8.40 Bonds payable

Bond name (full name)	Issuance date	Bond duration	Issuance amount	Balance as at December 31, 2019	Increase in 2020		Decrease in 2020		Balance as at December 31, 2020	Pledge and guarantee situation
					Bonds issued in 2020	Amortization of premium and discount price, etc	Principal repayment in 2020	Other decreases (Remark 1)		
16 ZX 01	3/15/2016	3+2 years	RMB 3.7 billion	3,488,640,000.00				3,488,640,000.00	-	Guarantee
17 HSB MTN001 (Remark 2)	8/21/2017	3+2 years	RMB 0.5 billion	499,681,125.57		293,340.18	460,000,000.00		39,974,465.75	---
18 HDC PPN001	1/24/2018	3+2 years	RMB 3 billion	3,000,000,000.00					3,000,000,000.00	---
18 HDC PPN002	3/27/2018	3+2 years	RMB 2 billion	2,000,000,000.00					2,000,000,000.00	---
18 HDC PPN003	5/17/2018	3+2 years	RMB 2 billion	2,000,000,000.00					2,000,000,000.00	---
18 HDC PPN004	9/6/2018	3+2 years	RMB 1 billion	1,000,000,000.00					1,000,000,000.00	---
19 HDC PPN001	11/20/2019	3+2 years	RMB 1 billion	1,000,000,000.00					1,000,000,000.00	---
20 HDC PPN001 (Remark 3)	4/9/2020	5 years	RMB 1 billion		1,000,000,000.00				1,000,000,000.00	
Phase-I debt financing plan of Shanghai Land (Group) Co., Ltd. in 2018	10/8/2018	3 years	RMB 1.62 billion	1,620,000,000.00				1,620,000,000.00	-	---
Phase-I debt financing plan of Shanghai Land (Group) Co., Ltd. in 2019	6/10/2019	3 years	RMB 0.3 billion	300,000,000.00					300,000,000.00	---
HDC 1A/1C (Remark 4)	1/24/2019	24.77 years	RMB 1.8 billion	1,798,000,000.00				4,000,000.00	1,794,000,000.00	Pledge

[redacted]

Bond name (full name)	Issuance date	Bond duration	Issuance amount	Balance as at December 31, 2019	Increase in 2020: Bonds issued in 2020	Increase in 2020: Amortization of premium and discount price, etc.	Decrease in 2020: Principal repayment in 2020	Decrease in 2020: Other decreases (Remark 1)	Balance as at December 31, 2020	Pledge and guarantee situation
HDC 2A/2C (Remark 5)	6/30/2020	24 84 years	RMB 2.8 billion		2,800,000,000.00		5,000,000.00	24,000,000.00	2,771,000,000.00	Pledge
20 HDC 01 (Remark 6)	8/19/2020	3+2 years	RMB 2 billion		2,000,000,000.00				2,000,000,000.00	
20 HDC 02 (Remark 7)	11/27/2020	3 years	RMB 2.5 billion		2,500,000,000.00				2,500,000,000.00	
19 ZQ 01	6/5/2019	3+2 years	RMB 3.15 billion	3,142,612,731.99		3,120,963.00			3,145,733,694.99	Guarantee
19 ZQ 02	11/14/2019	3+2 years	RMB 1.52 billion	1,514,670,329.77		1,845,071.75			1,516,515,401.52	Guarantee
19 ZHQY MTN001	11/22/2019	3 years	RMB 1 billion	992,758,905.99		2,373,333.17			995,132,239.16	---
Total				22,356,363,093.32	8,300,000,000.00	7,652,708.10	465,000,000.00	5,136,640,000.00	25,062,355,801.42	---

Remark 1: Other decreases were caused by bonds payable due in 2020 were transferred to non-current liabilities maturing within one year at the end of the period.

Remark 2: On August 17, 2017, the subsidiary Shanghai World Expo (Development) Group Co., Ltd. issued the bond of "17 HSB MTN001". The bond has a total par value of RMB 500 million, with the term of 3+2 years (attached with the issuer's interest rate option and the investor's redemption option at the end of the third year) and the coupon rate of 4.75%. The interest was paid annually, and the principal was repaid in a lump sum at maturity. The interest rate option was exercised on August 21, 2020, and the coupon rate was adjusted to 3.00%. Some investors exercised the redemption option, with the total redemption amount of RMB 460 million and the total un-redeemed amount of RMB 40 million.

Remark 3: On April 9, 2020, the Company issued the Phase-I Targeted Debt Financing Instruments of Shanghai Land (Group) Co., Ltd. in 2020 (debts for epidemic prevention and control). The issue scale was RMB 1 billion, with the term of 5 years and the coupon rate of 3.2%. The interest was paid annually, and the principal was repaid in a lump sum at maturity, without any guarantee.

Remark 4: On January 24, 2019, the Company issued the China Development Bank - Shanghai Land Phase-I Public Rental Housing Asset-backed Special Plan. Through the transfer of rental income rights to the trustor, the trustor transferred the same to the structured entity, and then the structured entity issues asset-backed securities to investors, with an issue scale of RMB 1.8 billion. Among them, the senior bonds were RMB 1.71 billion (referred to as HDC 1A) with the annual interest rate of 4.48%, and the subordinated bonds were RMB 90 million (referred to as HDC 1C). The Company holds all the subordinated bonds of the product. The aforementioned bonds payable has corresponding pledges, and please refer to Note 8.65.2 for details.

Remark 5: On June 30, 2020, the Company issued the China Development Bank - Shanghai Land Phase-II Public Rental Housing Asset-backed Special Plan. Through the transfer of rental income rights to the trustor, the trustor transferred the same to the structured entity, and then the structured entity issues asset-backed securities to investors, with an issue scale of RMB 2.8 billion. Among them, the senior bonds were RMB 2.75 billion (referred to as HDC 1A) with the annual interest rate of 3.56%, and the subordinated bonds were RMB 50 million (referred to as HDC 1C). The Company holds all the subordinated bonds of the product. The aforementioned bonds payable has corresponding pledges, and please refer to Note 8.65.2 for details.

Remark 6: On August 19, 2020, the Company issued the Phase-I Corporate Bonds of Shanghai Land (Group) Co., Ltd. in 2020. The issue scale was RMB 2 billion, with the term of 5 years and the coupon rate of 2.88%. The interest was paid annually, and the principal was repaid in a lump sum at maturity, without any guarantee.

Remark 7: On November 27, 2020, the Company issued the Phase-II Corporate Bonds of Shanghai Land (Group) Co., Ltd. in 2020. The issue scale was RMB 2.5 billion, with the term of 3 years and the coupon rate of 3.48%. The interest was paid annually, and the principal was repaid in a lump sum at maturity, without any guarantee.

[redacted]

8.41 Long-term payables

Item	Balance as at December 31, 2019	Increase in 2020	Decrease in 2020	Balance as at December 31, 2020
Long-term payables	3,716,266,089.54	660,330,805.80	99,427,511.78	4,277,169,383.56
Special payables	41,381,416,762.17	2,798,036,857.65	10,609,550,256.21	33,569,903,363.61
Total	45,097,682,851.71	3,458,367,663.45	10,708,977,767.99	37,847,072,747.17

8.41.1 Long-term payables

Item	Balance as at December 31, 2020	Balance as at December 31, 2019
Demolition on the lands reserved by Shenhong Group	2,453,660,800.00	1,797,200,000.00
Shenjiang Group's land rights and interests deducting the plot compensation	1,435,967,189.85	1,435,967,189.85
Financial advances of Building Materials Group	94,993,475.66	94,993,475.66
Land compensation for plots purchased and reserved by Shenjiang Group	94,097,502.52	94,097,502.52
Maintenance funds of commodity housing community	88,794,767.80	87,855,491.22
Financing lease	57,100,000.00	62,700,000.00
Subsidies for developers	24,075,906.68	24,475,906.68
Advanced provision of amount by Building Materials Group for employees who are entitled to the pension benefit but will not take the post any more	15,828,620.74	15,828,620.74
Others	9,209,000.00	9,209,000.00
24 energy saving funds of Building Materials Group	3,442,120.31	3,442,120.31
Exchanges between Building Materials Group and enterprises		90,496,782.56
Total	4,277,169,383.56	3,716,266,089.54

8.41.2 Special payables

Item	Balance as at December 31, 2020	Balance as at December 31, 2019
Agent construction project appropriation of Shenhong	23,307,633,000.00	31,548,953,000.00
Special funds for Shenhong's land reserve	4,526,030,014.13	4,952,651,871.85
Shenhong's government-related debt repayment funds	1,440,000,000.00	1,440,000,000.00
Provision for supporting costs for development along the Huangpu River	1,290,568,451.50	1,290,568,451.50
Special funds for the BRICS New Development Bank project	828,640,977.50	617,038,125.53
Special funds for Project 929	627,817,743.00	532,750,653.00

Item	Balance as at December 31, 2020	Balance as at December 31, 2019
Special funds for the World Expo Cultural Park project	717,000,000.00	232,000,000.00
Special development funds for Minhang Development Zone	218,419,713.56	242,965,599.56
Special funds for subsidiaries for guarantee fees of small and medium-sized enterprises	131,611,704.28	129,608,595.48
Other financial special funds	427,773,228.49	340,471,934.10
Special financial subsidies for the South Station project of Housing and Development Group	54,408,531.15	54,408,531.15
Total	33,569,903,363.61	41,381,416,762.17

8.42 Estimated liabilities

Item	Balance as at December 31, 2020	Balance as at December 31, 2019
Liquidated damages for the equity transfer of Chunri (Remark 1)	48,267,393.75	48,267,393.75
Estimated expenses of Building Materials Group for reposition of redundant personnel	44,370,000.00	44,370,000.00
Pending litigation (Remark 2)	16,152,540.00	6,000,000.00
Others	9,307,316.44	9,307,316.44
Estimated incentive fee expenditure	5,000,000.00	5,000,000.00
Total	123,097,250.19	112,944,710.19

Remark 1: Please refer to Note 15.4 for details.

Remark 2: Please refer to Note 9.2.4 for details of major pending litigations.

8.43 Deferred income

Item	Balance as at December 31, 2019	Increase in 2020	Decrease in 2020	Balance as at December 31, 2020
Special funds for Shenhong Group Traffic Center		8,685,769,868.33	144,762,831.14	8,541,007,037.19
Special subsidies for the South Station project of Housing and Development Group	885,755,702.87		38,372,088.21	847,383,614.66
Special financial subsidies for public rental housing of Housing and Development Group and some	489,819,768.71		13,230,876.00	476,588,892.71

Item	Balance as at December 31, 2019	Increase in 2020	Decrease in 2020	Balance as at December 31, 2020
of its subsidiaries				
Subsidies for long-term housing rental of Housing and Development Group		178,816,022.00		178,816,022.00
Special subsidies for World Expo Cultural Park	780,000,000.00	4,000,000,000.00		4,780,000,000.00
Comprehensive subsidies for Shenjiang Group's Shiliupu plot	691,416,520.69		20,690,768.64	670,725,752.05
The Bund Traffic Hub of Shenjiang Group	388,968,248.70		11,639,947.68	377,328,301.02
Subsidies for the acquisition of Shanghai Bank Building of Shenjiang Group	262,261,255.98		7,848,217.20	254,413,038.78
Shenjiang Group Zhongshan East Second Road Underground Space	218,875,999.81		6,549,905.16	212,326,094.65
Deferred income from the subsidy for the demolition of Jiyang plant of the Building Materials Group	386,143,981.44		50,648,430.24	335,495,551.20
Relocation Project of Dongmen Road Ferry Station and Phase II Comprehensive Renovation of Shiliupu Area	319,508,562.23		9,561,353.52	309,947,208.71
Various other special subsidies	368,412,775.37	110,470,371.42	36,828,452.83	442,054,693.96
Others (Remark)	81,321,522.63	64,597,063.77		145,918,586.40
Total	4,872,484,338.43	13,039,653,325.52	340,132,870.62	17,572,004,793.33

Remark: Others refer to the provision of loans for associates and collection of interest thereon from them. and simultaneous offsetting of the corresponding internal profits according to the shareholding ratio. Interest income was calculated in accordance with the shareholding ratio, and the profits or losses from long-term equity investments shall be decreased. Since the balance of long-term equity investments has been written down to zero, the unrealized internal profit from the exceeding part shall be reclassified into deferred income.

