

10.2.2 Provision of guarantees by companies outside the Group for the Group
Credit guarantee

Unit: RMB'0,000

Guarantor	Relationship with the Group	Guarantee	Guaranteed amount	Date of maturity
Shanghai World Expo Land Holdings Co., Ltd.	Related party	Shanghai Land (Group) Co., Ltd.	20,000.00	9/29/2028
Shanghai World Expo Land Holdings Co., Ltd.	Related party	Shanghai Land (Group) Co., Ltd.	20,000.00	2/28/2029
Shanghai Urban Construction Investment Development Corporation	Non-related party	Shanghai Land (Group) Co., Ltd.	400,000.00	5/13/2021
China Bond Insurance Corporation	Non-related party	Shanghai Land (Group) Co., Ltd.	160,000.00	4/24/2021
China Bond Insurance Corporation	Non-related party	Shanghai Land (Group) Co., Ltd.	100,000.00	4/20/2022
Shanghai Huijing Real Estate Development Co., Ltd.	Non-related party	Shanghai Xinghui Real Estate Co., Ltd. (Remark)	12,144.40	9/4/2024
Total			712,144.40	

Note: While the guarantees are provided by the companies outside the Group, the guarantee shall provide asset mortgage.

10.3 Guarantee operation business matters

10.3.1 As of December 31, 2020, the balance of the personal housing accumulation fund loan guaranteed by the subsidiary Shanghai House Real Estate Sponson Co., Ltd. was RMB 102.888 billion; the commercial loan guarantee balance was RMB 2.49 billion; the balance of the five-year commercial loan business under guarantee was RMB 1.392 billion; the balance of loan for studying abroad under guarantee was RMB 0.5 million; the auction guarantee balance under the guarantee was RMB 169.56 million; the balance of the amount related to the ownership transfer with mortgage under the guarantee was RMB 266.2315 million; the balance of the phased business of property under construction was RMB 144.447 million.

10.3.2 As of December 31, 2020, the financing guarantee balance of Shanghai United Financing Guarantee Co., Ltd. subordinate to the subsidiary Shanghai House Real Estate Sponson Co., Ltd. under the guarantee was RMB 46.875 million.

10.4 Staged joint and several liability guarantee for commercial housing sales

Due to different local policies, some of the subordinate project companies have provided staged joint and several guarantee liabilities for housing purchasers who apply for personal housing loans, housing provident fund entrusted loans, and housing provident fund subsidized loans to the bank for the purchase of their developed real estate.

11. Commitments

11.1 In 2016, the subsidiary Shanghai Shenjiang Liang'an Development and Construction Investment (Group) Co., Ltd. (hereinafter referred to as "Shenjiang Company") and Shanghai Fuyuan Binjiang Development Co., Ltd. (hereinafter referred to as "Fuyuan Company") subordinate to the subsidiary China Enterprise Company Limited signed the land transfer memorandum, agreeing that Shenjiang Company receives RMB 350 million of supporting costs for the bundled public welfare projects on the two plots of E04-2\04-4 from Fuyuan Company and assumes the construction costs of five public welfare projects on the two plots. At the same time, Shenjiang Company may not revoke the commitment regardless of whether Shenjiang Company is a shareholder of Fuyuan Company. If the cost of public welfare projects cannot be deducted before the tax of Fuyuan Company (including but not limited to land appreciation tax, VAT, and enterprise income tax), Shenjiang Company shall agree to reduce the above payment for land use right transfer (that is, Shenjiang Company ceases to collect the reduced payment for land use right transfer from Fuyuan Company), and Fuyuan Company shall be guaranteed to obtain the after-tax profits to be enjoyed that Fuyuan Company can deduct before tax according to the cost of public welfare projects after the adjustment, so as to safeguard the rights and interests that Fuyuan shareholders should enjoy. At present, the shareholders of Fuyuan Company are Shanghai Zhongxing (Group) Co., Ltd. and Shanghai Ronglv Ruijiang Real Estate Co., Ltd., holding 53% and 47% of the shares respectively. On January 11, 2019, the Company formally absorbed and merged Shenjiang Company in accordance with the Document (HDC [2019] No. 26), and signed an absorption and merger agreement. It is agreed that June 30, 2019 shall be the base date of the merger. From the base date, all rights and obligations of Shenjiang Company such as assets, debts, and employees shall be borne by the Company conditionally. Therefore, the above-mentioned related commitments shall be taken over by the Company.

11.2 In 2015, in accordance with the municipal government's strategic deployment on the overall development of both sides of the Huangpu River, the subsidiary Shanghai Shenjiang Liang'an Development and Construction Investment (Group) Co., Ltd. (hereinafter referred to as "Shenjiang Company") took charge of the overall packaging and development of the stock lands in the dock area on both sides of Huangpu River, and obtained the commercial land development right of 15 plots by means of premium of stock lands, and simultaneously took charge of the construction of 12 wharf public welfare projects in Binjiang Area between the two sides and the two bridges of Huangpu River. According to the Shanghai Municipal Contract on Assignment of State-owned Construction Land signed between Shenjiang Company and Shanghai Municipal Planning and Land Resources Administration, Article 43 of Chapter VIII Application of the Law and Dispute Resolution specifically stipulates:

- (1) A construction unit should build bundled public welfare projects and bear related expenses, and transfer them to the government for localized management after completion.
- (2) In accordance with the municipal government's work requirements for the overall linkage and packaging development project of key areas on both sides of the Huangpu River, the transferee shall bear the relevant costs such as the construction of public welfare projects in key areas on both sides of the Huangpu River in proportion.
- (3) According to the municipal government's working mechanism for the overall development of key areas on both sides of the Huangpu River and the linkage of public welfare projects, the rights and interests of lands with the ownership of Shenjiang in the wharf (Shenjiang part) area recovered from the relevant plots shall be reduced, and the reduced land amount shall directly offset the land transfer fees.

On January 11, 2019, the Company officially absorbed and merged Shenjiang Company according to the Document (HDC [2019] No. 26), and signed an absorption and merger agreement, stipulating that June 30, 2019 shall be the base date of the merger. From the base date, all rights and obligations of Shenjiang Company such as assets, debts, and employees shall be borne by the Company conditionally. Therefore, the above-mentioned related commitments shall be taken over by the Company.

As of December 31, 2020, according to the non-bundled public welfare projects involved in the special agreement (2), a total of RMB 1.20045 billion of supporting costs was collected from various construction project entities for the construction of non-bundled public welfare projects involved in each project. The balance of special payables in 2020 was RMB 940.56 million. According to the special agreement (3), the reduced amount of rights and interests of lands with the ownership of Shenjiang was RMB 3.07115 billion, and the balance of land compensation in 2020 was RMB 1.436 billion, which was temporarily presented under the item of long-term payables - compensation for the decrease in land rights and interests.

