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華潤置地有限公司
China Resources Land Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1109)

**ANNOUNCEMENT OF RESULTS FOR THE FINANCIAL YEAR
ENDED 31 DECEMBER 2013**

Highlights

- Revenue for Year 2013 amounted to HK\$71,389 million, increased by 60.9% YoY.
- Net profit attributable to owners of the Company for Year 2013 amounted to HK\$14,696 million, representing a YoY growth of 39.1%.
- Gross profit margin for Year 2013 was 28.2% as compared with 37.6% for Year 2012.
- Net profit margin attributable to owners of the Company for Year 2013 was 20.6%, as compared with 23.8% in Year 2012.
- Earnings per share amounted to HK252.1 cents, increased by 38.6% from HK181.9 cents in Year 2012.
- Booked GFA amounted to approximately 5.00 million square metres, increased by 91.7% as compared with 2.61 million square metres for Year 2012.
- As of 28 February 2014, the Group's total land bank was approximately 35.81 million square meters. Since the beginning of 2013, total attributable land bank newly added amounted to 10.10 million square meters.
- In the first two months of 2014, the Group has achieved contracted value of RMB5,784 million with a contracted GFA of 0.57 million square meters. As of 28 February 2014, the Group has achieved total contracted value of RMB73,165 million that are subject to recognition in 2014 and years to come, including the contracted value of RMB67,381 million in property sales that was achieved before 2014 but not yet recognized. Specifically, the Group has locked up total revenue of RMB52,544 million from the property development for recognition in 2014.
- The Board recommended a final dividend of HK36.4 cents per share. Together with the interim dividend of HK7.3 cents per share, the total dividend for Year 2013 up by 30.1% YoY to HK43.7 cents per share, representing a payout ratio of approximately 27.0% of core net profit for Year 2013.

The board of directors (the "Board") of China Resources Land Limited (the "Company") are pleased to announce the audited consolidated results of the Company and its subsidiaries (the "Group") for the year ended 31 December 2013 ("Year 2013") as follows:

CONSOLIDATED INCOME STATEMENT

	Notes	Year ended 31 December	
		2013 HK\$'000	2012 HK\$'000
Revenue	2	71,388,745	44,363,629
Cost of sales		(51,281,745)	(27,667,217)
Gross profit		20,107,000	16,696,412
Gain on changes in fair value of investment properties		7,168,218	4,000,974
Gain on changes in fair value of derivative financial instruments		33,195	27,381
Other income		732,535	736,436
Selling and marketing expenses		(2,106,409)	(1,901,711)
General and administrative expenses		(1,820,157)	(1,809,059)
Share of profit of investments in joint ventures and an associate		309,601	414,183
Finance costs		(145,760)	(669,582)
Profit before taxation		24,278,223	17,495,034
Income tax expenses	3	(9,091,008)	(6,298,044)
Profit for the year	4	15,187,215	11,196,990
Profit for the year attributable to:			
Owners of the Company		14,696,006	10,568,598
Non-controlling interests		491,209	628,392
		15,187,215	11,196,990
Earnings per share	6		
Basic		HK252.1 cents	HK181.9 cents
Diluted		HK251.8 cents	HK181.6 cents

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Year ended 31 December	
	2013	2012
	HK\$'000	HK\$'000
Profit for the year	15,187,215	11,196,990
Other comprehensive income <i>(Items that may be reclassified subsequently to profit or loss)</i>		
Exchange differences arising on translation to presentation currency	3,723,670	177,683
Gains on changes in fair value of cash flow hedges	-	8,306
	<u>3,723,670</u>	<u>185,989</u>
Total comprehensive income for the year	<u>18,910,885</u>	<u>11,382,979</u>
Total comprehensive income attributable to:		
Owners of the Company	17,829,845	10,730,461
Non-controlling interests	<u>1,081,040</u>	<u>652,518</u>
	<u>18,910,885</u>	<u>11,382,979</u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Notes	31 December 2013 HK\$'000	31 December 2012 HK\$'000
Non-current assets			
Property, plant and equipment		5,881,581	4,971,467
Land use rights		1,833,901	1,552,677
Investment properties		59,611,449	44,356,899
Investments in joint ventures and an associate		2,921,039	2,353,056
Available-for-sale investments		178,529	177,506
Prepayments for non-current assets		2,464,553	300,231
Deferred income taxation assets		387,150	431,385
		<u>73,278,202</u>	<u>54,143,221</u>
Current assets			
Properties for sale		150,010,531	136,789,703
Other inventories		447,627	287,044
Trade receivables, other receivables, prepayments and deposits	7	22,695,073	13,033,330
Amounts due from customers for contract works		210,461	240,878
Amounts due from fellow subsidiaries		709,600	94,139
Amounts due from intermediate holding companies		1,310,017	50
Amounts due from joint ventures		1,241,592	611,806
Amounts due from an associate		806,142	-
Amounts due from non-controlling interests		146,114	-
Prepaid taxation		2,280,776	1,102,375
Available-for-sale investments		381,567	-
Cash and bank balances		28,238,904	21,952,957
		<u>208,478,404</u>	<u>174,112,282</u>
Current liabilities			
Trade and other payables	8	32,556,534	23,910,202
Advances received from pre-sales of properties		70,571,822	51,631,394
Amounts due to customers for contract works		141,015	194,023
Amounts due to the ultimate holding company		117	-
Amounts due to intermediate holding companies		167	2,688,738
Amounts due to fellow subsidiaries		188,124	4,731,509
Amounts due to joint ventures		569,458	62,713
Amounts due to non-controlling interests		3,135,175	3,665,999
Taxation payable		8,341,291	6,746,386
Bank borrowings - due within one year		16,256,126	5,283,044
Derivative financial instruments		-	33,195
		<u>131,759,829</u>	<u>98,947,203</u>
Net current assets		<u>76,718,575</u>	<u>75,165,079</u>
Total assets less current liabilities		<u>149,996,777</u>	<u>129,308,300</u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