8.44 Other non-current liabilities

Item	Balance as at December 31, 2020	Balance as at December 31, 2019
Special compensation reserve for small and medium-sized enterprises (Remark 1)	826,388,169.50	853,755,872.44
Unearned premium reserves for housing	673,831,712.24	763,981,533.15
Housing guarantee risk management fee (Remark 2)	198,779,740.47	198,342,022.05
Stock provident fund risk reserve (Remark 3)	35,981,381.37	35,850,293.17
Auto loan business risk reserves	27,776,886.80	22,647,286.80
Guarantee compensation reserves for small and medium-sized enterprises (Remark 4)	1,532,171.42	1,063,421.42
Unearned premium reserves for small and medium-sized enterprises	233,612.18	263,116.16
Auction loan business risk reserves	1,160,571.28	1,700,000.00
Special collection of hidden debts in Lingang (Remark 5)	1,238,500,000.00	1,238,500,000.00
Capital of the ESOP Association (Remark 6)	121,116,972.57	121,116,972.57
Agency fund	114,724,203.06	105,683,386.85
Agent construction project	103,157,871.17	80,704,150.94
Hangzhouwan Emerging Industrial Park Project (Remark 7)	64,477,675.30	64,477,675.30
Debt plans maturing for more than 1 year (Remark 8)	1,000,000,000.00	6,600,000,000.00
Total	4,407,660,967.36	10,088,085,730.85

Remark 1: It refers to the special compensation reserve provided by the subsidiary Shanghai House Real Estate Sponsion Co., Ltd. and the sub-subsidiary Shanghai United Financing Guarantee Co., Ltd. based on the market risk of the financing guarantee business. The balance as at December 31, 2020 mainly refers to special reserve provided in full for the part of the funds that have not been disposed of or recovered for many years. Please refer to Note 15.5 for details.

Remark 2: It refers to the guarantee risk management fee allocated by the Shanghai Provident Fund Management Center to the subsidiary Shanghai House Real Estate Sponsion Co., Ltd., which is used for the provident fund loan risk reserves and payment of the costs incurred by the daily risk management such as risk control before and in the loan and risk management after the loan.

Remark 3: It refers to the risk reserve allocated by the Shanghai Provident Fund Management Center to its subsidiary Shanghai House Real Estate Sponsion Co., Ltd. for the housing provident fund loans of the stock part.

Remark 4: It refers to the guarantee compensation reserves withdrawn by Shanghai United Financing Guarantee Co., Ltd. subordinate to the subsidiary Shanghai House Real Estate Sponsion Co., Ltd. based on 1% of the guarantee liability balance of the financing guarantee business as at December 31, 2020.

Remark 5: Please refer to Note 15.12 for details.

Remark 6: Please refer to Note 15.6 for details.

Remark 7: It refers to the advance payment for projects received from Shanghai Land Reserve Center for the preliminary land development of Hangzhouwan Emerging Industrial Park Project by Shanghai Hangzhouwan Emerging Industry Development Co., Ltd. subordinate to the subsidiary Shanghai Land Minhong (Group) Co., Ltd. under the entrustment of the Shanghai Land Reserve Center.

Remark 8: The debt plans maturing for more than one year are as follows:

Issuer	Trust agency	Product plan	Balance as at December 31, 2020	Balance as at December 31, 2019
Shanghai Land (Group) Co., Ltd.	Yangtze Pension Insurance Co., Ltd.	Debt Investment Plan for Yangtze Pension - Shanghai Land Sanlin Shantytown Renovation (Remark 8-1)	1,000,000,000.00	1,000,000,000.00
Shanghai Land (Group) Co., Ltd.	Yangtze Pension Insurance Co., Ltd.	Debt Investment Plan for Yangtze Pension - Shanghai Land Sanlin Shantytown Renovation		1,600,000,000.00
Shanghai Land (Group) Co., Ltd.	China Pacific Insurance Co., Ltd.	Debt Investment Plan for Pacific - Shanghai Public Rental Housing Project		4,000,000,000.00
Total			1,000,000,000.00	6,600,000,000.00

Remark 8-1: The above-mentioned debt plans have corresponding guarantees, please refer to Note 10 for details.

8.45 Paid-up capital

Investor	Balance as at December 31, 2019		Increase in 2020	Decrease in 2020	Balance as at December 31, 2020	
	Amount	Proportion			Amount	Proportion
State-owned Assets Supervision and Administration Commission of Shanghai Municipal Government	30,000,000,000.00	100.00%			30,000,000,000.00	100.00%
Total	30,000,000,000.00	100.00%			30,000,000,000.00	100.00%

8.46 Capital reserve

Item	Balance as at December 31, 2019	Increase in 2020	Decrease in 2020	Balance as at December 31, 2020
1. Capital premium (share capital premium) (Remark)	16,701,733,217.81	8,481,874,749.30	37,139,316.99	25,146,468,650.12
2. Other capital reserves				
(1) Other changes in owner's equity of the investee other than net profit or loss	642,324,632.35	-40,831.11		642,283,801.24
(2) Asset evaluation increment	264,311,082.67			264,311,082.67
(3) Special finance	1,566,571,652.44	7,358.94		1,566,579,011.38
(4) Other capital reserves	204,774,432.11			204,774,432.11
Sub-total	2,677,981,799.57	-33,472.17		2,677,948,327.40
Total	19,379,715,017.38	8,481,841,277.13	37,139,316.99	27,824,416,977.52

Remark: The breakdowns of the increase and decrease in the capital premium in 2020 are as follows:

Explanation of changes in capital premium	Increase in 2020	Decrease in 2020
Financial funds appropriated for urban renewal	8,000,000,000.00	
Appropriation of state-owned capital by Shanghai Municipal State-owned Assets Supervision and Administration Commission	442,300,000.00	
Acquisition of minority shareholders' equity by Building Materials Group	39,574,749.30	
Unilateral increase in capital of Shenhong Company, and payment of the difference between the consideration and the share of net assets		37,139,316.99
Total	8,481,874,749.30	37,139,316.99

8.47 Special reserve

Item	Balance as at December 31, 2019	Increase in 2020	Decrease in 2020	Balance as at December 31, 2020
Work safety expenses	9,916,426.63	2,368,428.98	1,420,339.93	10,864,515.68
Total	9,916,426.63	2,368,428.98	1,420,339.93	10,864,515.68

Remark: It mainly refers to the fact that Shanghai Bright Intelligent Curtain Wall Co., Ltd. subordinate to the subsidiary Shanghai Building Materials (Group) Co., Ltd. withdrew the work safety expenses based on 2% of service revenue, and safety-related equipment inspection and protection expenses were used in work production expenses.

8.48 Surplus reserve

Item	Balance as at December 31, 2019	Increase in 2020	Decrease in 2020	Balance as at December 31, 2020
Statutory surplus reserve	2,419,669,655.16	316,022,808.71		2,735,692,463.87
Total	2,419,669,655.16	316,022,808.71		2,735,692,463.87

8.49 Undistributed profits

Item	Year 2020	Year 2019
Undistributed profit at the beginning of the year disclosed in the previous report	30,477,768,124.56	25,389,411,748.19
Adjustment to the undistributed profit as at January 1, 2020 (Remarks 1 and 2)	6,315,304.43	-412,781,210.90
Undistributed profit at the beginning of the year after adjustment for the current period	30,484,083,428.99	24,976,630,537.29
Increase in 2020	4,125,716,706.90	6,457,480,541.43
Including: net profit transferred in 2020	4,125,716,706.90	6,472,658,103.02
Other adjustment factors (Remark 2)		-15,177,561.59
Decrease in 2020	1,044,041,277.59	956,342,954.16
Less: Withdrawal of statutory surplus reserves	316,022,808.71	319,669,655.16
Withdrawal of general risk reserve		
Appropriation of employee bonus and welfare funds	363,623.88	323,884.00
Preferred stock dividends payable		
Appropriation of discretionary surplus reserves		
Ordinary share dividends payable	727,654,845.00	636,349,415.00
Ordinary share dividends transferred to share capital		
Undistributed profit as at December 31, 2020	33,565,758,858.30	30,477,768,124.56

Remark 1: Due to changes in accounting policies, the affected undistributed profit as at January 1, 2020 was RMB 6,315,300. Please refer to Note 5.1 for details.

Remark 2: Due to other adjustments, the affected undistributed profit as at the beginning of the previous year was RMB -412,781,200, and the affected net profit of the previous year was RMB -15,177,600. Please refer to Note 5.4 for details.

8.50 Operating income and operating cost

Item	Amount in 2020			Amount in 2019		
	Primary business	Other business	Sub-total	Primary business	Other business	Sub-total
Operating income	26,819,197,191.19	2,636,308,098.69	29,455,505,289.88	30,795,642,289.35	635,181,256.27	31,430,823,545.62
Operating cost	16,903,678,541.82	1,447,474,985.55	18,351,153,527.37	17,488,483,932.54	493,107,850.40	17,981,591,782.94
Operating profit	9,915,518,649.37	1,188,833,113.14	11,104,351,762.51	13,307,158,356.81	142,073,405.87	13,449,231,762.68

8.50.1 Income from and costs of primary business

Item	Amount in 2020		Amount in 2019	
	Income from primary business	Main business cost	Income from primary business	Main business cost
(1) Real estate industry	15,646,803,532.32	9,362,250,113.81	19,013,174,995.62	8,661,820,270.76
(2) Tourism and catering services	241,977,827.42	219,836,666.28	451,016,209.68	303,978,460.49
(3) Guarantee and guarantee service	119,251,633.17	65,038,201.31	139,350,961.20	65,171,504.82
(4) Sales of building materials	5,071,636,948.01	4,145,266,472.12	6,140,681,262.24	5,131,971,855.48
(5) Engineering construction	942,093,867.17	754,596,594.24	907,009,875.83	700,122,126.02
(6) Land compensation	1,323,482,028.87		471,749,455.31	7,172,665.97
(7) Lease and site use fee	2,133,814,726.44	1,200,058,461.95	2,397,523,502.09	1,534,241,503.99
(8) Property management	764,289,450.52	726,619,251.69	775,201,846.83	751,665,167.78
(9) Agent construction management	24,091,614.67	10,932,565.48	43,892,690.56	9,608,615.81
(10) Real estate agency and consulting	14,340,242.96	6,038,230.61	17,004,974.13	6,145,382.33
(11) Others	537,415,319.64	413,041,984.33	439,036,515.86	316,586,379.09
Total	26,819,197,191.19	16,903,678,541.82	30,795,642,289.35	17,488,483,932.54

8.50.2 Other business income and costs

Item	Amount in 2020		Amount in 2019	
	Income from other business	Cost of other business	Income from other business	Cost of other business
(1) Material sales	113,488,737.35	33,944,049.64	108,010,047.57	16,804,195.93
(2) Land transfer (Remark)	2,189,189,400.00	1,032,065,198.26		
(3) Lease and site use fee	174,662,129.44	239,286,311.22	156,907,684.95	182,731,460.20
(4) Labor services	10,422,862.32	6,731,473.83	12,273,456.22	7,154,049.96
(5) Muck disposal service	104,944,518.34	103,540,969.05	247,246,410.27	240,946,440.46
(6) Others	43,600,451.24	31,906,983.55	110,743,657.26	45,471,703.85
Total	2,636,308,098.69	1,447,474,985.55	635,181,256.27	493,107,850.40

Remark: Please refer to Note 15.7 for details.