12. Events after balance sheet date

12.1 On January 18, 2021, the 12th meeting of the 9th board of directors of the subsidiary China Enterprise Company Limited (hereinafter referred to as "China Enterprise") deliberated and adopted the Proposal on Repurchase of Company Shares by Centralized Bidding. China Enterprise intended to use self-owned funds to repurchase the Company's shares, which were planned to be completely used to implement the equity incentive plan.

The repurchase price was no more than RMB 5.17 per share, and the repurchase quantity was no less than 25 million shares (inclusive) but no more than 50 million shares (inclusive), accounting for 0.41% and 0.82% of the total share capital of China Enterprise. The number of shares repurchased shall be subject to the actual number of shares repurchased when the repurchase period expires. The repurchase method adopted the centralized bidding transaction method to repurchase shares from the secondary market. The calculation was conducted based on the upper limit of the repurchase price of RMB 5.17 per share, and the total funds to be used for repurchase shall not exceed RMB 258.5 million.

12.2 On March 23, 2021, the 13th meeting of the 9th board of directors of the subsidiary China Enterprise Company Limited (hereinafter referred to as "China Enterprise") deliberated and approved the 2020 profit distribution plan of China Enterprise: in 2020, China Enterprise intended to distribute profits based on total share capital registered on the equity registration date of the implementation of the equity allotment deducting the balance of the shares after repurchase in the special repurchase account at that time. It was planned to distribute the cash dividend of RMB 1.38 (tax-inclusive) to all shareholders for every 10 shares with the undistributed profits. As of December 31, 2020, the total share capital of China Enterprise was 6,096,135,252.00 shares. So far, 4,971,892 shares have been repurchased. Based on this, the total cash dividends to be distributed were calculated as RMB 840,580,543.68 (tax-inclusive). The actually distributed cash dividends will be adjusted based on the actual situation of share repurchase at that time.

This profit distribution does not include issue of bonus share and conversion of capital reserves into share capital.

In case of changes in the total share capital of the Company before the equity registration date of the implementation of the equity allotment or in the shares in the special repurchase accounts, it is proposed to maintain the distribution ratio per share unchanged.

This proposal still needs to be submitted at the shareholders' meeting of China Enterprise for deliberation.

- 12.3** According to the profit distribution plan for this year adopted at the 15th meeting of the 9th board of directors of Shanghai Yaohua Pilkington Glass Group Co., Ltd. (hereinafter referred to as "SYP Glass") subordinate to the subsidiary Shanghai Building Materials (Group) Co., Ltd., SYP Glass intended to distribute cash dividend of RMB 0.58 to all shareholders for every 10 shares (tax-inclusive) based on total share capital registered on the equity registration date of the implementation of the equity allotment (the specific date will be specified in the equity distribution implementation announcement) in 2020. As of December 31, 2020, the total share capital of SYP Glass was 934,916,069 shares. Based on this, the total cash dividends to be distributed were calculated as RMB 54,225,132.00 (tax-inclusive). In case of changes in the total share capital of the Company before the equity registration date of the implementation of the equity allotment, it is proposed to maintain the total distribution unchanged. The distribution ratio per share shall be adjusted accordingly, and the specific adjustments shall be announced separately. No conversion of capital reserves into share capital or issue of bonus share was conducted. The 2020 profit distribution plan still needs to be implemented after approval at the shareholders' meeting.
- 12.4** On January 11, 2021, according to the Notice on the Free Transfer of Equity of Wuxi Taihu Garden Real Estate Co., Ltd. (HDC [2021] No.3), 80.07% equity of Wuxi Taihu Garden Real Estate Co., Ltd. held by the subsidiary Shanghai Hongqiao Economic and Technological Development Zone United Development Co., Ltd. was transferred to the subsidiary Shanghai Real Estate Management (Group) Co., Ltd. for free, and the relevant industrial and commercial registration of changes was completed on February 2, 2021.
- 12.5** In January 2021, RMB 13 million of one of the loans issued by Shanghai Huangpu United Microfinance Co., Ltd. subordinate to the subsidiary Shanghai House Real Estate Sponson Co., Ltd. was overdue, thus the Company filed a lawsuit in January 2021; In January 2021, another loan business was extended for one year, with a loan principal of RMB 3.0 million;

In March 2021, after the extension period of another two loans totaling RMB 10 million expired, the principal and interest were not collected as agreed.

13. Related parties and related party transactions

13.1 Parent company of the Company

Enterprise name	Share proportion	Relationship with the Company
State-owned Assets Supervision and Administration Commission of Shanghai Municipal Government	100.00%	Shareholder

13.2 Please refer to Note 7.1 for details of the Company's subsidiary enterprises.

13.3 Please refer to Note 8.17.2 for details of the joint ventures and associates of the Company.

13.4. Other related parties of the Company

Name of related party	Relationship with the Company
Shanghai Ronglv Ruijiang Real Estate Co., Ltd.	Minority shareholders of a subsidiary of China Enterprise
Shanghai Construction Engineering Management Co., Ltd.	Custody enterprise of Shenhong Company
Shanghai Land Longyang Real Estate Development Co., Ltd.	Note

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Remark: On August 26, 2020, the proportion of the Company's equity in Shanghai Land Longyang Real Estate Development Company increased from 45% to 70%, and current accounts between related parties and transactions after this date have been combined and offset.

13.5 Related-party transactions

13.5.1 For the subsidiaries under the control of the Company and included in the scope of consolidated statements, their mutual transactions and the parent-subsidiary corporation transactions have already been offset.

13.5.2 Pricing methods and decision-making procedures for related transactions

Both parties reached an agreement through mutual negotiation according to the industry standard and the development level of the place where the project is located and in combination with the position of project subject matter, project investment amount, design requirements and other factors.

Various related transactions between the Company and the above-mentioned related parties are carried out in accordance with the principles of mutual benefit, fairness and fairness, and neither party can use related transactions to harm the interests of the other party.