	31 December 2013 HK\$'000	31 December 2012 HK\$'000
Equity		
Share capital	583,063	582,740
Reserves	84,219,125	68,525,919
Equity attributable to owners of the Company	84,802,188	69,108,659
Non-controlling interests	8,784,531	7,391,125
	<u>93,586,719</u>	<u>76,499,784</u>
Non-current liabilities		
Bank borrowings - due after one year	40,889,848	39,884,631
Senior notes	7,755,279	7,735,149
Deferred income taxation liabilities	7,764,931	5,188,736
	<u>56,410,058</u>	<u>52,808,516</u>
Total of equity and non-current liabilities	<u>149,996,777</u>	<u>129,308,300</u>

NOTES:

1 Changes in accounting policies and disclosures

- (a) The Group has adopted HKAS 1 (Revised) "Presentation of Financial Statements" in 2009 and presented one performance statement "consolidated statement of comprehensive income" since then. In 2013, the Group has changed the presentation into two statements "consolidated income statement" and "consolidated statement of comprehensive income", comparative information has been re-presented. This change only impacts presentation aspects, there is no impact on earnings per share.
- (b) Effect of adopting new standards and amendments to standards

The following new standards and amendments to standards have been adopted by the Group for the first time for the financial year beginning 1 January 2013. The adoption of these new and amended standards and interpretation does not have any significant impact on the results or financial position of the Group, except for certain disclosures in respect of amendments to HKFRS 1 and HKFRS 13.

HKFRS 1 (Amendment)	First Time Adoption on Government Loans
HKAS 1 (Amendment)	Financial Statements Presentation regarding Other Comprehensive Income
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
HKFRS 10, HKFRS 11 and HKFRS 12 (Amendment)	Consolidated Financial Statements, Joint Arrangements and Disclosure of Interests in Other Entities: Transition Guidance
HKFRSs (Amendment)	Annual Improvements 2009 - 2011 Cycle

1 Changes in accounting policies and disclosures (continued)

- (c) New standard, interpretation and amendments to standards that have been issued but are not effective

The following new standard, interpretation and amendments to standards have been issued but are not effective for the financial year beginning 1 January 2013 and have not been early adopted by the Group:

HKAS 19 (Amendment)	Defined Benefit Plans: Employee Contributions ¹
HKAS 32 (Amendment)	Consolidation for Investment Entities ¹
HKAS 36 (Amendment)	Recoverable Amount Disclosures for Non-Financial Assets ¹
HKAS 39 (Amendment)	Novation of Derivatives ¹
HKFRS 9	Financial Instruments ²
HKFRSs (Amendment)	Annual Improvements 2010 - 2012 Cycle and 2011 - 2013 Cycle ¹
HKFRS 7 and 9 (Amendment)	Mandatory Effective Date of HKFRS 9 and Transition Disclosures ²
HKFRS 10, HKFRS 12 and HKAS 27 (2011) (Amendment)	Investment Entities ¹
HK(IFRIC) — Int 21	Levies ¹

1 Effective for annual periods beginning on or after 1 January 2014.

2 Effective for annual periods beginning on or after 1 January 2015.

The above new standard, interpretation and amendments to standards will be adopted in the years listed and the Group is in the process of assessing the impact on future accounting periods.

2 Segment revenues and results

Information reported to the executive directors of the Company, who are the chief operating decision makers ("CODM") 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.

Segment result represents the profit earned or loss incurred before taxation by each segment without allocation of income or expenses which are not recurring in nature or unrelated to the CODM's assessment of the Group's operating performance, e.g. changes in fair value of investment properties and derivative financial instruments, central administration costs, share of profit of investments in joint ventures and an associate and finance costs. Segment revenues and results are the measure reported to the CODM for the purposes of resource allocation and performance assessment.