8.51 Selling expenses, general and administrative expenses, R&D costs and financial expenses

8.51.1 Sales expenses

Item	Amount in 2020	Amount in 2019
1. Packing fee	5,676,382.07	6,446,097.94
2. Transport expenses	120,676,244.71	119,159,354.13
3. Terminal charges	29,022.00	71,272.00
4. Storage charges	5,124,430.89	14,856,013.38
5. Insurance premiums	190,112.39	18,747.80
6. Exhibition expenses	3,848,211.58	9,357,991.18
7. Advertising fees	64,983,340.03	17,348,310.37
8. Sales service fees	74,615,707.69	188,654,446.99
9. Employee compensation	204,245,679.18	218,306,830.18
Including: wages	181,279,868.17	187,550,739.48
Welfare expenses	4,565,558.40	4,193,464.66
10. Business expenses		243,760.00
11. Depreciation cost	1,613,153.37	1,611,253.99
12. Repair charges	19,534,560.73	5,262,425.12
13. Sample and product depletion	314,119.25	1,696,562.49
14. Rental fees	7,325,238.85	7,648,776.41
15. Others	120,621,395.17	141,354,807.21
Total	628,797,597.91	732,036,649.19

8.51.2 General and administrative expenses

Item	Amount in 2020	Amount in 2019
1. Employee compensation	1,242,971,926.59	1,354,880,626.96
Including: wages	933,077,214.93	977,508,390.04
2. Depreciation cost	225,310,398.93	100,841,915.26
3. Business entertainment expenses	7,857,137.00	9,055,455.09
4. Travel expenses	16,206,376.44	25,803,437.02
5. Office costs	54,457,927.64	58,884,003.60
6. Amortization of intangible assets	20,734,475.55	8,675,368.09
7. Rental fees	92,027,412.15	111,027,147.89
8. Expenses for hiring intermediaries	84,826,010.74	77,206,661.94
9. Expenses in Party construction	1,916,371.65	911,630.24
10. Others	322,622,976.37	329,065,889.18
11. Conference fees	1,349,554.54	2,394,168.08
12. Insurance premiums	6,376,894.63	3,943,923.03
13. Consulting fees	43,086,652.03	44,643,463.04
14. Unexpired reserves	-112,488,106.55	-103,031,004.98
15. Informatization expenditures		344,353.28
Total	2,007,256,007.71	2,024,647,037.72

8.51.3 R&D costs

Item	Amount in 2020	Amount in 2019
Employee salary	77,981,134.33	79,579,802.73
Depreciation	15,996,212.62	14,988,375.00
Others	129,912,894.04	119,051,956.03
Total	223,890,240.99	213,620,133.76

8.51.4 Finance expenses

Item	Amount in 2020	Amount in 2019
Interest expenses	2,872,780,390.73	2,654,634,228.57
Less: interest income	689,956,018.08	852,849,038.74
Exchange gains and losses	10,274,760.63	8,101.46
Handling charges	56,319,744.70	54,880,370.32
Total	2,249,418,877.98	1,856,673,661.61

8.52 Other incomes

Item	Amount in 2020	Amount in 2019
Project subsidies for Shenhong Group Traffic Center	144,762,831.14	
Deferred income from the subsidy for the demolition of Jiyang plant of the Building Materials Group	50,648,430.24	50,648,430.24
Comprehensive subsidies for Shenjiang Group's Shiliupu plot	20,690,768.64	20,690,768.67
Land guard fee of World Expo Group	11,822,861.76	
The Bund Traffic Hub of Shenjiang Group	11,639,947.68	11,639,947.22
Phase II Comprehensive Renovation of Shiliupu Area (East of Zhongshan No. 2 Road) of Shenjiang Group	9,491,855.40	11,073,831.31
Development support fund of World Expo Development Management Committee of Pudong New Area of Shenjiang Group	2,362,000.00	18,865,064.72
Various other government subsidies	89,591,122.44	67,232,902.51
Total	341,009,817.30	180,150,944.67

8.53 Investment income

Item	Amount in 2020	Amount in 2019
Income from long-term equity investment under cost method	2,101,450.70	
Long-term equity investment income calculated by the equity method (Remark 2)	-49,832,733.18	273,701,229.60
Investment income from disposal of long-term equity investments (Remark 1)	184,270,998.76	2,211,700,202.64
Investment income received from holding of financial assets measured at fair value through	7,838.95	6,232.83

Item	Amount in 2020	Amount in 2019
current profit or loss		
Investment income obtained during the period of held-to-maturity investments	1,320,632.07	
Investment income obtained during holding the available-for-sale financial assets	1,369,023,246.82	1,036,627,682.49
Investment income from disposal of financial assets measured at fair value through current profit or loss		5,810,229.91
Investment income from disposal of the held-to-maturity investments		
Investment income acquired from disposal of the available-for-sale financial assets	527,784,251.59	5,966,482.04
Income from entrusted loans	346,925,245.13	426,199,563.36
Gains from the remaining equities re-measured at the fair value after the loss of control right		2,071,503,747.77
Other investment income	104,137,548.08	217,271,248.08
Investment income obtained during holding the financial assets held for trading	2,356,047.35	939,957.97
Investment income obtained from disposal of trading financial assets	9,437,375.10	7,068,222.58
Investment income from other non-current financial assets incurred during the holding period		13,750.00
Total	2,497,531,901.37	6,256,808,549.27

Remark 1: The investment income from the disposal of long-term equity investment in 2020 is mainly:

Investment unit	Investee	Disposal income
Shanghai Zhongxing (Group) Co., Ltd.	Shanghai Xingxin Real Estate Development Co., Ltd.	141,974,706.87
Shanghai Real Estate Management (Group) Co., Ltd.	Shanghai Xinhongqiao Enterprise Co., Ltd.	27,736,495.16
Shanghai Hongqiao Economic and Technological Development Zone United Development Co., Ltd.	Shanghai Hongqiao Commercial Development Co., Ltd.	11,955,316.30
Total		181,666,518.33

Remark 2: For long-term equity investments accounted for by the equity method, the facts and causes of investment profits or losses are directly determined by calculating the net book gains and losses of the investee:

Name of investee	Shareholding ratio	Net book profit or loss in 2020	Investment income recognized in 2020
Shanghai Bund Binjiang Comprehensive Development Co., Ltd.	50.00%	21,161,511.14	10,580,755.57
Shanghai Xuhui Binjiang Development Investment and Construction Co., Ltd.	50.00%	170.12	85.06
Shanghai Huangpu River Dong'an Development Investment Co., Ltd.	50.00%	3,230,079.21	1,615,039.61
Shanghai International Exhibition Center Co., Ltd.	50.00%	11,319,857.32	3,121,774.04
Hubei Chengda Yinhe Data Technology Co., Ltd.	62.00%	-225,895.33	-140,055.10
Shanghai Xingnan Real Estate Co., Ltd.	50.00%	61.41	30.71
Shanghai Hongkou Urban Renewal Construction and Development Co., Ltd.	60.00%	-532,304.87	-319,382.92
Shanghai Huangpu Urban Renewal Construction and Development Co., Ltd.	60.00%	-454,250.00	-272,550.00
Shanghai Jing'an Urban Renewal Investment Development Co., Ltd.	60.00%		
Shanghai Yangpu Urban Renewal Construction and Development Co., Ltd.	60.00%	600.00	360.00
Shanghai Land Xiangyue Construction and Development Co., Ltd.	50.00%	-22,051,359.93	-11,025,679.97
Anting Xingubei (Shanghai) Construction and Development Co., Ltd.	50.00%	9,223,360.30	4,611,680.15
Shanghai Lihao Property Management Co., Ltd.	50.00%	15,229.27	7,614.64
Shanghai Yingkou Gas Station Co., Ltd.	50.00%	1,361,056.95	680,528.48
Shanghai Kangjian Refueling Co., Ltd.	50.00%	1,470,548.05	735,274.02
Shanghai Pudong New Area Shanggang Jimao Market Management Co., Ltd.	50.00%	3,963,588.45	1,981,794.22
Shanghai Chengding Yangzi Equity Investment Fund Management Partnership (Limited Partnership)	16.25%	212,303.82	34,499.37
Shanghai Chengding Yangzi Investment Partnership (Limited Partnership)	19.44%	16,165,077.23	3,141,892.90

Name of investee	Shareholding ratio	Net book profit or loss in 2020	Investment income recognized in 2020
Shanghai Chengding Xinyangzi Investment Management Partnership (Limited Partnership)	14.58%	12,946,467.57	1,888,022.21
Shanghai Chengding Xinyangzi Investment Partnership (Limited Partnership)	19.90%	38,716,496.77	7,704,776.44
Shanghai Xinghuadi Hotel Management Co., Ltd.	30.00%	-2,050,252.55	-615,075.77
Qihua Co., Ltd. (Remark 2-3)	40.00%	6,036,491.38	2,350,315.67
Shanghai Land Northern Investment Development Co., Ltd.	45.00%	2,508,768.98	1,128,946.04
Shanghai Songjiang New Town Construction and Development Co., Ltd.	48.00%	-116,114,705.83	-55,735,058.80
Shanghai Chenjia Town Construction and Development Co., Ltd.	24.50%	53,031.67	12,992.76
Shanghai World Expo Land Holdings Co., Ltd. (Remark 2-1)	41.28%	246,641,135.88	101,824,313.10
Shanghai Land Xinghong Real Estate Development Co., Ltd.	20.00%	-176,857.20	-35,371.44
Shanghai Pudong Binjiang Development and Construction Investment Co., Ltd.	40.00%	149,784,245.43	59,913,698.17
Shanghai Land Longyang Real Estate Development Co., Ltd. (Remark 2-1)	45.00%	-18,218,576.04	-103,938,697.81
Shanghai Urban Real Estate Information Technology Co., Ltd.	25.00%		
Shanghai Fupu Binjiang Development and Construction Investment Co., Ltd. (Remark 2-1)	49.00%	-26,495,827.60	-23,996,748.47
Shanghai Fuying Binjiang Development and Construction Investment Co., Ltd. (Remark 2-1)	49.00%	-14,359,055.35	-12,213,318.55
Shanghai Fuzhou Binjiang Development and Construction Investment Co., Ltd. (Remark 2-1)	49.00%	-67,031,764.36	-47,646,972.40
Shanghai Nantan Urban Construction and Development Co., Ltd.	23.00%	25,472.52	5,858.68
Shanghai Hongqiao Friendship Shopping Center Co., Ltd.	43.00%	-33,714,372.80	-15,876,493.73