13.5.3 Sales of goods and provision of labor services to related parties

Name of company	Related-party transaction	Year 2020	Balance as at December 31, 2019
Shanghai International Trade Center Co., Ltd.	Compensation for and interest of land rights and interests	970,961,026.43	5,699,401.49
Shanghai International Trade Center Co., Ltd.	Service revenue	1,370,432.35	624,587.54
Shanghai International Trade Center Co., Ltd.	Venue use fees		1,839,278.10
Shanghai Yangtze River Hotel Co., Ltd.	Compensation for land rights and interests	305,800,000.00	325,800,000.00
Shanghai Yangtze River Hotel Co., Ltd.	Interest on compensation for rights and interests	23,089,125.10	24,665,943.39
Shanghai Yangtze River Hotel Co., Ltd.	Service revenue	502,295.07	105,589.81
Shanghai Pacific Hotel Co., Ltd.	Interest on compensation for rights and interests	23,631,877.36	23,900,745.27
Shanghai Pacific Hotel Co., Ltd.	Service revenue	336,724.98	57,783.96
Shanghai World Expo Bailian Commercial Co., Ltd.	Venue rental fees	95,405,155.31	101,957,076.20
Shanghai Soyoung Investment Management Co., Ltd.	Venue use fees	24,826,210.55	30,485,364.12

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Name of company	Related-party transaction	Year 2020	Balance as at December 31, 2019
Shanghai Pujiang Tour Operation Service Co., Ltd.	Provision of labor services and rental fees	12,714,925.67	33,494,435.12
Shanghai World Expo Land Holdings Co., Ltd.	Rental fees and property management fees	9,217,030.04	6,049,889.54
Shanghai World Expo Land Holdings Co., Ltd.	Asset management fees	4,442,606.29	4,895,055.53
Shanghai Chunri Real Estate Co., Ltd.	Income from housing lease	1,444,194.50	1,482,375.06
Shanghai Kangjian Refueling Co., Ltd.	House rent	619,047.62	619,047.62
Shanghai World Expo Green Energy Development Co., Ltd.	Staff dispatch services	441,509.42	441,509.43
Shanghai Xingxin Real Estate Development Co., Ltd.	Service charges		1,273,556.98
Shanghai Binjiang Xiangrui Investment and Construction Co., Ltd.	House rent		707,496.32
Shanghai Chengfang Rental Housing Operation and Management Co., Ltd.	Store management fees		70,886.68
Total		1,474,802,160.69	564,170,022.16

13.5.4 Procurement of goods and acceptance of labor services from related parties

Name of company	Related-party transaction	Year 2020	Balance as at December 31, 2019
Shanghai Chengfang Rental Housing Operation and Management Co., Ltd.	Consulting service fees, labor service fees, etc.	24,659,316.00	9,413,291.09
Shanghai World Expo Land Holdings Co., Ltd.	Lease expenses	21,294,552.93	53,558,319.27
China Resources Land (Shanghai) Co., Ltd.	Service charges	7,837,813.25	18,667,729.27
Hubei Chengda Yinhe Data Technology Co.,	Receiving of services	7,882,866.38	9,151,009.59

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Name of company	Related-party transaction	Year 2020	Balance as at December 31, 2019
Ltd.			
Shanghai Pujiang Tour Operation Service Co., Ltd.	Ticket payment	2,486,580.00	
Shanghai World Expo Land Holdings Co., Ltd.	Property costs		237,510.13
Total		64,161,128.56	91,027,859.35

13.5.5 Collection of interest income from related parties

Name of company	Year 2020	Balance as at December 31, 2019
Shanghai Land Longyang Real Estate Development Co., Ltd.	283,675,077.29	389,720,690.38
Shanghai Chunri Real Estate Co., Ltd.	253,123,300.00	250,881,000.00
Shanghai Fuzhou Binjiang Development and Construction Investment Co., Ltd.	30,206,954.84	
Shanghai Fupu Binjiang Development and Construction Investment Co., Ltd.	22,477,128.46	21,740,173.43
Shanghai Fuying Binjiang Development and Construction Investment Co., Ltd.	10,566,084.54	10,219,655.56
Shanghai Ruituo Industrial Co., Ltd.	3,823,349.06	
Shanghai Pulifa Housing Industry Co., Ltd.		286,152.32
Total	603,871,894.19	672,847,671.69

13.5.6 Payment of interest expenses to related parties

Name of company	Year 2020	Balance as at December 31, 2019
Shanghai Pacific Hotel Co., Ltd.	51,300.00	
Total	51,300.00	

13.5.7 Receivables from and payables to related parties

Name of company	Item	Amount as at December 31, 2020	Balance as at December 31, 2019
Shanghai World Expo Bailian Commercial Co., Ltd.	Accounts receivable	27,107,365.19	26,763,732.57
Shanghai Pujiang Tour Operation Service Co., Ltd.	Accounts receivable	10,504,701.58	1,900,978.46
Shanghai World	Accounts	2,181,914.78	5,715,869.03

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Name of company	Item	Amount as at December 31, 2020	Balance as at December 31, 2019
Expo Land Holdings Co., Ltd.	receivable		
Shanghai Soyoung Pension Service Co., Ltd.	Accounts receivable	1,223,390.63	
Shanghai Huangpu River Dong'an Development Investment Co., Ltd.	Accounts receivable	1,179,245.28	1,229,456.30
Hubei Chengda Yinhe Data Technology Co., Ltd.	Accounts receivable	493,845.00	1,650,480.00
Shanghai Soyoung Investment Management Co., Ltd.	Accounts receivable	149,500.00	49,959,516.67
Shanghai Yangtze River Hotel Co., Ltd.	Accounts receivable		305,800,000.00
Shanghai International Trade Center Co., Ltd.	Accounts receivable		6,041,365.58
Total		42,839,962.46	399,061,398.61

Name of company	Item	Amount as at December 31, 2020	Balance as at December 31, 2019
Shanghai Fuzhou Binjiang Development and Construction Investment Co., Ltd.	Interest receivable	32,019,372.13	
Shanghai Land Longyang Real Estate Development Co., Ltd.	Interest receivable		320,141,514.98
Total		32,019,372.13	320,141,514.98

Name of company	Item	Amount as at December 31, 2020	Balance as at December 31, 2019
Shanghai Xuhui Binjiang	Dividends receivable	51,268,284.50	51,268,284.50

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Name of company	Item	Amount as at December 31, 2020	Balance as at December 31, 2019
Development Investment and Construction Co., Ltd.			
Shanghai United Cement Co., Ltd.	Dividends receivable	19,949,149.70	17,331,578.86
Shanghai Pudong New Area Shanggong Jimao Market Management Co., Ltd.	Dividends receivable	1,676,365.35	
Shanghai Yingli Real Estate Co., Ltd.	Dividends receivable	250,000.00	250,000.00
Shanghai Xingxin Real Estate Development Co., Ltd.	Dividends receivable		68,000,000.00
Shanghai Songjiang New Town Construction and Development Co., Ltd.	Dividends receivable		20,680,305.15
Shanghai Deshang Real Estate Development Co., Ltd.	Dividends receivable		10,560,000.00
Total		73,143,799.55	168,090,168.51