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

Year ended 31 December 2013

	Sale 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	64,817,627	4,629,583	661,641	1,279,894	71,388,745
Result					
Segment results	14,682,339	2,016,245	(93,379)	1,965	16,607,170
Unallocated other income					732,535
Gain on changes in fair value of investment properties					7,168,218
Gain on changes in fair value of derivative financial instruments					33,195
Unallocated expenses					(426,736)
Share of profit of investments in joint ventures and an associate					309,601
Finance costs					(145,760)
Profit before taxation					<u>24,278,223</u>

2 Segment revenues and results (continued)

Year ended 31 December 2012

	Sale 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	38,521,782	3,511,986	574,214	1,755,647	44,363,629
Result					
Segment results	12,096,391	1,443,666	(3,836)	(14,405)	13,521,816
Unallocated other income					736,436
Gain on changes in fair value of investment properties					4,000,974
Gain on changes in fair value of derivative financial instruments					27,381
Unallocated expenses					(536,174)
Share of profit of investments in joint ventures					414,183
Finance costs					(669,582)
Profit before taxation					17,495,034

3 Income tax expenses

	Year ended 31 December	
	2013 HK\$'000	2012 HK\$'000
Current income tax:		
Hong Kong profits tax	(1,057)	(790)
PRC corporate income tax and withholding income tax	(3,945,383)	(3,188,110)
	(3,946,440)	(3,188,900)
PRC land appreciation tax (LAT)	(2,690,020)	(2,090,654)
Deferred income tax	(2,454,548)	(1,018,490)
	(9,091,008)	(6,298,044)

(a) Hong Kong profits tax

The applicable Hong Kong profits tax rate is 16.5% for the year ended 31 December 2013 (2012: 16.5%).

(b) 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 year ended 31 December 2013 (2012: 25%).

3 Income tax expenses (continued)

(c) PRC withholding income tax

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

(d) LAT

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

(e) Overseas income tax

The Company was incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Law, Cap 22 of 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.

4 Profit for the year

	Year ended 31 December	
	2013	2012
	HK\$'000	HK\$'000
Profit for the year has been arrived at after charging the following items:		
Depreciation of property, plant and equipment	368,482	331,942
Amortisation of land use rights	9,357	7,614

5 Dividends

	Year ended 31 December	
	2013 HK\$'000	2012 HK\$'000
Interim dividend, HK7.3 cents (2012: HK6.3 cents) per ordinary share	425,446	362,877
Final dividend, proposed, of HK36.4 cents (2012: HK27.3 cents) per ordinary share (Note)	2,122,349	1,590,829
	<u>2,547,795</u>	<u>1,953,706</u>

Note:

At a meeting held by the Board on 21 March 2014, the Board proposed a final dividend of HK36.4 cents per ordinary share of the Company, totalling approximately HK\$2,122,349,000 for the year ended 31 December 2013. This proposed dividend is not reflected as a dividend payable in these consolidated financial statements, but will be reflected as an appropriation for the year ending 31 December 2014.

A final dividend for the year ended 31 December 2012 of HK27.3 cents per ordinary share, totalling approximately HK\$1,590,829,000 has been approved in the Company's Annual General Meeting on 5 June 2013 and paid during the year.

6 Earnings per share

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

	Year ended 31 December	
	2013 HK\$'000	2012 HK\$'000
Earnings		
Earnings for the purposes of basic and diluted earnings per share (profit for the year attributable to owners of the Company)	14,696,006	10,568,598
Number of shares		
Weighted average number of ordinary shares for the purpose of basic earnings per share	5,828,915,050	5,810,018,346
Effect of dilutive potential ordinary shares on share options	6,929,891	8,606,650
Weighted average number of ordinary shares for the purpose of diluted earnings per share	<u>5,835,844,941</u>	<u>5,818,624,996</u>

7 Trade receivables, other receivables, prepayments and deposits

	31 December 2013	31 December 2012
	HK\$'000	HK\$'000
Trade receivables (Note a)	776,365	2,686,360
Less: allowance for doubtful debts (Note a)	(136,756)	(146,616)
	<u>639,609</u>	<u>2,539,744</u>
Prepayments for acquisition of land use rights (Note b)	<u>14,855,064</u>	<u>4,207,268</u>
Other receivables	2,785,104	1,637,349
Less: allowance for doubtful debts	(262,309)	(266,562)
	<u>2,522,795</u>	<u>1,370,787</u>
Prepayments and deposits	<u>4,677,605</u>	<u>4,915,531</u>
	<u><u>22,695,073</u></u>	<u><u>13,033,330</u></u>

Notes:

(a) Trade receivables

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 of doubtful debts) at the end of the reporting period:

	31 December 2013	31 December 2012
	HK\$'000	HK\$'000
Within one year	549,753	2,405,177
Over one year	89,856	134,567
	<u>639,609</u>	<u>2,539,744</u>

(b) Prepayments for acquisition of land use rights

The amount represents the prepayments made by the Group for the acquisition of land use rights in the Chinese Mainland for property development for sale. The land use right certificates have not yet been obtained by the Group at the end of the reporting period.