Name of investee	Shareholding ratio	Net book profit or loss in 2020	Investment income recognized in 2020
Shanghai Yangtze River Hotel Co., Ltd.	50.00%	-89,293,205.83	-31,086,577.97
Shanghai International Trade Center Co., Ltd.	45.48%	36,584,081.21	8,231,418.27
Shanghai Pacific Hotel Co., Ltd.	30.00%	-97,344,448.39	-29,203,334.52
Shanghai Hongqiao Commercial Development Co., Ltd. (Remark 2-4)			
Shanghai Beicheng Trading Co., Ltd. (Remark 2-4)		-2,663.00	
Shanghai Shenneng Tantu Wind Power Development Co., Ltd.	40.00%	53,656.61	21,462.65
Shanghai Deshang Real Estate Development Co., Ltd.	32.00%	58,377,623.80	18,680,839.62
Shanghai Innovative E-commerce Integrated Service Platform Co., Ltd.	25.00%	-4,827,975.65	-674,805.77
Shanghai Daze Network Technology Co., Ltd. (Remark 2-2)	13.00%	-989,593.64	
Shanghai Chengfang Rental Housing Operation and Management Co., Ltd.	45.00%	-25,367,433.91	-11,415,345.26
Shanghai Ruituo Industrial Co., Ltd. (Remark 2-1)	20.00%	31,770.53	58,269.30
Shanghai Huaihai Shangbei Commercial Management Co., Ltd.	35.00%		
Shanghai Pepsi-Cola Beverage Co., Ltd. (Remark 2-3)	46.00%	174,672,982.04	79,220,735.24
Nanjing Pepsi-Cola Beverage Co., Ltd. (Remark 2-3)	46.00%	40,043,654.11	18,417,780.89
Shanghai Lanbo High Voltage Technology Equipment Co., Ltd.	25.00%	-7,491,655.50	-1,872,913.87
Shanghai Xintiandi Real Estate Development Co., Ltd.	25.00%	-2,621,759.62	-655,439.91
Shanghai neoBay Venture Capital Co., Ltd.	40.00%	2,162,507.89	865,003.16
Shanghai Caida Science and Technology Park Co., Ltd.	24.00%	4,476,352.45	44,420.91
Shanghai World Expo Bailian Commercial Co., Ltd.	49.00%	-16,679,432.01	-8,172,921.68
Shanghai World Expo Green Energy Development Co., Ltd.	30.00%		
Shanghai Shishi Petroleum Development Co., Ltd.	49.00%		
Shanghai Xinhongqiao Enterprise Co., Ltd. (Remark 2-4)			

Name of investee	Shareholding ratio	Net book profit or loss in 2020	Investment income recognized in 2020
Shanghai Songjiang Haoshijia Home Furnishing Market Operation and Management Co., Ltd.	30.00%	-642,479.55	-192,743.87
Shanghai Pujiang Tour Operation Service Co., Ltd.	25.00%	29,174.67	7,293.67
Shanghai World Expo Dongdi Cultural Development Co., Ltd.	30.00%	2,787,737.60	836,321.28
Shanghai Donggang Concrete Products Company (Remark 2-4)			
Shanghai United Cement Co., Ltd.	40.00%	42,779,908.82	22,253,933.58
Shanghai New Building Materials Rock Wool Co., Ltd.	49.00%	6,259,233.72	3,067,024.53
Shanghai Pulifa Housing Industry Co., Ltd.	42.00%	2,919,565.60	1,226,217.55
Shanghai Building Materials Group Energy Conservation and Environmental Protection Technology Co., Ltd.	40.00%	29,433.49	11,773.41
Jianzhao Investment Management (Nanjing) Co., Ltd.	30.00%	-1,212,633.92	-363,790.18
Luanxian Xiaochuan Glass Silica Sand Co., Ltd.	35.00%		
Beijing Fanhua Glass Co., Ltd. (Remark 2-2)	35.00%		
Shanghai Yaohua Nano Technology Co., Ltd. (Remark 2-2)	25.00%		
Shanghai Soyoung Investment Management Co., Ltd. (Remark 2-1)	41.00%	-54,949,980.70	-32,329,853.38
Shanghai International Automobile City Real Estate Co., Ltd.	20.00%	388,683,559.13	77,736,711.82
Shanghai Suzuan Investment Co., Ltd. (Remark 2-4)		-732,423.87	-146,484.77
Shanghai Tongxin Investment Co., Ltd. (Remark 2-4)		-1,135,600.74	-227,120.15
Shanghai Yingli Real Estate Co., Ltd.	50.00%	-372,394.32	-186,197.16
Shanghai Chunri Real Estate Co., Ltd. (Remark 2-1 and 2)	50.00%	11,732,391.89	-116,095,439.64
Shanghai Qiaojian Zhonglian Enterprise Development Co., Ltd.	49.00%	640,471.54	313,831.05
Shanghai Xingxin Real Estate Development Co., Ltd. (Remark 2-2)	40.00%		

Name of investee	Shareholding ratio	Net book profit or loss in 2020	Investment income recognized in 2020
Shanghai Xingzhu Real Estate Development Co., Ltd.	40.00%	-532,375.84	-212,950.34
Shanghai Hongcheng Real Estate Co., Ltd.	25.00%	-5,467,909.43	-1,366,977.36
Shanghai Hengcheng Real Estate Co., Ltd.	25.00%	318,181.33	79,545.32
Shanghai Hongqiao Business District Energy Service Co., Ltd.	49.00%	76,930.04	37,695.72
Shanghai Hongqiao Business District New Energy Investment Development Co., Ltd.	49.00%	48,361,082.41	23,696,930.38
Shanghai Hongqiao International Import Commodity Logistics Co., Ltd.	40.00%	95,268.55	38,107.42
Total	50.00%	734,861,933.12	-49,832,733.18

Remark 2-1: For the investee accounted for by the equity method, the profits or losses arising from internal related transactions have been offset in accordance with the shareholding ratio.

Remark 2-2: The net assets of the investee accounted for by the equity method were negative, and the carrying amount of the Company's long-term equity investments has been zero; or the provision for impairment has been made for long-term equity investments in full.

Remark 2-3: If an investee accounted for by the equity method is a foreign-invested enterprise, the corresponding investment income shall be calculated based on the amount of the net profit deducting the accrued bonus and welfare funds.

Remark 2-4: The investee accounted for by the equity method has been subject to the equity disposal or been cancelled.

8.54 Income for changes in fair value

Sources of gains from changes in fair value	Amount in 2020	Amount in 2019
Financial assets for trading (under new standards)	-12,916,878.43	68,625,331.22
Financial assets measured at fair value through current profit or loss	1,216,499.09	36,457.74
Others	-839,069.17	
Total	-12,539,448.51	68,661,788.96

8.55 Credit impairment loss (New Standards)

Item	Amount in 2020	Amount in 2019
Loss from bad debts	-7,533,715.08	2,286,932.52
Total	-7,533,715.08	2,286,932.52

8.56 Losses from asset impairment

Item	Amount in 2020	Amount in 2019
Loss from bad debts	118,257,096.12	46,061,636.53
Losses from depreciation of inventories	-204,043,697.81	-68,281,830.88

Item	Amount in 2020	Amount in 2019
Impairment losses on available-for-sale financial assets		-1,048,676.76
Losses from long-term investment impairment	-10,848,524.52	
Losses from impairment of investment real estate		-122,700,000.00
Losses on impairment of fixed assets	-7,249,036.79	-34,564,408.62
Losses from impairment of construction in process	-433,962.27	
Others (Remark)	-35,713,500.67	-2,086,901.50
Total	-140,031,625.94	-182,620,181.23

Remark: Please refer to Note 8.28 for details.

8.57 Income from asset disposal

Item	Amount in 2020	Amount in 2019	Amount included in the current non-recurring profit or loss
Income from fixed asset disposal	17,114,440.73	2,788,889.49	17,114,440.73
Gain on disposal of intangible assets	91,180,223.61	-1,866,382.37	91,180,223.61
Income from disposal of construction in progress	196,178.15	18,265,478.93	196,178.15
Total	108,490,842.49	19,187,986.05	108,490,842.49

8.58 Non-operating income

Item	Amount in 2020	Amount in 2019	Amount included in the current non-recurring profit or loss
Liquidated damages income (Remark 1)	100,878,115.83	13,722,119.25	100,878,115.83
Government subsidies irrelevant to the daily activities of the Company (Remark 2)	97,038,879.02	127,492,452.00	97,038,879.02
Others	45,479,051.03	61,994,012.64	45,479,051.03
Gains from the damage and scrapping of non-current assets	257,440.77	1,516.70	257,440.77
Gains on inventory profit	60.07	35,654.07	60.07
Total	243,653,546.72	203,245,754.66	243,653,546.72

Remark 1: It mainly refers to RMB 90,390,100 of the liquidated damages income obtained from the transfer of equity in Hotel Company by the subsidiary Expo Shanghai (Group) Co., Ltd.

Remark 2: Breakdowns of government subsidies:

Item	Amount in 2020	Amount in 2019
Financial support fund	78,891,486.05	80,741,075.29
Return of financial performance reward	10,800,000.00	11,250,000.00

Item	Amount in 2020	Amount in 2019
Other fiscal subsidies	4,055,348.88	6,993,275.58
Tax returns	1,072,642.20	1,343,063.00
Municipal financial subsidies	973,000.00	11,034,000.00
Energy saving and safety subsidies	839,200.00	1,443,200.00
Park rewards	400,900.00	498,300.00
Corporate subsidies	6,301.89	766,088.13
Special subsidies for CIIE		13,423,450.00
Total	97,038,879.02	127,492,452.00

8.59 Non-operating expenses

Item	Amount in 2020	Amount in 2019	Amount included in the current non-recurring profit or loss
Compensation, liquidated damages and amercement outlay (Remark 1)	60,678,625.52	18,953,966.09	60,678,625.52
Other expenses (Remark 2)	33,699,309.89	58,486,016.92	33,699,309.89
Donation outlay	19,593,958.83	31,173,726.26	19,593,958.83
Estimated pending litigation losses (Remark 3)	18,249,600.00		18,249,600.00
Losses from the damage and scrapping of non-current assets	2,274,096.87	41,495,758.78	2,274,096.87
Inventory losses	661.00	12,625.00	661.00
Total	134,496,252.11	150,122,093.05	134,496,252.11

Remark 1: It mainly refers to RMB 26,935,200 of external wall repair compensation paid by the subsidiary Shanghai Land Zhongxing Caolu Base Development Co., Ltd. due to the quality of the external wall of the house.

Remark 2: It mainly refers to RMB 27,840,600 of expenses incurred by the subsidiary Shanghai World Expo (Group) Development Co., Ltd. for completing the vacating work in Area C of the Expo Park in accordance with the instructions of the municipal party committee and municipal government. The vacating work has not yet been completed.

Remark 3: It mainly refers to RMB 16,152,500 of the estimated liabilities accrued by Shanghai Land Agricultural Investment Development Co., Ltd. subordinate to the subsidiary of Shanghai Tidal Flat Ecological Development Co., Ltd. Please refer to Note 9.2.4 for details.

