RMB'000)	Starting Date	Ending Date
Floor 1-3, Zhengzhou The MIXc	800,000	2012.06.21	2015.06.21
Floor 4-6, Zhengzhou The MIXc	450,000	2013.05.20	2015.05.20
Land Use Right of Changzhou CR Int'l Community Phase 3.2	151,015	2013.04.11	2016.04.10
Land Use Right of Changzhou CR Int'l Community Phase 2	100,000	2011.11.28	2014.11.27
Shanghai Times Square	1,000,000	2009.07.20	2016.07.20
Hangzhou The MIXc	500,000	2011.12.21	2017.12.31
Project Under Construction of Wuhan Oak Bay Phase 1, Shop No.2&3	60,000	2011.06.15	2014.06.14
Land Use Right of Chengdu Twenty-Four City, Block 15	500,000	2012.01.10	2015.01.04
Land Use Right of Chengdu Twenty-Four City, Block 14	500,000	2012.06.11	2015.06.10
Land Use Right of Chengdu Twenty-Four City, Block 13	390,000	2011.10.31	2014.10.31
Land Use Right of Jinyue Bay Project Phase 1 & Phase 2	500,000	2013.01.15	2016.01.14
Land Use Right of Ganzhou CR Int'l Community Sector A, and Project Under Construction of Sector A, Building #8 & basement	200,000	2013.05.07	2016.02.06
Shenzhen The MIXc	1,500,000	2010.12.30	2020.12.29
Shenzhen Grand Hyatt Hotel	1,500,000	2010.12.27	2025.12.26
Land Use Right of Huizhou Xiaojing Bay Project Phase 4 & 5 & 6	900,000	2013.04.23	2016.04.22
Land Use Right of Nanning MIXc Residence Phase 1	300,000	2011.09.26	2014.09.25
Land Use Right of Nanning The MIXc Shopping mall	862,097	2010.09.08	2015.09.07
Shimei Bay Le Meridien Hotel and its Land Use Right	470,000	2011.11.08	2021.11.07
Land Use Right of Hainan Shimei Bay Resort Block A&B Plot 24, and Plot 1	280,000	2012.12.25	2022.12.24
Total	13,663,112		

The Group's residential and investment properties are all located in Mainland China. We expect RMB exchange rate to show a general trend of two-way fluctuation within a narrow range in the near future, we therefore believe a mild fluctuation in RMB exchange rate will not bring material negative impact on the Group's financial position.

Employee and Compensation Policy

As of 30 June 2013, the Group had approximately 18,288 full time employees in Mainland China and Hong Kong (including its property management and agency subsidiaries). The Group remunerates its employees based on their performances, experience and the prevailing market pay levels. In addition, performance bonuses are granted on a discretionary basis. Other employee benefits include provident fund, strategic incentive scheme, insurance and medical coverage.

Contingent Liabilities

Temporary guarantees are provided to banks with respect to mortgage loans procured by some purchasers of the Group's properties. Such guarantees will be released by banks upon the delivery of the properties to the purchasers or completion of the property registration of relevant properties pertaining to the mortgage, whichever is later. In the opinion of directors, the fair value of the financial guarantee contracts is insignificant.

OTHER INFORMATION

Corporate Governance

The Company recognises the importance of maintaining high standards of corporate governance to the long-term sustainable development of the Group, and thus set up a Corporate Governance Committee on 9 March 2012 with an aim to further improve the Group's corporate governance standard. During the six months ended 30 June 2013, the Company has complied with all the code provisions of the Corporate Governance Code set out in Appendix 14 to the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the "Listing Rules"), with exception of the following deviation:

Code Provision E.1.2: Chairman should attend the annual general meeting.

Due to other business commitment, the Chairman of the Company did not attend the annual general meeting held on 5 June 2013.