Name of company	Item	Amount as at December 31, 2020	Balance as at December 31, 2019
Shanghai Construction Engineering Management Co., Ltd.	Prepayments	119,866,847.66	116,387,167.16
Hubei Chengda Yinhe Data Technology Co., Ltd.	Prepayments		99,976.42
Total		119,866,847.66	116,487,143.58

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Name of company	Item	Amount as at December 31, 2020	Balance as at December 31, 2019
Shanghai Ronglv Ruijiang Real Estate Co., Ltd.	Other receivables	1,394,000,000.00	1,034,000,000.00
Shanghai Yingli Real Estate Co., Ltd.	Other receivables	150,000,000.00	150,000,000.00
Shanghai Ruituo Industrial Co., Ltd.	Other receivables	114,005,625.00	
State-owned Assets Supervision and Administration Commission of Shanghai Municipal Government	Other receivables	97,849,134.32	97,849,134.32
Shanghai Fuzhou Binjiang Development and Construction Investment Co., Ltd.	Other receivables	76,149,838.33	
Shanghai Construction Engineering Management Co., Ltd.	Other receivables	59,899,548.50	55,611,348.50
Shanghai Xinghuadi Hotel Management Co., Ltd.	Other receivables	28,500,000.00	28,500,000.00
Shanghai Land Xiangyue Construction and Development Co., Ltd.	Other receivables	15,000,000.00	
Shanghai Hongqiao Friendship Shopping Center Co., Ltd.	Other receivables	5,160,000.00	
Shanghai World Expo Land Holdings Co., Ltd.	Other receivables	624,170.00	624,170.00
Shanghai	Other receivables	107,493.45	107,493.45

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Name of company	Item	Amount as at December 31, 2020	Balance as at December 31, 2019
Soyoung Investment Management Co., Ltd.			
Shanghai Land Longyang Real Estate Development Co., Ltd.	Other receivables		1,737,276,800.00
Anting Xingubei (Shanghai) Construction and Development Co., Ltd.	Other receivables		5,000,000.00
Shanghai Hongqiao Commercial Development Co., Ltd.	Other receivables		902,852.60
Shanghai Xingxin Real Estate Development Co., Ltd.	Other receivables		844,000.00
Total		1,941,295,809.60	3,110,715,798.87

Name of company	Item	Amount as at December 31, 2020	Balance as at December 31, 2019
Shanghai Fuzhou Binjiang Development and Construction Investment Co., Ltd.	Other current assets (entrusted loans)	603,683,777.88	603,683,777.88
Shanghai Land Longyang Real Estate Development Co., Ltd.	Other current assets (entrusted loans)		8,651,669,403.71
Shanghai Fupu Binjiang Development and Construction Investment Co., Ltd.	Other current assets (entrusted loans)		448,520,000.00
Shanghai Fuying Binjiang	Other current assets (entrusted)		210,841,000.00

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Name of company	Item	Amount as at December 31, 2020	Balance as at December 31, 2019
Development and Construction Investment Co., Ltd.	loans)		
Shanghai Pulifa Housing Industry Co., Ltd.	Other current assets (entrusted loans)		4,800,000.00
Total		603,683,777.88	9,919,514,181.59

Name of company	Item	Amount as at December 31, 2020	Balance as at December 31, 2019
Shanghai Chunri Real Estate Co., Ltd.	Other non-current assets (entrusted loans)	4,228,159,136.38	3,960,400,434.44
Shanghai Fupu Binjiang Development and Construction Investment Co., Ltd.	Other non-current assets (entrusted loans)	448,520,000.00	
Shanghai Fuying Binjiang Development and Construction Investment Co., Ltd.	Other non-current assets (entrusted loans)	210,841,000.00	
Total		4,887,520,136.38	3,960,400,434.44

Name of company	Item	Amount as at December 31, 2020	Balance as at December 31, 2019
Shanghai Chengfang Rental Housing Operation and Management Co., Ltd.	Accounts payable	12,966,062.00	
Shanghai neoBay Venture Capital Co., Ltd.	Accounts payable	4,537,400.00	2,187,100.00
Hubei Chengda Yinhe Data Technology Co., Ltd.	Accounts payable	289,004.90	1,300,882.92
Shanghai Construction Engineering Management	Accounts payable		5,222,158.05

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Name of company	Item	Amount as at December 31, 2020	Balance as at December 31, 2019
Co., Ltd.			
Shanghai Soyoung Investment Management Co., Ltd.	Accounts payable		231,416.65
Total		17,792,466.90	8,941,557.62

Name of company	Item	Amount as at December 31, 2020	Balance as at December 31, 2019
Shanghai Chengfang Rental Housing Operation and Management Co., Ltd.	Advances from customers	551,102.00	
Shanghai World Expo Land Holdings Co., Ltd.	Advances from customers		2,541,750.00
Shanghai International Automobile City Real Estate Co., Ltd.	Advances from customers		126,400.00
Total		551,102.00	2,668,150.00

Name of company	Item	Amount as at December 31, 2020	Balance as at December 31, 2019
Shanghai International Automobile City Real Estate Co., Ltd.	Other payables	168,400,000.00	208,400,000.00
Shanghai Deshang Real Estate Development Co., Ltd.	Other payables	86,143,080.00	75,647,080.00
Shanghai Pacific Hotel Co., Ltd.	Other payables	50,000,000.00	40,000,000.00
China Resources Land (Shanghai) Co., Ltd.	Other payables	32,438,078.17	24,600,264.92
Shanghai Ronglv Ruijiang Real Estate Co., Ltd.	Other payables	23,850,256.38	23,850,256.38
Shanghai International	Other payables	20,000,000.00	20,000,000.00

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Name of company	Item	Amount as at December 31, 2020	Balance as at December 31, 2019
Trade Center Co., Ltd.			
Shanghai Construction Engineering Management Co., Ltd.	Other payables	12,059,327.00	12,059,327.00
Shanghai Xintiandi Real Estate Development Co., Ltd.	Other payables	11,296,993.12	11,296,993.12
Shanghai Soyoung Investment Management Co., Ltd.	Other payables	4,316,555.60	4,316,555.60
Shanghai Lihao Property Management Co., Ltd.	Other payables	2,045,574.00	2,045,574.00
Shanghai neoBay Venture Capital Co., Ltd.	Other payables	368,312.00	368,312.00
Shanghai United Cement Co., Ltd.	Other payables		79,000,000.00
Shanghai Xingxin Real Estate Development Co., Ltd.	Other payables		75,377,511.09
Shanghai Chunri Real Estate Co., Ltd.	Other payables		240,760.80
Shanghai Fuzhou Binjiang Development and Construction Investment Co., Ltd.	Other payables		592,166.67
Total		410,918,176.27	577,794,801.58