8.60 Income tax expenses

8.60.1 Income tax expenses

Item	Amount in 2020	Amount in 2019
Income tax expense in 2020	1,468,036,024.74	2,207,524,836.24
Deferred tax expenses	-44,332,547.12	786,928,649.64
Total	1,423,703,477.62	2,994,453,485.88

8.60.2 Accounting profit and income tax expense adjustment process

Item	Amount in 2020
Total profit	6,625,710,392.46
Income tax expenses calculated at statutory/applicable tax rate	1,656,427,598.12
Influence of different tax rates applicable to subsidiaries	-22,090,794.58
Influence of adjustments to the income tax for the prior years	-9,009,711.66
Influence of non-taxable income	-591,520,338.17
Influence of nondeductible costs, expenses and losses	88,982,800.12
Effect of using the deductible losses related to deferred tax assets unrecognized in previous periods	-250,349,064.16
Effect of deductible temporary differences or deductible losses from deferred tax assets unrecognized in 2020	550,423,382.45
Others	839,605.50
Income tax expense	1,423,703,477.62

8.61 Other comprehensive income attributable to owners of the parent company

8.61.1 Items and income tax influence of other comprehensive income and transfer of other comprehensive income to profit or loss

Item	Amount in 2020			Amount in 2019		
	Pretax amount	Income tax	Net amount after-tax	Pretax amount	Income tax	Net amount after-tax
1. Other comprehensive income that cannot be classified as profit or loss subsequently	29,400.00		29,400.00	215,600.00		215,600.00
(1) Changes arising from the re-measurement of net liabilities or net assets of defined benefit plan						
(2) Share in other comprehensive income of the investee that will be reclassified into profit or loss under the equity method	29,400.00		29,400.00	215,600.00		215,600.00
2. Other comprehensive income to be reclassified into profits or losses later	-5,093,939,172.26	-1,273,153,770.45	-3,820,785,401.81	2,671,227,408.09	667,728,946.88	2,003,498,461.21
(1) Share in	-21,264.11		-21,264.11	17,563.28	4,390.82	13,172.46

[redacted]

Item	Amount in 2020			Amount in 2019		
	Pretax amount	Income tax	Net amount after-tax	Pretax amount	Income tax	Net amount after-tax
other comprehensive income of the investee that will be reclassified into profit or loss under the equity method						
Less: the amount included in other comprehensive income in prior periods and transferred to current profit or loss						
Sub-total	-21,264.11		-21,264.11	17,563.28	4,390.82	13,172.46
(2) Profit or loss of change in fair value of available-for-sale financial assets	-4,540,927,948.71	-1,135,231,987.19	-3,405,695,961.52	3,390,924,408.15	847,731,102.04	2,543,193,306.11
Less: the amount included in other comprehensive income in prior periods and transferred to current profit or loss	551,687,133.07	137,921,783.26	413,765,349.81			
Sub-total	-5,092,615,081.78	-1,273,153,770.45	-3,819,461,311.33	3,390,924,408.15	847,731,102.04	2,543,193,306.11
(3) Translation	-1,302,826.37		-1,302,826.37	311,620.58		311,620.58

[redacted]

Item	Amount in 2020			Amount in 2019		
	Pretax amount	Income tax	Net amount after-tax	Pretax amount	Income tax	Net amount after-tax
differences of financial statements denominated in foreign currency						
Less: the amount included in other comprehensive income in prior periods and transferred to current profit or loss						
Sub-total	-1,302,826.37		-1,302,826.37	311,620.58		311,620.58
(4) Profit or loss from disposal of subsidiaries step by step through multiple transactions						
Less: the amount included in other comprehensive income in prior periods and transferred to current profit or loss				720,026,183.92	180,006,545.98	540,019,637.94
Sub-total				-720,026,183.92	-180,006,545.98	-540,019,637.94
Total	-5,093,909,772.26	-1,273,153,770.45	-3,820,756,001.81	2,671,443,008.09	667,728,946.88	2,003,714,061.21

[redacted]

8.61.2 Adjustment to all items of other comprehensive income

Item	Share in other comprehensive income of the investee that will not be reclassified into profit or loss under the equity method	Share in other comprehensive income of the investee that will be reclassified into profit or loss under the equity method	Profit or loss of change in fair value of available-for-sale financial assets	Foreign currency translation differences	Multiple transactions step by step Profit or loss from disposal of subsidiaries	Corporate restructuring evaluation Value-added reconciliation (Available for value-added part)	Other comprehensive income Total
Balance as at January 1, 2019	-112,700.00	-26,778,448.75	5,326,885,591.55	8,827,807.61	540,019,637.94	15,563,340.97	5,864,405,229.32
Increases/decreases in 2019 ("- "for decreases)	215,600.00	13,172.46	2,543,193,306.11	311,620.58	-540,019,637.94		2,003,714,061.21
Balance as at December 31, 2019	102,900.00	-26,765,276.29	7,870,078,897.66	9,139,428.19		15,563,340.97	7,868,119,290.53
Balance as at January 1, 2020	102,900.00	-26,765,276.29	7,870,078,897.66	9,139,428.19		15,563,340.97	7,868,119,290.53
Increases or decreases in 2020 ("-" for decreases)	29,400.00	-21,264.11	-3,819,461,311.33	-1,302,826.37			-3,820,756,001.81
Balance as at December 31, 2020	132,300.00	-26,786,540.40	4,050,617,586.33	7,836,601.82		15,563,340.97	4,047,363,288.72

[redacted]

8.62 Borrowing costs

Capitalization project in 2020	Capitalized subjects	Capitalized amount in 2020	Used to calculate and determine borrowing costs Capitalization rate of capitalized amount
World Expo Lvgu Project	Construction in progress	18,238,401.11	4.41%
Plot 11-3, Unit Z000101, Shanggang Community, Pudong New Area	Construction in progress	11,824,718.55	4.41%
Plot 15-01, No. 15th Housing Block, Unit Z0000301, South Wharf Community, Pudong New Area	Construction in progress	9,155,754.81	4.41%
Plot 10-2, Unit Z000101, Shanggang Community, Pudong New Area	Construction in progress	8,851,021.41	4.41%
Plot 06-05, Binjiang Unit, Nanmatou Street, Pudong New Area	Construction in progress	5,784,507.42	4.41%
Plots 03-02 and 03-03, Unit Z000501, Beicai Community, Pudong New Area	Construction in progress	4,724,351.33	4.41%
Plot F01-01, F01 Housing Block, Unit S010601, Nanpu Community, Huangpu District	Construction in progress	4,131,936.15	4.31%-4.41%
Plot III-T01-A02-02, Unit G1MH-0001, Hongqiao Business District	Construction in progress	3,550,610.72	4.31%-4.41%
Plot E1-10 Unit W040502, Gubei Community, Changning District	Construction in progress	3,180,293.35	4.31%-4.41%
Dazhong Plot Project Development	Construction in progress	2,740,233.35	4.35%
Phase III plant	Construction in progress	2,420,121.25	4.41%
Plot E1-06, Unit W040502, Gubei Community, Changning District	Construction in progress	2,281,512.57	4.31%-4.41%
Plot 196a-08, Caohejing Community, Xuhui District	Construction in progress	1,291,542.85	4.31%-4.41%
Plot 53-01, Nanmen Community, Jiading	Construction in progress	661,377.81	4.20%

Capitalization project in 2020	Capitalized subjects	Capitalized amount in 2020	Used to calculate and determine borrowing costs Capitalization rate of capitalized amount
Industrial Zone, Jiading District			
TA3 and TA4 plant decoration project	Construction in progress	183,962.63	4.51%
Phase II project of ABB customized plant	Construction in progress	57,793.57	4.28%
Sub-total of construction in progress		**79,078,138.88**	
Sanlin wedge-shaped green space	Development cost	536,825,653.35	4.41%-6.38%
Cao Road Security Housing South Block Base	Development cost	443,255,933.83	3.5125%-5%
1, 2, 3, 4, 7, 8 and 9 Housing Block, Unit Z000501, Beicai, Pudong New Area	Development cost	71,000,077.98	4.9875%-5.3366%
Cao Road Security Housing North Block H-2-1	Development cost	48,014,011.13	5.00%
Zhongqi Binjiang Smart Plaza	Development cost	43,779,784.87	4.62%
Supporting commercial housing in Huacao Plot 206	Development cost	24,195,831.94	4.41%-4.75%
Plot 09-03	Development cost	20,332,552.61	4.275%, 4.75%
Plot E08-01A, World Expo City Best Practice Area	Development cost	15,282,449.05	4.28%
Plot 5	Development cost	14,062,276.31	4.275%-4.75%
Zhongqi Binjiang Yuefu	Development cost	13,881,775.26	4.62%
Gucun Plot 0402-03	Development cost	13,456,340.05	4.75%
China Enterprise Fortune Century Building	Development cost	12,197,283.32	4.62%
Luojiatou-Huilong Villa	Development cost	11,057,727.41	4.62%
Plot 10-02	Development cost	8,565,017.84	4.275%, 4.75%
Paoma Mountain - Zhongshanfu	Development cost	8,323,036.23	4.62%
Yangjing 17-4 Project	Development cost	7,333,403.38	4.62%
Xinhua 6-2 Project	Development cost	7,295,113.36	4.62%

Capitalization project in 2020	Capitalized subjects	Capitalized amount in 2020	Used to calculate and determine borrowing costs Capitalization rate of capitalized amount
Plot 0401-04	Development cost	7,143,708.02	4.37%
Plot NH103-01, Unit Z000703, Sanlin Community, Kangqiao Town, Pudong New Area	Development cost	6,609,473.54	4.41%
Zhonghuan Binjiang Century	Development cost	5,509,799.50	4.62%
Yangjing 23-3 Project	Development cost	3,748,149.01	4.62%
Plot 0408-01	Development cost	2,577,300.30	4.75%
Plot 31	Development cost	2,470,203.22	4.455%-5.225%
Plots 20-10 and 21C-06 of the International Medical Park	Development cost	1,735,144.43	4.70%
Plot 203D	Development cost	1,116,879.67	4.41%-4.75%
Plot B2-01, Unit N091104, Xinjiangwan Community, Yangpu District	Development cost	724,009.62	4.62%
Project of Plot A01-06, Unit MHP0-1406, Huacao Community, Minhang District	Development cost	456,069.26	4.25%
Sub-total of development costs		**1,330,949,004.49**	
Total		**1,410,027,143.37**	

8.63 Consolidated statement of cash flows

8.63.1 Supplementary information to the statement of cash flows

Item	Amount in 2020	Amount in 2019
1. Reconcile net profit to cash flow from operating activities:	--	--
Net profits	5,202,006,914.84	8,031,544,773.11
Plus: provision for assets impairment	54,929,817.55	77,302,243.73
Depreciation of fixed assets, depletion of oil and gas assets, depreciation of productive biological assets	1,419,311,350.54	1,497,303,350.02
Amortization of intangible assets	103,343,924.84	99,257,615.04
Amortization of long-term deferred expenses	119,789,297.97	108,502,819.37
Losses from disposal of fixed assets, intangible assets and other long-term assets ("-" for gains)	-108,490,842.49	-19,272,644.35
Losses on write-off of fixed assets ("-" for	2,016,656.10	41,223,532.28

Item	Amount in 2020	Amount in 2019
gains)		
Losses from changes in fair value ("-" for gains)	12,539,448.51	-68,661,788.96
Financial expenses ("-" for gains)	2,620,841,845.89	2,408,072,871.28
Investments losses ("-" for gains)	-2,497,531,901.37	-6,256,808,549.27
Decreases in deferred tax assets ("- "for increases)	-3,455,709.21	14,814,859.56
Increase in deferred tax liabilities ("-" for decreases)	3,066,864.63	1,521,129,522.53
Decreases in inventories ("-" for increases)	-9,224,370,491.34	-13,503,071,982.49
Decreases in operating receivables ("- "for increases)	13,193,295,806.23	-2,689,042,950.76
Increases in operating payables ("- "for decreases)	-9,721,626,729.03	905,500,050.38
Others		
Net cash flows from operating activities	1,175,666,253.66	-7,832,206,278.53
2. Significant investing and financing activities not involving cash inflows and outflows:	--	--
Transfer of debts into capital		
Convertible corporate bonds maturing within 1 year		
Fixed assets leased from financing		
3. Net change in cash and cash equivalents:	--	--
Ending balance of cash	46,384,736,629.99	36,009,846,143.68
Less: beginning balance of cash	36,009,846,143.68	46,494,183,618.82
Plus: ending balance of cash equivalents		
Less: beginning balance of cash equivalents		
Net increase of cash and cash equivalents	10,374,890,486.31	-10,484,337,475.14