8 Trade and other payables

	31 December 2013 HK\$'000	31 December 2012 HK\$'000
Trade payables (Note a)	24,560,380	16,026,752
Other payables (Note b)	7,996,154	7,883,450
	<u>32,556,534</u>	<u>23,910,202</u>

Notes:

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

	31 December 2013 HK\$'000	31 December 2012 HK\$'000
Within one year	22,759,861	13,299,753
Over one year	1,800,519	2,726,999
	<u>24,560,380</u>	<u>16,026,752</u>

(b) Amounts include mainly receipt in advance, other taxes payable, temporary receipts and accrued salaries.

CHAIRMAN'S STATEMENT

Driven by strong fundamental demand, China's real estate market boomed in both investment and sales throughout the year of 2013.

After baptism of years of intense market competition, the Group's business strategy has gone through a continued process of refinement, adjustment and optimization and is now better adapted to evolving market conditions. The Group's differentiated business model of "residential development + property investment + valued-added services" brings strong competitive advantages. The Group's efforts in adjusting product mix in response to changes in market demand, strengthening internal management for optimized cost controls, and enhancing execution to improve development efficiency are fully reflected in the annual results of 2013. During the year, the Group achieved satisfactory growth in contracted sales, booked revenue, rental income, and core profit contribution, and reached their historical highs in all those parameters.

Results Review

In 2013, the Group's consolidated turnover and profit attributable to the owners of the Company reached HK\$71,389 million and HK\$14,696 million, up by 60.9% and 39.1% respectively when compared with the prior year. Specifically, turnover from the residential development business reached HK\$64,818 million, up by 68.3% year-on-year; rental income from investment property business and hotel operations totalled HK\$4,622 million, representing a year-on-year growth of 27.4%.

As of 31 December 2013, the Group's earnings per share increased by 38.6% year-on-year to HK252.1 cents, and net assets per share increased by 22.6% from HK\$11.86 to HK\$14.54. The Board recommended a final dividend of HK36.4 cents per share. Together with the interim dividend of HK7.3 cents per share, the full year 2013 dividend amounted to HK43.7 cents per share, representing an increase of 30.1% over the full year dividend of the year ended 31 December 2012 ("Year 2012") which was HK33.6 cents per share.

Residential Development

Benefiting from favorable market supply and demand situation and a strong growth of the Group's saleable resources, the Group's contracted sales reached RMB66,306 million with a contracted gross floor area ("GFA") of 5.78 million square meters, representing a year-on-year growth of 27.0% and 22.1% respectively.

As a key element of its differentiated business model, the Group continued to expand its scale and coverage of its residential value-added services. The Group's emphasis on high quality further strengthens its position and reputation in the market. During the year, the Group was awarded gold medals of the "2013 Tien-yow Jeme Civil Engineering Prize" by the China Civil Engineering Society in recognition of the fine engineering work of the Group's Dalian Maritime and Chengdu Twenty-Four City projects.

Investment Property

Premium investment property assets form the Group's core value and are the cornerstone of the Group's long-term development. It is also a core element in the Group's differentiated business model. The Group currently operates five MIXc complexes and one Hi5 complex, and its investment property portfolio continued to expand over the years. Total GFA of operational investment property reached approximately 2.29 million square meters as at the end of 2013. During the year, rental income grew by 27.4% year-on-year, due to increase in average rental levels, as well as contribution from projects that newly commenced operation such as Beijing Hi5 Phase 2.

The Group has ten years of successful experience in commercial real estate. As a market leader, the Group still remains prudent about each project, and strives for perfection in every aspect including design, market position, construction, tenant recruitment and operation, in an effort to maintain its leading position in the increasingly competitive commercial real estate market. With the commencement of operations of various MIXc and Hi5 projects going forward, the value and scale of the Group's investment property portfolio will be elevated to a higher level.

Land Bank

Since the beginning of 2013 until end of February 2014, the Group continued to accumulate quality land bank on a selective and prudent basis and in a strategy-guided and disciplined manner, and has acquired 34 land parcels with an attributable consideration of RMB39,536 million. The attributable GFA was increased by 10.10 million square meters during this period, including 4 MIXc complex projects in Shenzhen Qianhai, Taiyuan, Xiamen and Shijiazhuang.

With the completion of the national strategic layout, the Group will focus on reinforcing its operations in strategically core regions going forward. As of 28 February 2014, the Group has presence in 50 cities, with a total land bank GFA of 35.81 million square meters, of which residential land bank was 29.32 million square meters, and land bank for investment properties under construction and planning was 6.49 million square meters. The Group currently has an adequate land bank to satisfy its development needs for the next few years. The land bank portfolio also matches the Group's business model in general.

Finance

While the core business achieved robust growth, the Group continued its deleveraging process during the year that began since 2011. The Group's debt ratios further lowered from the previous year, leading to a healthier financial position. As at the end of December 2013, total interest-bearing debt ratio and net gearing ratio stood at 41.0% and 39.2% respectively and were significantly lower than 43.9% and 49.6% as at the end of December 2012. As at 31 December 2013, the Group's average funding cost of its interest-bearing debt remained at industry low level at 3.76%.