Name of company	Item	Amount as at December 31, 2020	Balance as at December 31, 2019
Shanghai Ronglv Ruijiang Real Estate Co., Ltd.	Dividends payable	470,000,000.00	78,020,000.00
Total		470,000,000.00	78,020,000.00

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Name of company	Item	Amount as at December 31, 2020	Balance as at December 31, 2019
Shanghai World Expo Land Holdings Co., Ltd.	Other current liabilities (entrusted loans)	8,500,000,000.00	4,500,000,000.00
Total		8,500,000,000.00	4,500,000,000.00

13.5.8 Please refer to Note 10.1 for details of the related-party guarantees within the Group.

13.5.9 Please refer to Note 10.2 for details of the related-party guarantees outside the Group.

14. Notes to the main items of the parent company's financial statements

14.1 Accounts receivable

Category	Amount as at December 31, 2020				Balance as at December 31, 2019			
	Book balance		Provision for bad debts		Book balance		Provision for bad debts	
	Amount	Proportion	Amount	Proportion	Amount	Proportion	Amount	Proportion
Accounts receivable with significant single amount and individual provision for bad debts	36,226,234.02	26.42%						
Accounts receivable subject to provision for bad debts made by aging analysis method	100,885,418.00	73.58%	9,843,883.30	9.76%	8,855,700.00	96.92%	5,242,397.40	59.20%
Accounts receivable that are individually insignificant but subject to individual provision for bad debt					281,700.00	3.08%		
Total	137,111,652.02	100.00%	9,843,883.30	7.18%	9,137,400.00	100.00%	5,242,397.40	57.37%

(1) Accounts receivable with significant single amount and individual allowance for bad debts as at December 31, 2020

Debtor name	Book balance	Provision for bad debts	Aging	Proportion of provision	Reason
Shanghai Real Estate Management (Group) Co., Ltd.	36,226,234.02		Within 1 year		No provision for bad debts will be made as they are intra-group transactions
Total	36,226,234.02				

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- (2) Accounts receivable with provision for bad debts made by using the combination test (aging analysis) method

Aging	Amount as at December 31, 2020			Balance as at December 31, 2019		
	Book balance		Provision for bad debts	Book balance		Provision for bad debts
	Amount	Proportion		Amount	Proportion	
Within 1 year (including 1 year)	92,158,850.00	91.35%	4,607,942.50	129,132.00	1.46%	6,456.60
1-2 years (including 2 years)						
2-3 years (including 3 years)						
Over 3 years	8,726,568.00	8.65%	5,235,940.80	8,726,568.00	98.54%	5,235,940.80
Total	100,885,418.00	100.00%	9,843,883.30	8,855,700.00	100.00%	5,242,397.40

- (3) Significant accounts receivable in terms of the balance as at the end of the period by the debtors

Debtor name	Book balance	Proportion in total amount of receivables	Provision for bad debts
Shanghai Municipal Government Offices Administration	83,846,897.00	61.15%	4,192,344.85
Shanghai Real Estate Management (Group) Co., Ltd.	36,226,234.02	26.42%	
Total	120,073,131.02	87.57%	4,192,344.85

14.2 Other receivables

Item	Balance as at December 31, 2020	Balance as at December 31, 2019
Interest receivable	791,248,751.89	434,730,062.32
Dividends receivable	62,268,284.50	149,948,589.65
Other receivables	4,913,175,372.74	6,888,104,544.54
Total	5,766,692,409.13	7,472,783,196.51

14.2.1 Interests receivable

Item	Balance as at December 31, 2020	Balance as at December 31, 2019
Entrusted loan	791,248,751.89	434,730,062.32
Total	791,248,751.89	434,730,062.32

14.2.2 Dividends receivable

Item	Balance as at December 31, 2020	Balance as at December 31, 2019	Reason for failure to recovery	Whether impairment or not and the judgment basis
Dividends receivable with the aging within one year	11,000,000.00	78,000,000.00		

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Item	Balance as at December 31, 2020	Balance as at December 31, 2019	Reason for failure to recovery	Whether impairment or not and the judgment basis
Shanghai Kaifeng Real Estate Development Co., Ltd.	6,000,000.00	73,000,000.00	Declared but not issued	No
Yuanjing Real Estate Development Co., Ltd.	5,000,000.00	5,000,000.00	Declared but not issued	No
Dividends receivable aging over 1 year	51,268,284.50	71,948,589.65		
Shanghai Xuhui Binjiang Development Investment and Construction Co., Ltd.	51,268,284.50	51,268,284.50	Declared but not issued	No
Shanghai Songjiang New Town Construction and Development Co., Ltd.		20,680,305.15	Declared but not issued	No
Total	62,268,284.50	149,948,589.65		

14.2.3 Other receivables

Category	Amount as at December 31, 2020				Balance as at December 31, 2019			
	Book balance		Provision for bad debts		Book balance		Provision for bad debts	
	Amount	Proportion	Amount	Proportion	Amount	Proportion	Amount	Proportion
Other receivables that are individually significant and subject to individual provision for bad debts	4,839,109,225.13	94.82%	119,588,858.86	2.47%	5,221,059,387.67	72.14%	119,053,964.09	2.28%
Other receivables subject to provision for bad debts made by aging analysis method	251,608,427.57	1.92%	70,033,268.27	27.90%	2,009,314,740.62	27.76%	229,619,417.82	11.43%
Other receivables that are individually significant and subject to individual provision for bad debts	13,479,847.17	0.26%	1,000,000.00	7.42%	7,403,798.16	0.10%	1,000,000.00	13.51%
Total	5,103,597,499.87	100.00%	190,422,127.13	3.73%	7,237,777,926.45	100.00%	349,673,381.91	4.83%

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(1) Other receivables with significant single amount and individual allowance for bad debts as at December 31, 2020