8.63.2 Net cash from acquisition and disposal of subsidiaries in 2020

Item	Amount
I. Cash or cash equivalents paid in 2020 for business combination in this year	100,000,000.00
Less: cash and cash equivalents held by subsidiaries on the acquisition date	-122,916,873.83
Plus: cash or cash equivalents paid in 2020 for business combinations occurred in previous periods	
Net cash paid for acquiring subsidiaries	-22,916,873.83
II. Cash and cash equivalents received in 2020 for disposal of subsidiaries in 2020:	
Less: cash and cash equivalents held by subsidiaries on the date of losing control	-572.60
Plus: cash or cash equivalents from disposal of subsidiaries in prior years but received in 2020	
Net cash from the disposition of the subsidiary	-572.60

8.63.3 Information about cash and cash equivalents

Item	Balance as at December 31, 2020	Balance as at December 31, 2019
I. Cash	46,384,736,629.99	36,009,846,143.68
Including: cash on hand	1,470,470.17	1,678,882.13
Unrestricted bank deposits	46,026,808,502.56	35,559,962,673.20
Other unrestricted monetary funds	356,457,657.26	448,204,588.35
II. Cash equivalents		
Including: Bond investment due within three months		
III. Ending balance of cash and cash equivalents	46,384,736,629.99	36,009,846,143.68
Including: cash and cash equivalents with restricted use right by parent company or subsidiaries of the Group	2,704,265,236.99	1,645,719,382.46

8.64 Foreign currency monetary items

Item	Amount in foreign currency as at December 31, 2020	Exchange rate of conversion	Amount of RMB converted as at December 31, 2020
Monetary funds			103,824,411.47
Including: USD	15,534,381.51	6.52	101,360,286.40
EUR	1,879.71	8.03	15,084.67
HKD	2,909,975.64	0.84	2,449,035.50
GBP	0.55	8.89	4.89

8.65 Asset with its ownership restricted

Unit: RMB'0,000

Item	Book value as at **December 31, 2020**	Reason for restriction
Monetary funds	270,426.52	Supervision, freezing, acceptance bills, performance bonds, etc.
	1,744,623.32	Mortgage of asset ownership arising from financing activities such as loans, issuance of bonds and trust products, etc.
Inventories	256,895.01	The China Pavilion Project was actually handed over to the Shanghai Municipal Administration of Culture, Radio, Film and Television for operation and management in 2012.
Fixed assets	149,386.83	Mortgage of asset ownership arising from financing activities such as loans, issuance of bonds and trust products, etc.
Investment properties	746,639.21	Mortgage of asset ownership arising from financing activities such as loans, issuance of bonds and trust products, etc.
Intangible assets	1,986.54	Mortgage of asset ownership arising from financing activities such as loans, issuance of bonds and trust products, etc.
Construction in progress	875,633.02	Mortgage of asset ownership arising from financing activities such as loans, issuance of bonds and trust products, etc.

Item	Book value as at **December 31, 2020**	Reason for restriction
Bank acceptance bills	310.00	Pledge of asset ownership arising from financing activities such as loans, issuance of bonds and trust products, etc.
Long-term equity investments	34,292.48	Pledge of asset ownership arising from financing activities such as loans, issuance of bonds and trust products, etc.
Total	4,080,192.93	

See the following breakdowns for details of restrictions of the asset ownership arising from financing activities such as loans, issuance of bonds and trust products:

8.65.1 Assets whose ownership is restricted due to mortgage

Unit: RMB'0,000

Name of the mortgagee	Amount of loan	Type of collateral	Details of the collateral	Date of maturity of a debt	Book value of assets			
					Book value as at December 31, 2019	Increase in 2020	Decrease in 2020	Book value as at December 31, 2020
Shanghai Land (Group) Co., Ltd.	2,500.00		No.585, Zhongshan East 2nd Road Real Estate Certificate (H [2021] HZ No. 01002766)	3/21/2021				
Shanghai Land (Group) Co., Ltd.	2,500.00			9/21/2021				
Shanghai Land (Group) Co., Ltd.	73,300.00	Fixed assets		3/10/2030	52,353.68		1,465.04	50,888.64
Shanghai Land Zhongxing Caolu Base Development Co., Ltd.	42,389.21	Inventories	Relocation and Resettlement Housing Project of Plot B13-14	As at 12/20/2022	79,846.59	26,749.77		106,596.36
Shanghai Land Zhongxing Caolu Base Development Co., Ltd.	28,190.00	Inventories	Relocation and Resettlement Housing Project of Plot B13C-12	1/6/2023	51,044.27	13,512.89		64,557.16
Shanghai Land Zhongxing Caolu Base Development	76,421.92	Inventories	Relocation and Resettlement Housing Project of Plot B09A-10	9/26/2022	102,912.49	32,020.91		134,933.40

[redacted]

Name of the mortgagee	Amount of loan	Type of collateral	Details of the collateral	Date of maturity of a debt	Book value of assets			
					Book value as at December 31, 2019	Increase in 2020	Decrease in 2020	Book value as at December 31, 2020
Co., Ltd.								
Shanghai Land Zhongxing Caolu Base Development Co., Ltd.	37,980.00	Inventories	Relocation and Resettlement Housing Project of Plot B11A-11	3/25/2024	103,486.36	25,558.66		129,045.02
Shanghai Land Zhongxing Caolu Base Development Co., Ltd.	6,740.00	Inventories	Relocation and Resettlement Housing Project of Plot B12A-10	3/25/2024	7,504.84	14,399.85		21,904.69
Shanghai Land Zhongxing Caolu Base Development Co., Ltd.	21,413.42	Inventories	Economic and Affordable Housing Project of Plot B12-01	5/28/2023		66,352.08		66,352.08
Shanghai Land Zhongxing Caolu Base Development Co., Ltd.	470.00	Inventories	Relocation and Resettlement Housing Project of Plot B08-10	7/14/2025		28,841.10		28,841.10
Shanghai Zhongxing (Group) Co., Ltd.	15,000.00	Investment properties	Xincheng Building, No. 167, Jiangning Road	6/21/2024	9,148.64		680.86	8,467.78
Shanghai	4,000.00			12/21/2021				

[redacted]

Name of the mortgagee	Amount of loan	Type of collateral	Details of the collateral	Date of maturity of a debt	Book value of assets			
					Book value as at December 31, 2019	Increase in 2020	Decrease in 2020	Book value as at December 31, 2020
Zhongxing (Group) Co., Ltd.								
Shanghai Zhongxing (Group) Co., Ltd.	12,600.00			5/30/2025				
Shanghai Zhongxing (Group) Co., Ltd.	3,200.00	Investment properties	No. 2 and No. 6, Lane 330, Chezhan South Road; No. 332-398, Chezhan South Road (except for laminated bicycle garage of No. 2 and No. 6, Lane 330, Chezhan South Road): HFDHZ [2008] No. 015839	5/30/2021	15,997.80		865.16	15,132.64
Shanghai Zhongxing (Group) Co., Ltd.	177,000.00	Investment properties	Some properties of commercial and office buildings in the "Zhongxingcheng " project	3/21/2021 to 12/17/2041	92,955.26		3,634.23	89,321.03
Shanghai Zhongxing (Group) Co., Ltd.	57,000.00			12/20/2023				
Shanghai Zhongxing (Group) Co.,	26,664.00	Investment properties	Pullman Shanghai South Hotel	12/21/2022	109,298.32		4,273.19	105,025.13

[redacted]

Name of the mortgagee	Amount of loan	Type of collateral	Details of the collateral	Date of maturity of a debt	Book value of assets			
					Book value as at December 31, 2019	Increase in 2020	Decrease in 2020	Book value as at December 31, 2020
Ltd.								
Shanghai Shenyang Binjiang Investment Development Co., Ltd.	57,657.88	Inventories	Use right of land at Hill 14/1, Block 84, Daqiao Street and construction in progress on the ground	8/6/2032	119,104.22	13,096.82		132,201.04
Shanghai Huanjiang Investment Development Co., Ltd.	21,806.00	Inventories	The land use right of the merchant-operated project of Plot E17-4, Unit E8, Pudong New Area	1/23/2023 to 12/27/2023	36,645.48	911.17		37,556.65
Shanghai Huanjiang Investment Development Co., Ltd.	16,158.21	Inventories	Use right of land at Hill 1/8, Block 249, Yangjing Street, Shanghai	5/5/2023		76,200.71		76,200.71
Shanghai Runzuan Real Estate Development Co., Ltd.	1,195.43	Inventories	Right to use the state-owned construction land at Hill 1, 446 Street, Xinjiangwancheng Street, Yangpu District	11/19/2025		392,747.24		392,747.24
Shanghai Gubei (Group) Co.,	5,000.00	Investment properties	Rooms 302, 303, 402, 403, 2501-2504,	4/1/2023	22,196.16		633.32	21,562.84

[redacted]

Name of the mortgagee	Amount of loan	Type of collateral	Details of the collateral	Date of maturity of a debt	Book value of assets			
					Book value as at December 31, 2019	Increase in 2020	Decrease in 2020	Book value as at December 31, 2020
Ltd.			2601-2604, 2701-2704, and 2801-2804, No. 1438, Hongqiao Road, Shanghai (HFDZZ [2013] No. 003910)					
Shanghai Gubei (Group) Co., Ltd.	4,000.00			12/31/2021				
		Investment properties	Rooms 2901-2904, No. 1438, Hongqiao Road, Shanghai (HDZZ [2013] No. 003910)		4,274.37		121.96	4,152.41
Shanghai Gubei (Group) Co., Ltd.	3,500.00	Fixed assets	Rooms 3001-3004, No. 1438, Hongqiao Road, Shanghai (HFDZZ [2013] No. 003910)	9/20/2021 to 4/3/2023	4,275.28		128.51	4,146.77
Shanghai Gubei (Group) Co., Ltd.	111,000.00			9/28/2033				
Shanghai Gubei (Group) Co., Ltd.	10,000.00		No. 01, Underground Floors 1 and 1-7, Building 1, No. 1438, Hongqiao Road, Shanghai	9/21/2032				
Shanghai Gubei (Group) Co.,	4,000.00	Investment properties		12/21/2021	74,669.90		2,117.55	72,552.35

[redacted]

Name of the mortgagee	Amount of loan	Type of collateral	Details of the collateral	Date of maturity of a debt	Book value of assets			
					Book value as at December 31, 2019	Increase in 2020	Decrease in 2020	Book value as at December 31, 2020
Ltd.								
Shanghai White Butterfly Pipe Technology Co., Ltd.	2,500.00	Fixed assets	Real estate at No. 799, Mingxing Village, Jinhui Town, Fengxian District, with the real estate ownership certificate (HFDFZ [2009] No. 005847)	6/18/2021	524.34		42.73	481.61
		Intangible assets			573.55		17.38	556.17
Shanghai Bright Intelligent Curtain Wall Co., Ltd.	7,414.20	Construction in progress	Hill 5/25, Block 912, Zhuanqiao Town and above-ground buildings	3/21/2021 to 9/21/2028	12,297.42	2,135.35	14,432.77	
		Fixed assets				11,536.83		11,536.83
		Intangible assets			1,462.46	1.47	33.56	1,430.37
Shache Shanghai Building Materials Longji Cement Co., Ltd.	4,700.00	Fixed assets	Buildings and constructions, machinery equipment	4/21/2021		6,996.37		6,996.37
Shanghai Huantong Construction and Development Co., Ltd.	65,000.00	Construction in progress	Comprehensive Development Project of Pujiang Yaohua Station on Metro Line 7	6/14/2023	168,241.03			168,241.03
	5,000.00			6/18/2021				
	10,000.00			12/20/2021				
Shanghai	93,583.00	Inventories	Real estate	12/5/2032	66,127.20		37,409.00	28,718.20

