

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	Year ended 31 December 2023	Year ended 31 December 2022
	RMB' 000	RMB' 000
NON-CURRENT ASSETS		
Property, plant and equipment	163,303	194,263
Investment properties	16,271,225	18,426,677
Prepaid land lease payment		
Other right-of-use assets	12,132	25,179
Goodwill		
Other intangible assets	13,329	27,440
Investment in a joint venture	1,284,003	1,229,000
Investments in associates	762,543	1,906,248
Available-for-sale investments		
Deferred tax assets	2,940,018	3,402,762
Other non-current assets	18,495	31,862
Total non-current assets	21,465,048	25,243,430
CURRENT ASSETS		
Properties under development	52,789,415	73,674,206
Completed properties held for sale	17,952,942	17,995,645
Trade receivables	35,168	37,414
Prepaid land lease payments	1,438,551	466,988
Prepayments, deposits and other receivables	14,385,505	10,987,565
Financial assets at fair value through profit or loss		
Amount due from an associate	26,589	913,211
Amounts due from a joint venture	930,520	1,180,550
Amounts due from related parties	30,299	25,641
Tax recoverable	1,870,731	10,107,043
Restricted cash	2,616,408	5,837,647
Pledged deposits		
Cash and cash equivalents	801,800	1,200,612
Total current assets	92,877,927	122,426,523
CURRENT LIABILITIES		
Trade and bills payables	22,947,604	20,757,403
Other payables, deposits received and accruals	13,872,843	13,429,918
Contract liabilities	33,076,151	54,685,152
Interest-bearing bank and other borrowing	14,151,543	14,083,956
Convertible bond		
Amounts due to associates	432,214	1,211,609
Amounts due to jointly-controlled entities	1,052,497	1,295,891
Amounts due to related parties	2,487,828	2,267,153
Tax payable	3,296,174	3,890,617
Total current liabilities	91,316,854	111,621,699
NET CURRENT ASSETS	1,561,073	10,804,824
TOTAL ASSETS LESS CURRENT LIABILITIES	23,026,121	36,048,254
NON-CURRENT LIABILITIES		
Interest-bearing bank and other borrowings	13,368,030	13,398,810
Convertible bonds		320,000
Deferred tax liabilities	1,363,410	2,273,545
Contingent liabilities	332,065	278,932
Lease liabilities	7,241	10,865
Total non-current liabilities	15,070,746	16,282,151
NET ASSETS	7,955,375	19,766,103
EQUITY		
Equity attributable to owners of the Company		
Share capital	-0	-
Reserves	455,579	9,534,990
	455,579	9,534,990
Non-controlling interests	7,499,796	10,231,113
TOTAL EQUITY	7,955,375	19,766,103