Debtor name	Book balance	Provision for bad debts	Aging	Proportion	Reason
Shanghai Land Longyang Real Estate Development Co., Ltd.	1,737,276,800.00		Within 1 year		No provision for bad debts will be made as they are intra-group transactions
Shanghai Land Minhong (Group) Co., Ltd.	530,000,000.00		Within 1 year, 1-2 years		No provision for bad debts will be made as they are intra-group transactions
Shanghai Shengju Industrial Co., Ltd.	503,000,000.00		2-3 years and over 3 years		No provision for bad debts will be made as they are intra-group transactions
Shanghai Fujin Real Estate Development Co., Ltd.	464,600,000.00		2 - 3 years		No provision for bad debts will be made as they are intra-group transactions
Shanghai Land Xinyue Real Estate Co., Ltd.	383,893,098.76		Within 1 year, 1-3 years and over 3 years		No provision for bad debts will be made as they are intra-group transactions
Shanghai Minlian Lingang United Development Co., Ltd.	250,000,000.00		Within 1 year		No provision for bad debts will be made as they are intra-group transactions
Shanghai Fulu Real Estate Development Co., Ltd.	244,460,000.00		2 - 3 years		No provision for bad debts will be made as they are intra-group transactions
Shanghai Yingcheng Real Estate Co., Ltd.	172,218,755.25		Within 1 year, 1-3 years and over 3 years		No provision for bad debts will be made as they are intra-group transactions
Shanghai Jiuyun Real Estate Co., Ltd.	132,300,812.90		Within 1 year, 1-3 years and over 3 years		No provision for bad debts will be made as they are intra-group transactions
Shanghai Land Longyang Construction and Development Co., Ltd.	125,567,766.00		2-3 years and over 3 years		No provision for bad debts will be made as they are intra-group transactions
State-owned Assets	97,849,134.32	97,849,134.32	Over 3 years	100.00%	Longer aging

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Debtor name	Book balance	Provision for bad debts	Aging	Proportion	Reason
Supervision and Administration Commission of Shanghai Municipal Government					
Shanghai Zhongxing Group Shencheng Property Co., Ltd.	82,375,675.89		Within 1 year, 1-3 years and over 3 years		No provision for bad debts will be made as they are intra-group transactions
Shanghai Real Estate Management (Group) Co., Ltd.	47,121,599.08		Within 1 year		No provision for bad debts will be made as they are intra-group transactions
Shanghai Land Longyang Construction and Development Co., Ltd.	38,335,994.07	21,539,724.54	Within 1 year, 1-3 years and over 3 years	56.19%	Individual provision based on recoverable conditions
Shanghai Housing and Land (Group) Co., Ltd.	30,109,588.86		Within 1 year		No provision for bad debts will be made as they are intra-group transactions
Total	4,839,109,225.13	119,388,858.86			

(2) Other receivables subject to provision for bad debts made by aging analysis method

Aging	Amount as at December 31, 2020			Balance as at December 31, 2019		
	Book balance		Provision for bad debts	Book balance		Provision for bad debts
	Amount	Proportion		Amount	Proportion	
Within 1 year (including 1 year)	86,619,157.29	34.51%	4,330,957.87	118,462,782.71	5.90%	5,923,139.14
1-2 years (including 2 years)	18,417,219.07	7.34%	1,841,721.91	1,817,149,923.04	90.43%	181,714,992.30
2-3 years (including 3 years)	79,075,474.11	31.50%	23,722,642.23	7,466,448.49	0.37%	2,239,934.55
Over 3 years	66,896,577.19	26.65%	40,137,940.26	66,235,586.38	3.30%	39,741,351.83
Total	251,008,427.57	100.00%	70,033,268.27	2,009,314,740.62	100.00%	229,619,417.82

(3) Other receivables with individually insignificant amount and individual allowance for bad debts as at December 31, 2020

Debtor name	Book balance	Provision for bad debts	Aging	Proportion	Reason
Shanghai Land Beihongqiao Enterprise Development Co., Ltd.	6,000,000.00		Within 1 year		No provision for bad debts will be made as they are intra-group transactions
Shanghai Shenjiang Asset	5,000,000.00		Within 1 year		No provision for bad debts will be made

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Debtor name	Book balance	Provision for bad debts	Aging	Proportion	Reason
Management Co., Ltd. Hotel Indigo Branch					as they are intra-group transactions
Shanghai Land Xintu Hotel Co., Ltd.	1,346,153.85		Within 1 year		No provision for bad debts will be made as they are intra-group transactions
Start-up capital for Jinjiang plot in Luwan District	1,000,000.00	1,000,000.00	Over 3 years	100.00%	Expected to be irrecoverable
Shanghai House Real Estate Sponson Co., Ltd.	54,043.30		Over 3 years		No provision for bad debts will be made as they are intra-group transactions
Shanghai Shenhong Investment Development Co., Ltd.	41,313.00		Within 1 year		No provision for bad debts will be made as they are intra-group transactions
Shanghai Land Agricultural Investment Development Co., Ltd.	19,545.46		Over 3 years		No provision for bad debts will be made as they are intra-group transactions
Shanghai Fujin Real Estate Development Co., Ltd.	11,736.00		1 - 2 years		No provision for bad debts will be made as they are intra-group transactions
Shanghai Zhongda Co., Ltd.	7,055.56		Within 1 year, 2-3 years		No provision for bad debts will be made as they are intra-group transactions
Total	13,479,847.17	1,000,000.00			

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(4) Information about top 5 other receivables in terms of ending balances by debtors

Entity name	Nature of payment	Book balance	Aging	Proportion in total amount of other receivables (%)	Provision for bad debts
Shanghai Land Longyang Real Estate Development Co., Ltd.	Current accounts within the Group	1,737,276,800.00	Within 1 year	34.04%	
Shanghai Land Minhong (Group) Co., Ltd.	Current accounts within the Group	530,000,000.00	Within 1 year, 1-2 years	10.38%	
Shanghai Shengju Industrial Co., Ltd.	Current accounts within the Group	503,000,000.00	2-3 years and over 3 years	9.86%	
Shanghai Fujin Real Estate Development Co., Ltd.	Current accounts within the Group	464,600,000.00	2 - 3 years	9.10%	
Shanghai Land Xinyue Real Estate Co., Ltd.	Current accounts within the Group	383,893,098.76	Within 1 year, 1-3 years and over 3 years	7.52%	
Total		3,618,769,898.76		70.91%	

14.3 Long-term equity investments

14.3.1 Classification of long-term equity investments

Item	Amount as at January 1, 2020	Increase in 2020	Decrease in 2020	Amount as at December 31, 2020
Investment in subsidiaries	39,514,545,033.22	12,976,041,127.73	3,660,237,351.84	48,830,348,809.11
Investment in joint ventures	730,751,465.40	12,195,880.24		742,947,345.64
Investment in associates	9,874,738,630.13	146,786,700.76		10,021,525,330.89
Sub-total	50,120,035,128.75	13,135,023,708.73	3,660,237,351.84	59,594,821,485.64
Less:				
Provision for impairment of long-term investments	3,500,000.00			3,500,000.00
Total	50,116,535,128.75	13,135,023,708.73	3,660,237,351.84	59,591,321,485.64

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14.3.2 Details of long-term equity investment