[redacted]

Name of the mortgagee	Amount of loan	Type of collateral	Details of the collateral	Date of maturity of a debt	Book value of assets			
					Book value as at December 31, 2019	Increase in 2020	Decrease in 2020	Book value as at December 31, 2020
Zhonghe Real Estate Development Co., Ltd. (Remark 1)		Fixed assets	(underground parkings at No. 1, No. 79 and No. 69, Lane 89, Yonghong Road, at No. 558, No. 568 and No. 598, Shenchang Road and at No. 719, Shengui Road)		4,862.16		1,241.25	3,620.91
		Investment properties			134,257.09	37,409.00	2,935.46	168,730.63
Shanghai Hemin Real Estate Co., Ltd.	52,828.67	Fixed assets	Inventory (H [2017] MZBDCQ No. 026929)	6/30/2037	74,404.50		2,688.80	71,715.70
Shanghai Haomin Real Estate Co., Ltd.	7,267.00	Inventories	Inventory (H [2017] MZBDCQ No. 046141)	1/16/2045		37,266.82		37,266.82
Shanghai Land Housing Security Co., Ltd.	43,453.01	Investment properties	Property certificate of Nanzhan public housing No. 677	9/20/2021	111,440.34		4,531.18	106,909.16
Shanghai Land Housing Security Co., Ltd.	4,600.00	Investment properties	No. 69 Residential Building, Lane 96, Hongmei South Road	9/20/2021	14,717.45		598.41	14,119.04
Shanghai Zhubao Beicheng	16,569.10	Inventories	Hill 9/3, Block 0006, Liuxing Town	1/27/2024	42,088.74	35,515.23		77,603.97

[redacted]

Name of the mortgagee	Amount of loan	Type of collateral	Details of the collateral	Date of maturity of a debt	Book value of assets			
					Book value as at December 31, 2019	Increase in 2020	Decrease in 2020	Book value as at December 31, 2020
Real Estate Co., Ltd.								
Shanghai Land Rental Housing Construction and Development Co., Ltd.	41,487.89	Construction in progress	Right to use state-owned construction land at Hill 2/3, Block 526, Shanggang Xincun Street	7/8/2044	76,186.00			76,186.00
Shanghai Land Rental Housing Construction and Development Co., Ltd.	29,055.40	Construction in progress	Right to use state-owned construction land at Hill 2/4, Block 526, Shanggang Xincun Street	7/8/2044	54,030.00			54,030.00
Shanghai Land Rental Housing Construction and Development Co., Ltd.	10,464.11	Construction in progress	Right to use the state-owned construction land at Hill 25/12, Block 8, Kangqiao Town	7/23/2045		101,519.00		101,519.00
Shanghai Land Rental Housing Construction and Development Co., Ltd.	33,844.85	Construction in progress	Right to use the state-owned construction land at Hill 52/24, Block 449, Nanmatou Street	7/8/2044	113,838.00			113,838.00

[redacted]

Name of the mortgagee	Amount of loan	Type of collateral	Details of the collateral	Date of maturity of a debt	Book value of assets			
					Book value as at December 31, 2019	Increase in 2020	Decrease in 2020	Book value as at December 31, 2020
Shanghai Land Rental Housing Construction and Development Co., Ltd.	19,000.14	Construction in progress	Right to use the state-owned construction land at Hill 15/2, Block 443, Nanmatou Street	7/8/2044	34,484.00			34,484.00
Shanghai Land Rental Housing Construction and Development Co., Ltd.	13,982.34	Construction in progress	Right to use the state-owned construction land at Hill 159/2, Block 3, Huamu Street	12/31/2044	89,593.00			89,593.00
Shanghai Shangdan Industry Co., Ltd.	14,470.51	Construction in progress	Right to use state-owned construction land at Hill 43/1, Block 804, Bansongyuan Street, Huangpu District	8/19/2044	48,949.00			48,949.00
Shanghai Shanggan Industrial Co., Ltd.	13,972.20	Construction in progress	Right to use the state-owned construction land at Hill 7, Block 107, Huacao Town	7/19/2044	12,824.00			12,824.00
Shanghai Shanghong	10,590.74	Construction in progress	Right to use state-owned	7/2/2044	36,820.99			36,820.99

[redacted]

Name of the mortgagee	Amount of loan	Type of collateral	Details of the collateral	Date of maturity of a debt	Book value of assets			
					Book value as at December 31, 2019	Increase in 2020	Decrease in 2020	Book value as at December 31, 2020
Industrial Co., Ltd.			construction land at Hill 5/2, Block 137, Hongqiaolu Street					
Shanghai Shanghong Industrial Co., Ltd.	6,606.04	Construction in progress	Right to use the state-owned construction land at Hill 8, Block 142, Hongqiao Street, Changning District	2/24/2045		112,941.00		112,941.00
Shanghai Shangying Industrial Co., Ltd.	5,559.96	Construction in progress	Right to use the state-owned construction land at Hill 8/10, Block 303, Caohejing Street	11/22/2044	9,014.00			9,014.00
Shanghai Shangpai Industrial Co., Ltd.	6,895.56	Construction in progress	Right to use the state-owned construction land at Hill 18/1, Block 127, Jiading Industrial Zone	9/29/2050		17,193.00		17,193.00
Shanghai Zhongxing Chengbei Real Estate Co., Ltd.	16,939.86	Inventories	Land use rights and construction in progress of Plot 5# of the South Block of the Large-scale	4/23/2024	26,622.01	12,888.99		39,511.00

[redacted]

Name of the mortgagee	Amount of loan	Type of collateral	Details of the collateral	Date of maturity of a debt	Book value of assets			
					Book value as at December 31, 2019	Increase in 2020	Decrease in 2020	Book value as at December 31, 2020
			Resettlement Housing in the North of Jiading City					
Shanghai Dingbao Real Estate Co., Ltd.	89,486.95	Investment properties	Use right (HFDHZ [2016] No. 003191) of land at Hill 2/12, Block 804. Bansongyuan Street, Huangpu District and above-ground buildings	1/25/2022	45,005.44	96,119.17	458.41	140,666.20
Shanghai World Expo Binjiang Real Estate Co., Ltd.	46,208.26	Inventories	16,190.30 square meters of land at Hill 4/5, Block 805, Bansongyuan Street	1/24/2024	51,990.00			51,990.00
Shanghai Land Xingqiao Real Estate Co., Ltd.	23,611.00	Inventories	Hill 7/1, Block 652, Zhuanqiao Town, Minhang District	5/27/2024	54,590.14	12,225.48		66,815.62
Shanghai Land Xingqiao Real Estate Co., Ltd.	7,955.00	Inventories	Hill 3/2, Block 653, Zhuanqiao Town, Minhang District	5/27/2024	22,386.35	5,383.51		27,769.86

[redacted]

Name of the mortgagee	Amount of loan	Type of collateral	Details of the collateral	Date of maturity of a debt	Book value of assets			
					Book value as at December 31, 2019	Increase in 2020	Decrease in 2020	Book value as at December 31, 2020
Shanghai Xinghui Real Estate Co., Ltd. (Remark 2)	30,361.00	Inventories	Use right of land at Hill 1/2, Block 395, Changqiao Street, Xuhui District (H [2020] XZBDCQ No. 016394)	9/5/2024		196,160.00		196,160.00
Shanghai Hongqiao Economic and Technological Development Zone United Development Co., Ltd.	12,923.00	Inventories	Property ownership certificate: [2018] CZBDCQ No. 013352; area of 14,960.6 square meters; commercial office	12/15/2035		27,852.40		27,852.40
Total	1,568,015.86				2,193,042.87	1,508,559.95	78,308.77	3,518,268.92

Remark 1: Pledge is provided at the same time of providing the asset mortgage.

Remark 2: Guarantee is provided by companies outside the Group at the same time of providing asset mortgage.

8.65.2 Assets whose ownership is restricted due to pledge

Unit: RMB'0,000

Name of pledge	Book value of pledged assets as at December 31, 2020	Name of pledgee	Date of maturity	Amount of pledged loans as at December 31, 2020
60% equity of Shanghai Yiyuan Industrial Development Co., Ltd.	34,292.48	Minhang Sub-branch of Shanghai Pudong Development Bank	4/3/2024	9,250.00
All rental income of Shanghai	---	Shanghai Fifth Sub-branch of China	12/5/2032	93,583.00

[redacted]

Name of pledge	Book value of pledged assets as at December 31, 2020	Name of pledgee	Date of maturity	Amount of pledged loans as at December 31, 2020
Zhonghe Real Estate Development Co., Ltd. (Remark 1)		Construction Bank Co., Ltd.		
Right to future earnings of Shanghai Land Sanlin Binjiang Ecological Construction Co., Ltd.	---	Shanghai Luwan Sub-branch of Agricultural Bank of China Co., Ltd.	9/17/2030	811,580.00
100% equity of Shanghai Shenjiang Liang'an Development and Construction Investment (Group) Co., Ltd. (Remark 3)		Ping'an Trust Co., Ltd.	10/12/2021	36,000.00
100% equity of Shanghai Shenjiang Liang'an Development and Construction Investment (Group) Co., Ltd. (Remark 3)	---	Ping'an Trust Co., Ltd.	10/12/2022	216,000.00
Bank acceptance bills issued by Shanghai Bright Intelligent Curtain Wall Co., Ltd.	310.00	Shanghai Luwan Sub-branch of Agricultural Bank of China Co., Ltd.	1/4/2021	300.00
All rental income of Xinyue Apartment generated or to be generated (Remark 2)	---	Everbright Xinglong Trust Co., Ltd.	4/13/2045	279,500.00
All rental income of Yaohua Apartment generated or to be generated (Remark 2)	---	Western Trust Co., Ltd.	10/13/2043	179,800.00
Total	34,602.48			1,626,013.00

Remark 1: Mortgage is provided at the same time of providing the asset pledge.

Remark 2: The asset pledge is provided for bonds issued by the Company.

Remark 3: In 2019, Shanghai Land (Group) Co., Ltd. absorbed and merged Shenjiang Company. For details, please refer to Note 15.3. The original Shenjiang equity pledge contract remains in force in 2020, and the relevant change procedures are being processed.

[redacted]

9 Contingencies

9.1 Please refer to Note 10 for details of contingencies arising from the provision of guarantees.

9.2 Major pending litigation or arbitration

9.2.1 In October 2009, Tong Jinquan and the Company, Shanghai Housing and Land (Group) Co., Ltd. (hereinafter referred to as "Shanghai Housing and Land Group"), and Dahua (Group) Co., Ltd. (hereinafter referred to as "Dahua Group") signed the Equity Transfer Agreement (hereinafter referred to as the "Equity Transfer Agreement"), agreeing to transfer 100% equity of the Company's subsidiary Shanghai Kaifeng Real Estate Development Co., Ltd. (hereinafter referred to as "Kaifeng Real Estate"); afterwards, Tong Jinquan and Kaifeng Real Estate signed the relevant memorandums, making supplementary agreement on the equity transfer. In December 2013, Tong Jinquan and the Company, Shanghai Housing and Land Group, Dahua Group and Kaifeng Real Estate signed relevant memorandums and supplementary instructions to make relevant agreements on the issues left over from the equity transfer. Kaifeng Real Estate temporarily withheld RMB 127,755,900 of the money related to legacy matters and security deposit, and the interest on the security deposit during the retention period shall be calculated according to the benchmark interest rate of the People's Bank of China for the same period.

In November 2020, Tong Jinquan filed a lawsuit with the Shanghai No.1 Intermediate People's Court for Kaifeng Real Estate's failure to pay the above amount, claiming that the Court ordered the Company, Kaifeng Real Estate and Dahua (Group) Co., Ltd. to pay him the above payment and the corresponding liquidated damages. As of the reporting date, the case is still in the first instance.