Outlook

Looking forward in 2014, China's real estate market is expected to face challenges from liquidity squeeze in the capital markets and potential changes in the government's tightening policies. However, China is still in its middle stage of urbanization, and fundamental factors that support the healthy growth of China's property market like accelerating urbanization, stable economy, and consumption growth still exist. These macro factors are favorable to the Group's healthy development going forward. The Group is confident in the long-term development of China's property market and future prospects of the Group.

Along with the scheduled operations of various investment property projects in 2014, a strong foundation is being laid for the Group's implementation of its strategy and business model. The Group will adhere to its business model, continue to focus on the mainstream market, continuously optimize its product mix, and improve operations of its investment properties, while monitoring market risk at the same time. The Group is confident in continuous value creation for its shareholders and achieving win-win situation for all parties involved, including its customers, employees as well as shareholders.

Finally, I would like to take this opportunity to sincerely thank each and every shareholder. Your support over the years has helped to evolve the Group so that we can become what we are today. We believe your continued support will take the Group to an ever brighter future.

MANAGEMENT DISCUSSION AND ANALYSIS

In Year 2013, the Group's residential development and investment property business both maintained strong growth and achieved satisfactory performance. During the year, performance in contracted sales and construction progress of projects were in line with management's expectations, leading to satisfactory results in Year 2013, while laying down a solid foundation for a promising year in 2014.

Review of Residential Development Business in 2013

In Year 2013, the Group achieved contracted sales of RMB66,306 million with GFA sold totaling 5.78 million square meters, up by 27.0% and 22.1% year-on-year respectively, and well exceeding the Group's 2013 full-year sales target of RMB57 billion set at the beginning of the year.

In Year 2013, the Group derived its contracted sales from 76 projects in 43 cities in the PRC, of which 16.63% was from the sales of non-residential saleables such as office spaces, street shops and car parks. A more diversified portfolio of saleable resources in terms of geographic spread number of projects and product types facilitated strong sales growth and lowered business risk.

Sales breakdown by regions during the Year 2013 are set out in the table below:

Region	Contracted Value		Area Sold	
	RMB'000	%	sqm	%
Beijing	7,685,695	11.6%	507,529	8.8%
Shanghai	10,204,385	15.4%	426,716	7.4%
Shenzhen	4,002,485	6.0%	268,845	4.6%
Chengdu	8,205,569	12.4%	867,348	15.0%
Shenyang	8,413,091	12.7%	931,487	16.1%
Shandong	4,493,339	6.8%	401,283	6.9%
Jiangsu	10,756,562	16.2%	992,339	17.2%
Wuhan	7,532,573	11.4%	988,561	17.1%
Fujian	3,925,475	5.9%	346,598	6.0%
Hainan	1,087,098	1.6%	51,545	0.9%
Total	66,306,272	100.0%	5,782,251	100.0%

Since the beginning of 2014, due to lack of new launches in the first quarter and the seasonal effects in relation to Spring Festival and New Year holiday, the Group's contracted sales slowed down during this period. As of 28 February 2014, the Group achieved contracted sales of RMB5,784 million with GFA sold totalling 0.57 million square meters. With a better seasonality in the second quarter, together with more new launches, the Group's contracted sales performance is expected to pick up accordingly. The Group is confident to deliver a healthy year-on-year growth in full year contracted sales for 2014.

Booking of Development Business in 2013

In 2013, the Group's residential development business recorded a turnover of HK\$64,818 million with a total GFA of 4,997,237 square meters being delivered, representing a substantial year-on-year growth of 68.3% and 91.7% respectively. GFA booked and turnover by regions in 2013 are set out as follows:

Region	Turnover	GFA Booked
	HK\$'000	Sqm
Beijing	11,424,819	596,616
Shanghai	3,901,663	145,073
Shenzhen	3,124,850	103,232
Chengdu	11,500,647	1,057,254

Region	Turnover	GFA Booked
	HK\$'000	Sqm
Shenyang	9,087,811	793,927
Shandong	848,290	109,998
Jiangsu	11,207,832	880,140
Wuhan	8,401,445	964,515
Fujian	3,120,805	261,077
Hainan	2,199,465	85,405
Total	64,817,627	4,997,237

In 2013, the Group's gross profit margin of its residential business was 26.1%. The drop in margin is primarily due to the lagging impact of booking of the low-margin sales contracted in the market downturns back in 2011 and the first half of 2012.

Together with unbooked sales of RMB67,381 million that were achieved in Year 2013, the Group has accumulated a total of RMB73,165 million in unbooked sales, as of 28 February 2014, that are ready for recognition in 2014 and years to come. Specifically, the Group has locked in RMB52,544 million (equivalent to approximately HK\$66,569 million) for residential revenue recognition in 2014, exceeding the full year residential revenue in 2013 by 2.7%, thus laying down a solid foundation for promising financial results in 2014.