(1) Investment in subsidiaries

Investee	Accounting method	Investment cost	Balance as at January 1, 2020	Additional investment	Reduced investment	Balance as at December 31, 2020	Shareholding ratio
Investment in subsidiaries:							
China Enterprise Company Limited	Cost method	4,988,690,448.20	4,988,690,448.20			4,988,690,448.20	68.44%
Shanghai Jinfeng Investment Co., Ltd. (Remark 1)	Cost method	80,392,435.32	80,392,435.32			80,392,435.32	51.00%
Shanghai House Real Estate Sponson Co., Ltd.	Cost method	1,241,284,470.56	1,241,284,470.56			1,241,284,470.56	86.00%
Shanghai Mingxin Real Estate Co., Ltd.	Cost method	49,283,899.30	49,283,899.30			49,283,899.30	100.00%
Shanghai Qicaihui Business Development Co., Ltd. (Remark 2)	Cost method		12,562,190.00		12,562,190.00		
Shanghai Bufen Business Development Co., Ltd.	Cost method	67,886,606.72	67,886,606.72			67,886,606.72	100.00%
Shanghai Zhouxin Real Estate Co., Ltd.	Cost method	23,714,800.00	23,714,800.00			23,714,800.00	100.00%
Shanghai Zhizun	Cost method	815,000,000.00	815,000,000.00			815,000,000.00	50.00%

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Investee	Accounting method	Investment cost	Balance as at January 1, 2020	Additional investment	Reduced investment	Balance as at December 31, 2020	Shareholding ratio
Hengshen Hotel Investment Co., Ltd.							
Shanghai Land Xinzhong Real Estate Co., Ltd.	Cost method	30,000,000.00	30,000,000.00			30,000,000.00	100.00%
Shanghai Fenglin Real Estate Co., Ltd. (Remark 3)	Cost method		30,000,000.00		30,000,000.00		
Shanghai Tidal Flat Ecological Development Co., Ltd.	Cost method	179,600,000.00	179,600,000.00			179,600,000.00	100.00%
Shanghai Land Minzhong (Group) Co., Ltd. (Remark 4)	Cost method	1,806,479,902.64	2,484,355,064.48	2,939,000,000.00	3,616,875,161.84	1,806,479,902.64	100.00%
Shanghai Hongqiao Economic and Technological Development Zone United Development Co., Ltd. (Remark 4)	Cost method	4,217,041,127.73		4,217,041,127.73		4,217,041,127.73	100.00%
Shanghai Land Sanlin Binjiang Ecological	Cost method	2,948,456,588.02	2,948,456,588.02			2,948,456,588.02	73.75%

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Investee	Accounting method	Investment cost	Balance as at January 1, 2020	Additional investment	Reduced investment	Balance as at December 31, 2020	Balance of provision for impairment as at December 31, 2020	Shareholding ratio
Construction Co., Ltd.								
Shanghai Land Pension Industry Investment Co., Ltd.	Cost method	434,581,968.67	434,581,968.67			434,581,968.67		80.00%
Shanghai Land Investment Development Co., Ltd.	Cost method	10,219,026.89	10,219,026.89			10,219,026.89		75.00%
Shanghai Real Estate Group Building Products Research and Development Co., Ltd.	Cost method		800,000.00		800,000.00			
(Remark 5) Shanghai Building Materials (Group) Co., Ltd.	Cost method	2,847,217,924.82	2,847,217,924.82			2,847,217,924.82		100.00%
Shanghai Land Longyang Construction and Development Co., Ltd.	Cost method	3,500,000.00	3,500,000.00			3,500,000.00		70.00%
(Remark 6) Shanghai Maqi Real Estate Development Co., Ltd.	Cost method	124,161,353.51	124,161,353.51			124,161,353.51		100.00%
Shanghai	Cost method	284,297,652.00	284,297,652.00			284,297,652.00		95.00%

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Investee	Accounting method	Investment cost	Balance as at January 1, 2020	Additional investment	Reduced investment	Balance as at December 31, 2020	Shareholding ratio
Land Nanzhan Co., Ltd.							
Shanghai Kangchang Business Service Co., Ltd.	Cost method	1,000,000.00	1,000,000.00			1,000,000.00	100.00%
Shanghai Land Zhongxing Caolu Base Development Co., Ltd.	Cost method	418,095,699.84	418,095,699.84			418,095,699.84	100.00%
Shanghai Zhongxing Chengbei Real Estate Co., Ltd.	Cost method	24,354,634.54	24,354,634.54			24,354,634.54	100.00%
Shanghai Shengju Industrial Co., Ltd.	Cost method	30,000,000.00	30,000,000.00			30,000,000.00	100.00%
Shanghai Shenhong Investment Development Co., Ltd.	Cost method	2,656,046,975.62	2,156,046,975.62	500,000,000.00		2,656,046,975.62	61.59%
Shanghai World Expo Cultural Park Construction Management Co., Ltd. (Remark 4)	Cost method	70,000,000.00	10,000,000.00	60,000,000.00		70,000,000.00	100.00%
Shanghai (Group) Co., Ltd. (Remark 4)	Cost method	7,925,113,673.17	7,945,113,673.17	-20,000,000.00		7,925,113,673.17	100.00%

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Investee	Accounting method	Investment cost	Balance as at January 1, 2020	Additional investment	Reduced investment	Balance as at December 31, 2020	Balance of provision for impairment as at December 31, 2020	Shareholding ratio
Shanghai Huantong Construction and Development Co., Ltd.	Cost method	223,665,609.62	223,665,609.62			223,665,609.62		50.00%
Shanghai Fultong Binjiang Development and Construction Investment Co., Ltd. (Remark 7)	Cost method							100.00%
Shanghai Huangpu River Wharf Coastline Construction Management Co., Ltd. (Remark 4)	Cost method	159,421,584.59	136,361,584.59	23,060,000.00		159,421,584.59		100.00%
Shanghai Land Housing Security Co., Ltd. (Remark 4)	Cost method		1,605,330,273.56	-1,605,330,273.56				
Shanghai Land Rental Housing Construction and Development Co., Ltd. (Remark 4)	Cost method		2,210,000,000.00	-2,210,000,000.00				
Shanghai Land Housing	Cost method	4,815,330,273.56		4,815,330,273.56		4,815,330,273.56		100.00%