Model Code for Securities Transactions by Directors

The Company has adopted the Model Code set out in Appendix 10 to the Listing Rules as code of conduct regarding securities transactions by the directors. Having made specific enquiry with all directors, all directors confirmed that they have complied with the required standard set out in the Model Code during the period under review.

Strategic Incentive Award Scheme

As an incentive to retain and encourage the employees for the continual operation and development of the Group, the Board resolved to adopt the Strategic Incentive Award Scheme (the "Scheme") on 30 May 2008 (the "Adoption Date"). The Scheme was subsequently amended on 8 December 2009. Unless sooner terminated by the Board, the Scheme shall be effective from the Adoption Date and shall continue in full force and effect for a term of 10 years. According to the Scheme, shares up to 2.5% of the issued share capital of the Company as at the Adoption Date will be purchased by the Trustee from the market out of cash contributed by the Group and be held in trust for the relevant selected employees until such shares are vested with the relevant selected employees in accordance with the provisions of the Scheme.

During the six months ended 30 June 2013, there was no purchase of shares under the Scheme. There was no share awarded or vested to the directors and employees of the Group during the period under review. As at the date of this announcement, a total number of 2,090,000 shares were held in trust by the Trustee.

Purchase, Sale or Redemption of Listed Securities

Neither the Company nor its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the six months ended 30 June 2013.

Financial Derivative Instruments

During the year 2008, the Company timely seized the opportunity of current subdued interest rate level caused by the sub-prime mortgage crisis outbreak in the United States, and has fixed the interest costs of a portion of its HK\$ loans at relatively low levels by entering into interest rate swap transactions. The swap transactions involved HK\$3 billion in total, of which HK\$1 billion had a swap period of four years and the rest in a five year period. During the period under review, HK\$1 billion five-year swap transactions reached maturity and expired. As at 30 June 2013, there were HK\$1 billion swap transactions left, and due to increase in swap rates in the market during the period under review, the Company recorded a mark-to-market gain in its interim results.

Review by Audit Committee and Auditor

The 2013 Interim Report has been reviewed by Audit Committee which comprises four independent non-executive directors and three non-executive directors.

The unaudited condensed consolidated financial information of the Group for the six months ended 30 June 2013 has been reviewed by the Company's independent auditor, PricewaterhouseCoopers, in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial information Performed by the Independent Auditor of the Entity" issued by the Hong Kong Institute of Certified Public Accountants.

Interim Dividend

The Board has resolved to declare an interim dividend of HK7.3 cents per share for the six months ended 30 June 2013 (2012: HK6.3 cents) payable on or about 6 November 2013 to shareholders whose names appear on the Register of Members of the Company on 30 October 2013.

Closure of Register

The register of Members will be closed from 24 October 2013 (Thursday) to 30 October 2013 (Wednesday), both days inclusive. In order to be eligible for the interim dividend, all completed transfer forms accompanied by the relevant share certificates must be lodged with the share registrar of the Company, Tricor Standard Limited of 26th Floor, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong, not later than 4:30 pm on 23 October 2013 (Wednesday).

Publication of Information on the Website of the Stock Exchange

The Company's 2013 Interim Report containing the relevant information required by the Listing Rules will be published on the website of the Stock Exchange and the Company in due course.

By order of the Board
CHINA RESOURCES LAND LIMITED
WU Xiangdong
Chairman

23 August 2013, Hong Kong

As at the date of this announcement, the executive directors of the Company are Mr. Wu Xiangdong (Chairman), Mr. Tang Yong (Managing Director) and Mr. Wang Hongkun (Vice Chairman); the non-executive directors of the Company are, Mr. Yan Biao, Mr. Wei Bin, Mr. Du Wenmin, Mr. Ding Jiemin, Mr. Huang Daoguo and Mr. Chen Ying; and the independent non-executive directors of the Company are Mr. Wang Shi, Mr. Andrew Y. Yan, Mr. Ho Hin Ngai, Bosco, Mr. Wan Kam To, Peter and Mr. Ma Weihua.