Review of Investment Property Business in 2013

As of 31 December 2013, book value of the Group's investment properties totaled HK\$59,611 million, accounting for 21.2% of the Group's total assets value. In compliance with relevant accounting policies, during the year under review, a revaluation gain of HK\$5,252 million (net of taxation and minority interests) was booked according to an appraisal conducted by an independent third party on the Group's investment properties, including projects under construction. In Year 2013, the turnover of property leasing business including hotel business amounted to HK\$4,622 million, representing a year-on-year growth of 27.4%.

The following table sets out the turnover and occupancy rates of the key investment properties in Year 2013:

Investment Property	Turnover (HK\$'000)			Average Occupancy Rate (%)		
	2013	2012	%yoy	2013	2012	yoy
Shenzhen MIXc	976,931	886,355	10.2%	99.6%	99.2%	0.4pt
Hangzhou MIXc	468,463	399,318	17.3%	98.7%	98.6%	0.1pt
Shenyang MIXc	375,466	312,362	20.2%	97.9%	96.4%	1.5pt
Chengdu MIXc	185,209	58,917	214.4%	98.5%	98.7%	-0.2pt
Nanning MIXc	385,722	108,901	254.2%	99.0%	93.0%	6.0pt
Shanghai CR Times Square	142,949	141,462	1.1%	95.8%	100.0%	-4.2pt
Phoenix Commercial	71,503	64,331	11.1%	99.5%	96.6%	2.9pt
Beijing Hi5	141,976	65,501	116.8%	95.6%	99.8%	-4.2pt
Shenzhen CR Building	139,613	138,590	0.7%	100.0%	100.0%	0.0pt
Shenyang CR Building	98,974	77,506	27.7%	85.8%	64.4%	21.4pt
Chengdu CR Building	45,831	22,532	103.4%	50.6%	21.3%	29.3pt
Nanning CR Building	25,440	8,102	214.0%	90.1%	50.0%	40.1pt
Beijing CR Building	211,753	184,692	14.7%	95.4%	97.8%	-2.4pt
Shanghai CR Times Square Office	106,106	106,451	-0.3%	91.9%	94.6%	-2.7pt
Phoenix CR Plaze Office	310,385	232,542	33.5%	92.7%	85.0%	7.7pt

Investment Property	Turnover (HK\$'000)			Average Occupancy Rate (%)		
	2013	2012	%yoy	2013	2012	yoy
Beijing Hi5 Office	27,521	N/A	N/A	100.0%	N/A	N/A
Others	246,450	246,187	0.1%	N/A	N/A	N/A
Shenzhen Grand Hyatt Hotel	462,579	471,791	-2.0%	66.4%	69.8%	-3.4pt
Shimei Bay Le Meridien Hotel	108,389	102,423	5.8%	40.4%	33.8%	6.6pt
Shenyang Grand Hyatt Hotel	90,094	N/A	N/A	49.8%	N/A	N/A
Shanghai The Bound of Bund Serviced Apartment	580	N/A	N/A	15.2%	N/A	N/A
Total	4,621,934	3,627,963	27.4%	N/A	N/A	N/A

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

Property Name	City	Interest Attributable to the Group (%)	Total GFA (Sqm)	Attributable GFA (Sqm)	Usage
Beijing CR Building	Beijing	100.0%	65,222	65,222	Office
Hi5 Commercial	Beijing	98.6%	115,900	114,227	Commercial
Hi5 Office	Beijing	98.6%	13,000	12,812	Office
Hi5 Car Park	Beijing	98.6%	69,500	68,497	Car Park
Phoenix Commercial	Beijing	97.2%	37,122	36,071	Commercial
Phoenix CR Plaze Office	Beijing	97.2%	80,986	78,694	Office
Phoenix CR Plaze Car Park	Beijing	97.2%	13,242	12,867	Car Park
Others	Beijing	15.3%~97.2%	269,588	178,280	
Shanghai CR Times Square	Shanghai	100.0%	97,139	97,139	
Commercial			51,190	51,190	Commercial
Office			36,843	36,843	Office
Car Park			9,106	9,106	Car Park
Shanghai The Bound of Bund Serviced Apartment	Shanghai	100.0%	22,078	22,078	Hotel
Shenzhen City Crossing	Shenzhen	100.0%	323,748	323,748	
MIXc			159,585	159,585	Commercial
Shenzhen 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
Chengdu City Crossing	Chengdu	100.0%	312,260	312,260	
MIXc			152,098	152,098	Commercial
Chengdu CR Building			73,660	73,660	Office
Car Park			86,502	86,502	Car Park
Hangzhou MIXc Ph.1	Hangzhou	60.0%	242,845	145,707	
MIXc			173,709	104,225	Commercial
Car Park			69,136	41,482	Car Park
Shenyang City Crossing	Shenyang	100.0%	362,945	362,945	
MIXc			173,863	173,863	Commercial

Property Name	City	Interest Attributable to the Group (%)	Total GFA (Sqm)	Attributable GFA (Sqm)	Usage
Shenyang CR Building			55,500	55,500	Office
Car Park			76,542	76,542	Car Park
Grand Hyatt Hotel			57,040	57,040	Hotel
Nanning City Crossing	Nanning	55.0%	206,092	113,351	
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 Comprising:			2,287,382	1,999,613	
Commercial			1,230,263	1,006,607	
Office			370,356	367,758	
Hotel			202,339	202,339	
Others			484,424	422,909	

As of 28 February 2014, the Group's investment properties under construction and planning (including hotels) reached 6.49 million square meters in total GFA, comprising of 11 MIXc malls, 24 Hi5 malls and 22 hotels and serviced apartments.