9.2.2 On June 25, 2019, Shanghai Haozhe Investment Management Co., Ltd. (hereinafter referred to as "Haozhe Investment") filed a lawsuit with the Shanghai No.1 Intermediate People's Court for Laweida Pavilion on the Plot C01 to be dismantled, claiming the subsidiary Expo Shanghai (Group) Co., Ltd. (hereinafter referred to as "Expo Development Company") pays its investment in the construction of Laweida Pavilion and ancillary buildings on the Plot C01 of the Expo Site and the return on investment calculated at an annual interest rate of 12%, which are tentatively calculated as RMB 105.01 million; later, Haozhe Investment applied to the court for property preservation. After judicial evaluation by the Court, the replacement value of the Laweida Pavilion and its auxiliary buildings was RMB 62,488,700, and the residual value after depreciation was RMB 46,709,100. In order to dismantle Laweida Pavilion as soon as possible and promote the work of vacating land, Expo Development Company, under the auspices of the Court, paid a total of RMB 62.5 million of escrow payment equivalent to the replacement value of the venue to the Shanghai No.1 Intermediate People's Court.

On February 25, 2020, Expo Development Company formally submitted the Application for Replacement of Collateral to the Shanghai No.1 Intermediate People's Court, applying for the replacement of the escrow payment of RMB 62.5 million by the Performance Guarantee. On November 25, 2020, the Shanghai No.1 Intermediate People's Court made a judgment of first instance with the written judgment (H01MC [2019] No. 205). Expo Development Company has filed an appeal, and as of the reporting date, the case is still in the second instance.

9.2.3 In November 2020, Shanghai Construction Mechanical Engineering Co., Ltd. filed a lawsuit with Suzhou Gusu District People's Court for the settlement disputes regarding the general contract with Suzhou Zhonghuayuan Real Estate Development Co., Ltd. subordinate to the subsidiary China Enterprise Company Limited, claiming the payment of the remaining settlement amount of RMB 38,055,700 and the corresponding interest. As of the reporting date, the case is still in the first instance.

9.2.4 On September 12, 2014, Shanghai Land Agricultural Investment Development Co., Ltd. (hereinafter referred to as the "Agricultural Investment Company") subordinate to the subsidiary Shanghai Tidal Flat Ecological Development Co., Ltd. and Shanghai Heda Agricultural and Sideline Products Development Co., Ltd. (hereinafter referred to as "Heda Company") signed a lease contract, agreeing that Heda Company leases 2,777.1 mu of unused land west of Beihu Xiba, Chongming District, Shanghai from the Agricultural Investment Company. After the lease term expired on December 31, 2016, the lease was not renewed. Heda Company refused to return the leased land on the grounds of high investment in 2019, and has occupied the land without paying any occupancy fees to Agricultural Investment Company.

According to the Award (HMZCZ [2020] No. 0865) issued by the Shanghai International Economic and Trade Arbitration Commission, the arbitration tribunal held that, in accordance with the principle of fairness, the Agricultural Investment Company should compensate Heda Company by RMB 20,485,400; at the same time, Heda Company should pay the land occupation fee for the period from January 1, 2017 to the actual return date of the leased land based on the annual rent of RMB 1.4443 million. Among them, the total land occupation fee of RMB 4.3329 million for 2017-2019 claimed by Agricultural Investment Company in this arbitration has been supported. As of the reporting date, both parties have not implemented the arbitration result, and Agricultural Investment Company recognized the estimated liability of RMB 16.1525 million for the difference of the arbitration item in 2020.

9.3 Other significant contingencies required to be explained

9.3.1 The Project Company subordinate to the Company currently calculates and recognizes the land value-added tax in accordance with the relevant provisions of the Interim Regulations on Land Value-added Tax and its implementing rules. Because some development projects have not yet undergone land value-added tax liquidation, the final liquidation result may differ from the amount recognized by the Company.

9.3.2 When the Company calculates the income tax payable, there are multiple transactions that need to make major judgments, and the amount of tax required to be calculated cannot be determined before tax liquidation. If the final result of tax settlement is different from the calculation result on the account, these differences will affect the income tax and deferred tax in the settlement year. Relevant deferred tax assets caused by temporary differences can be confirmed in future tax liquidation, and the actual tax offset results will be different.

9.3.3 On February 20, 2017, Jiangyin Jihui Real Estate Co., Ltd. (hereinafter referred to as "Jiangyin Jihui") subordinate to the subsidiary Shanghai House Real Estate Sponsion Co., Ltd., received the Idle Land Investigation Notice issued by Jiangyin Bureau of Land and Resources, for which the reason was that phase II land failed to start construction before September 1, 2013 in accordance with the land transfer agreement, which was suspected of constituting idle land. The relevant agencies have been provided with the reply on the investigation, in which the impact of the adjustment of the government regional planning of the town where the project was located on the phase-II construction was emphasized. Jiangyin Jihui is currently communicating with Yuecheng Township Government with respect to the phase-II plot.

10. Guarantees

10.1 Guarantee information within the Group

10.1.1 Provision of guarantees for companies within the Group

Unit: RMB'0,000

Guarantor	Guarantee	Balance	Date of maturity
Shanghai Land (Group) Co., Ltd. (Remark 1)	Shanghai Zhongxing (Group) Co., Ltd.	348,864.00	3/16/2021
Shanghai Land (Group) Co., Ltd. (Remark 1)	China Enterprise Company Limited	315,000.00	6/5/2024
Shanghai Land (Group) Co., Ltd. (Remark 1)	China Enterprise Company Limited	152,000.00	11/14/2024
Shanghai Minlian Lingang Construction and Development Co., Ltd.	Shanghai Minlian Lingang United Development Co., Ltd.	4,605.31	4/27/2023
Shanghai Land Housing Security Co., Ltd.	Shanghai Yingcheng Real Estate Co., Ltd.	34,000.00	11/7/2022
Shanghai Land Housing Security Co., Ltd.	Shanghai Yingcheng Real Estate Co., Ltd.	26,000.00	11/7/2022
Shanghai Land Housing Security Co., Ltd.	Shanghai Yingcheng Real Estate Co., Ltd.	3,750.00	9/13/2022
Shanghai Land Housing Security Co., Ltd.	Shanghai Yingcheng Real Estate Co., Ltd.	7,498.00	9/13/2022
Shanghai Land Housing Security Co., Ltd.	Shanghai Yingcheng Real Estate Co., Ltd.	26,252.00	9/13/2022
Shanghai Land Housing Security Co., Ltd.	Shanghai Yingcheng Real Estate Co., Ltd.	22,500.00	9/13/2022
Shanghai Building Materials (Group) Co., Ltd.	Shanghai Bright Intelligent Curtain Wall Co., Ltd.	3,150.00	9/10/2021
Shanghai Building Materials (Group) Co., Ltd.	Shanghai Bright Intelligent Curtain Wall Co., Ltd.	7,500.00	9/25/2021
Shanghai Building Materials (Group) Co., Ltd. (Remark 2)	Shanghai Bright Intelligent Curtain Wall Co., Ltd.	1,215.00	7/2/2021
Shanghai Building Materials (Group) Co., Ltd. (Remark 2)	Shanghai Building Materials Group Cement Co., Ltd.	200.00	3/23/2021
Shanghai Building Materials (Group) Co., Ltd. (Remark 2)	Shanghai Building Materials Group Cement Co., Ltd.	450.00	4/24/2021
Shanghai Building Materials (Group)	Shanghai Building Materials Group Cement	450.00	5/13/2021

Guarantor	Guarantee	Balance	Date of maturity
Co., Ltd. (Remark 2)	Co., Ltd.		
Shanghai Building Materials (Group) Co., Ltd. (Remark 2)	Shanghai Building Materials Group Cement Co., Ltd.	400.00	9/9/2021
Shanghai Land (Group) Co., Ltd.	Shanghai Land Sanlin Binjiang Ecological Construction Co., Ltd.	300,000.00	11/28/2021
Total		1,253,834.31	

Remark 1: The guarantor provides the irrevocable joint and several liability guaranty for the issuance of corporate bonds by the guarantee.

Remark 2: The guarantor provides the irrevocable joint and several liability guaranty for the bank acceptance bills issued by the guarantee.

10.1.2 Provision of other guarantees for companies within the Group

As of December 31, 2020, the balance of the syndicated loan of the subsidiary Shanghai Land Sanlin Binjiang Ecological Construction Co., Ltd. was RMB 8.1158 billion. All shareholders issued a commitment letter on the syndicated loan. Matters relating to the commitment letter include: before the guaranteed debt is fully paid off, no shareholder may reduce the registered capital or withdraw capital in any form, or receive any dividends or similar payments in any form; the promisor is responsible for raising funds by itself to make up the fund gap and ensure the completion of the project as planned; if the cash flow is insufficient to pay the debt, the promisor shall pay the debt comprehensively; the commitment matters will maintain effective until the date when the guaranteed debt is repaid.

10.2 Guarantee information outside the Group

10.2.1 Provision of guarantees for companies outside the Group

Unit: RMB'0,000

Guarantor	Guarantee	Relationship with the Group	Guaranteed amount	Date of maturity
EXPO Shanghai (Group) Co., Ltd.	Shanghai World Expo Bailian Commercial Co., Ltd.	Related party	2,229.50	1/18/2024
EXPO Shanghai (Group) Co., Ltd.	Shanghai World Expo Bailian Commercial Co., Ltd.	Related party	7,350.00	10/16/2024
EXPO Shanghai (Group) Co., Ltd.	Shanghai World Expo Bailian Commercial Co., Ltd.	Related party	4,410.00	4/19/2023
EXPO Shanghai (Group) Co., Ltd.	Shanghai World Expo Bailian Commercial Co., Ltd.	Related party	9,310.00	7/30/2022
Shanghai Land Pension Industry Investment Co.,	Shanghai Soyoung Investment Management Co.,	Related party	1,189.00	12/15/2024

Guarantor	Guarantee	Relationship with the Group	Guaranteed amount	Date of maturity
Ltd.	Ltd.			
Shanghai Land Pension Industry Investment Co., Ltd.	Shanghai Soyoung Investment Management Co., Ltd.	Related party	2,609.24	9/28/2027
Shanghai Land Rental Housing Construction and Development Co., Ltd.	Shanghai Chengfang Rental Housing Operation and Management Co., Ltd.	Related party	8,437.50	3/28/2030
Shanghai Urban Renewal Construction and Development Co., Ltd.	Shanghai Huangpu Urban Renewal Construction and Development Co., Ltd.	Related party	1,303,031.82	7/31/2034
Shanghai Urban Renewal Construction and Development Co., Ltd.	Shanghai Jing'an Urban Renewal Investment Development Co., Ltd.	Related party	353,963.03	7/22/2034
Shanghai Urban Renewal Construction and Development Co., Ltd.	Shanghai Hongkou Urban Renewal Construction and Development Co., Ltd.	Related party	546,770.67	6/28/2034
Shanghai Urban Renewal Construction and Development Co., Ltd.	Shanghai Hongkou Urban Renewal Construction and Development Co., Ltd.	Related party	422,460.00	8/24/2035
Shanghai Urban Renewal Construction and Development Co., Ltd.	Shanghai Hongkou Urban Renewal Construction and Development Co., Ltd.	Related party	300.00	12/28/2035
Shanghai Urban Renewal Construction and Development Co., Ltd.	Shanghai Yangpu Urban Renewal Construction and Development Co., Ltd.	Related party	215,296.31	8/15/2034
Total			2,877,357.07	