Investment property business, commercial property in particular, is the Group's primary focus going forward. The Group's investment properties in the pipeline will come into stream in the next few years, with 2014 and 2015 being the peak years for new completions. In the future, the Group will keep on looking for high quality commercial land bank, in its efforts to ensure stable growth in the Group's recurrent rental income, to further enhance the Group's resilience to industry cyclic fluctuations and to optimize the Group's earnings sustainability.

Review of the Value-Added Services in 2013

Guided by customers' needs, the Group has further strengthened its value-added services, as a part of its efforts to further differentiate its business model, by applying the standardized solutions to more projects while continuing to launch pilot projects in new areas. Specifically, the "serialized storage space solution" (including "flexible / adjustable furniture for small apartments") has been applied to more than 28,000 units in 40 projects with a total GFA of 3.8 million square meters.

Land Bank

Since the beginning of 2013 until end of February 2014, the Group acquired 34 parcels of land bank with an attributable consideration of RMB39,536 million, involving a total of 10.10 million square meters in the attributable GFA. As of 28 February 2014, the total GFA of the Group's land bank amounted to 35.81 million square meters. Details are set out below:

Region	Total GFA (Sqm)	Attributable GFA (Sqm)
Beijing	3,284,450	3,248,880
Shanghai	2,093,831	1,515,133
Shenzhen	3,350,789	2,453,596
Chengdu	6,075,598	5,575,778
Shenyang	4,663,319	4,077,556
Shandong	4,547,547	4,350,596
Jiangsu	6,068,045	5,252,968

Region	Total GFA (Sq m)	Attributable GFA (Sq m)
Wuhan	2,633,651	2,633,651
Fujian	1,394,624	1,099,004
Hainan	1,697,265	1,697,265
Total	35,809,119	31,904,427

Sufficient land bank further laid down a solid foundation for the Group's sustainable growth in the future. The Group's geographic presence has been extended to 50 cities (with addition of Guangzhou, Yantai, Taiyuan, Linyi, Liuzhou, Kunming, Guiyang, and Shijiazhuang since 2013).

Going forward, while maintaining healthy financial position and capital structure, the Group will strictly follow its financial return targets in its replenishment of quality and low-cost land bank. Acquisition of land bank will be made on a selective basis and should be guided by its business development strategies. The Group will focus on its core strategic cities in terms of geographical reach, and will diversify its land bank acquisition channels including formation of joint ventures. Further land bank acquisitions will be funded by the Group's internal resources together with external financing.

Liquidity, Financial Resources, Borrowings and Asset Pledge

Benefitting from strong operating cash inflow and prudent financial management, the Group has further strengthened its balance sheet and lowered its debt ratios during the year. As at 31 December 2013, the Group's total debt was HK\$64,901 million equivalent while its cash and bank balance amounted to HK\$28,239 million. The Group's net interest-bearing debt to equity ratio (including minority interests) was substantially lowered to 39.2% as at 31 December 2013 from 49.6% as at the year end of 2012.

The Group continues to strengthen its financial management and optimize its debt structure. As of 31 December 2013, 30.7% of the Group's interest-bearing debt was denominated in RMB and 69.3% in HK\$ and US\$. Approximately 25.0% of the interest-bearing debt is repayable within one year while the rest is long term debt. The Group has maintained its borrowing cost at a relatively low level, with the weighted average cost of its total interest-bearing borrowings at 3.76% as at 31 December 2013.

In February 2014, international credit rating agencies Moody's and Fitch assigned the Group credit ratings of "Baa1/stable" and "BBB+/stable" respectively, both are the highest ratings assigned to Chinese real estate companies. These ratings fully reflect capital market's view on the Group's positive business outlook and its solid financial stability. On 21 February 2014, the Group successfully issued a 5-year senior note with principal amount of US\$400 million and a 10-year senior note with principal amount of US\$700 million bearing interest rates of 4.375% and 6.000% per annum respectively.

As of 31 December 2013, the Group had total loan facilities of RMB14,549 million through asset pledge with pledge period ranging from 1.5 to 15 years. As of 31 December 2013, the Group's total balance of asset-pledged loan was RMB7,278 million.

Foreign Exchange Rate Risk

The Group's residential and investment properties are all located in Mainland China and the Group has RMB as its functional currency. We expect RMB exchange rate to show a narrow two-way volatility trend in the near future, and we do not expect RMB exchange rate fluctuation to have material negative impact on the Group's financial position.

Employee and Compensation Policy

As of 31 Dec 2013, the Group has approximately 21,874 full time employees in Mainland China and Hong Kong (including its property management and agency subsidiaries). The Group remunerates its employees based on their performance, experience and the prevailing market pay levels. In addition, performance bonuses are granted on a discretionary basis. Other employee benefits include provident fund, insurance and medical coverage.

Contingent Liabilities

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

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 Year 2013, the Company has complied with all the code provisions in Corporate Governance Code ("CG Code") set out in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") with the exception of the following deviation:

In respect of code provision E.1.2 of the CG Code, due to other business commitment, the Chairman of the Company did not attend the Company's 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 Rule as code of conduct regarding securities transactions by the directors of the Company (the "Directors"). Having made specific enquiry with all directors, the Company confirmed that all Directors have complied with the required standard set out in the Model Code during the year 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 an incentive scheme, which is presently named as Strategic Incentive Award Scheme (the "Scheme") on 30 May 2008 (the "Adoption Date"). The Scheme was subsequently amended on 8 December 2009. Unless earlier 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 of the Company 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.

As of 31 December 2013, the Company had through trustee of the Company purchased 52,782,000 shares, representing 1.3080% of the issued share capital of the Company as at the Adoption Date, from the market at an aggregate consideration of HK\$563,619,098.61 (including transaction costs). During Year 2013, a total number of 9,087,230 shares were vested. The sale proceeds of the vested shares have been and will be transferred to the relevant Directors and employees of the Group in accordance with the amended provisions of the Scheme.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

Save as disclosed above under "Strategic Incentive Award Scheme", neither the Company nor its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the year ended 31 December 2013.

FINANCIAL DERIVATIVE INSTRUMENTS

During the year ended 31 December 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\$3.0 billion in total, of which HK\$1.0 billion had a swap period of four years and the rest in a five year period. In 2012, there was HK\$1.0 billion four-year swap transactions came to their maturity and expired. During the year under review, the

remaining HK\$2.0 billion five-year swap transactions also came to their maturity and expired. As at 31 December 2013, the Company did not have any valid financial derivative instrument.

AUDIT COMMITTEE AND AUDITORS

The 2013 Final Results has been reviewed by Audit Committee which comprises four independent non-executive directors and three non-executive directors. The financial information included in this preliminary results announcement for Year 2013 has been agreed by the auditors of the Company.

FINAL DIVIDEND

The Board has resolved to recommend a final dividend of HK 36.4 cents per share for the Year 2013 (2012: HK27.3 cents) payable on or about 3 July 2014 to shareholders whose names appear on the Register of Members of the Company on 13 June 2014.

CHANGE OF ADDRESS OF HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

With effect from 31 March 2014, the Hong Kong branch share registrar and transfer office of the Company, Tricor Standard Limited (the "Branch Share Registrar"), will change its address from 26/F, Tesbury Centre, 28 Queen's Road East, Hong Kong to

**Level 22, Hopewell Centre
183 Queen's Road East
Hong Kong**

All telephone and facsimile numbers of the Branch Share Registrar will remain unchanged.

CLOSURE OF REGISTER OF MEMBERS

For determining the entitlement to attend and vote at the annual general meeting of the Company to be held on 6 June 2014, the register of members of the Company will be closed from 5 June 2014 to 6 June 2014, both days inclusive, during which period no transfer of shares of the Company will be registered. In order to be eligible to attend and vote at the above meeting, unregistered holders of shares of the Company should ensure that all transfer forms accompanied by the relevant share certificates must be lodged with the Branch Share Registrar, at 26/F, Tesbury Centre, 28 Queen's Road East, Hong Kong (which will be relocated to Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong with effect from 31 March 2014) for registration no later than 4:30 p.m. on 4 June 2014.

For determining the entitlement to the proposed final dividend for the Year 2013 (subject to approval by the shareholders at the annual general meeting), the register of members of the Company will be closed from 12 June 2014 to 13 June 2014, both days inclusive, during which period no transfer of shares of the Company will be registered. In order to be eligible for the above proposed final dividend, unregistered holders of shares of the Company should ensure that all transfer forms accompanied by the relevant share certificates must be lodged with the Branch Share Registrar, at 26/F, Tesbury Centre, 28 Queen's Road East, Hong Kong (which will be relocated to Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong with effect from 31 March 2014) for registration no later than 4:30 p.m. on 11 June 2014.

PUBLICATION OF INFORMATION ON THE WEBSITE OF THE STOCK EXCHANGE

The Company's 2013 Annual 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

21 March 2014, Hong Kong

As at the date of this announcement, the executive Directors are Mr. Wu Xiangdong (Chairman), Mr. Tang Yong (Managing Director) and Mr. Wang Hongkun (Vice Chairman); the non-executive Directors 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 are Mr. Wang Shi, Mr. Andrew Y. Yan, Mr. Ho Hin Ngai, Bosco, Mr. Wan Kam To, Peter and Mr. Ma Weihua.