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Investee	Accounting method	Investment cost	Balance as at January 1, 2020	Additional investment	Reduced investment	Balance as at December 31, 2020	Balance of provision for impairment as at December 31, 2020	Shareholding ratio
Development Co., Ltd. (Remark 4)								
Shanghai Housing and Land (Group) Co., Ltd. (Remark 4)	Cost method	911,939,434.38	72,933,492.48	839,005,941.90		911,939,434.38		100.00%
Shanghai Land Asset Management Co., Ltd. (Remark 4)	Cost method	252,991,416.58	1,091,997,358.48	-839,005,941.90		252,991,416.58		100.00%
Shanghai Real Estate Auction Co., Ltd.	Cost method	17,556,176.84	17,556,176.84			17,556,176.84		100.00%
Shanghai Urban Renewal Construction and Development Co., Ltd.	Cost method	10,003,760,000.00	5,743,760,000.00	4,260,000,000.00		10,003,760,000.00		100.00%
Shanghai Land Hongqiao Construction Investment (Group) Co., Ltd.	Cost method	400,000,000.00	400,000,000.00			400,000,000.00		100.00%
Shanghai Land Beihongqiao Enterprise Development Co., Ltd.	Cost method	10,000,000.00	10,000,000.00			10,000,000.00		100.00%
Shanghai Real Estate	Cost method	471,869,687.62	237,386,290.42	234,483,397.20		471,869,687.62		100.00%

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Investee	Accounting method	Investment cost	Balance as at January 1, 2020	Additional investment	Reduced investment	Balance as at December 31, 2020	Shareholding ratio
Management (Group) Co., Ltd. (Remark 4)							
Shanghai Xin Settlement Industry Co., Ltd. (Remark 4)	Cost method		236,940,100.00	-236,940,100.00			100.00%
Shanghai Kaixin Real Estate Consulting Co., Ltd. (Remark 4)	Cost method		603,297.20	-603,297.20			100.00%
Shanghai Land Longyang Real Estate Development Co., Ltd. (Remark 8)	Cost method						70.00%
Shanghai Fujin Real Estate Development Co., Ltd. (Remark 9)	Cost method	10,000,000.00	10,000,000.00			10,000,000.00	100.00%
Shanghai Fulu Real Estate Development Co., Ltd. (Remark 9)	Cost method	10,000,000.00	10,000,000.00			10,000,000.00	100.00%
Shanghai Kaifeng Real Estate Development Co., Ltd. (Remark 7)	Cost method	224,371,686.20	224,371,686.20			224,371,686.20	10.00%

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Investee	Accounting method	Investment cost	Balance as at January 1, 2020	Additional investment	Reduced investment	Balance as at December 31, 2020	Balance of provision for impairment as at December 31, 2020	Shareholding ratio
Shanghai Yuanjing Real Estate (Group) Co., Ltd. (Remark 2)	Cost method	43,023,752.17	43,023,752.17			43,023,752.17		10.00%
Total investments in subsidiaries		48,830,348,809.11	39,514,545,033.22	12,976,041,127.73	3,660,237,351.84	48,830,348,809.11	3,500,000.00	

Remark 1: On December 28, 2016, the Shanghai Municipal State-owned Assets Supervision and Administration Commission issued the Official Reply to HGWZCQ [2016] No. 416, transferring 49% of equities of Shanghai Jimfeng Investment Co., Ltd. held by the Company to Shanghai Guosheng (Group) Co., Ltd. free of charge; the industrial and commercial registration of changes was completed on August 5, 2020.

Remark 2: On September 11, 2020, in accordance with the resolution of the shareholders' meeting of Shanghai Qicaihui Business Development Co., Ltd., a liquidation team of Shanghai Qicaihui Business Development Co., Ltd. was established to be responsible for the specific matters of its liquidation. Shanghai Qicaihui Business Development Co., Ltd. completed the tax deregistration on October 19, 2020 and industrial and commercial deregistration on November 16, 2020.

Remark 3: On June 15, 2020, in accordance with the resolution of the shareholders' meeting of Shanghai Fengliju Real Estate Co., Ltd., a liquidation team of Shanghai Fengliju Real Estate Co., Ltd. was established to be responsible for the specific matters of its liquidation. Shanghai Fengliju Real Estate Co., Ltd. completed the tax deregistration on September 29, 2020 and industrial and commercial deregistration on November 4, 2020 and cancelled its basic bank accounts on January 14, 2021.

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Remark 4: In 2020, the Company carried out the free transfer of the equities between the following subsidiaries and sub-subsidiaries within the Group, and completed the industrial and commercial registration of changes before the reporting date:

Document No.	Target company	Level before transfer	Asset transferor	Asset transferee	Date of industrial and commercial registration of changes
HDC (2020) No. 155	Shanghai Hongqiao Economic and Technological Development Zone United Development Co., Ltd.	Level 3	Shanghai Land Minhong (Group) Co., Ltd.	Shanghai Land (Group) Co., Ltd.	December 2, 2020
HDC (2020) No. 144	Shanghai Kaixin Real Estate Consulting Co., Ltd.	Level 2	Shanghai Land (Group) Co., Ltd.	Shanghai Real Estate Management (Group) Co., Ltd.	September 3, 2020
HDC (2020) No. 194	Shanghai Xin'an Real Estate Co., Ltd.	Level 2	Shanghai Land (Group) Co., Ltd.	Shanghai Real Estate Management (Group) Co., Ltd.	December 18, 2020
HDC (2020) No. 152	Shanghai Land Housing Security Co., Ltd.	Level 2	Shanghai Land (Group) Co., Ltd.	Shanghai Land Housing Development Co., Ltd.	October 13, 2020
HDC (2020) No. 153	Shanghai Land Rental Housing Construction and Development Co., Ltd.	Level 2	Shanghai Land (Group) Co., Ltd.	Shanghai Land Housing Development Co., Ltd.	September 22, 2020
HDC (2020) No. 120	Shanghai World Expo Cultural Tourism Development Co., Ltd.	Level 3	EXPO Shanghai (Group) Co., Ltd.	Shanghai World Expo Cultural Park Construction Management Co., Ltd.	July 11, 2020
HDC (2020) No. 170	Shanghai Xinghui Real Estate Co., Ltd.	Level 3	Shanghai Land Asset Management Co., Ltd.	Shanghai Housing and Land (Group) Co., Ltd.	September 17, 2020
HDC (2020) No. 170	Shanghai Land Xingqiao Real Estate Co., Ltd.	Level 3	Shanghai Land Asset	Shanghai Housing and Land (Group)	November 5, 2020

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Document No.	Target company	Level before transfer	Asset transferor	Asset transferee	Date of industrial and commercial registration of changes
			Management Co., Ltd.	Co., Ltd.	
HDC (2020) No. 230	Maanshan Jinshen Real Estate Development Co., Ltd.	Level 3	Shanghai Land Asset Management Co., Ltd.	Shanghai Housing and Land (Group) Co., Ltd.	November 27, 2020
HDC (2020) No. 230	Ningbo Dongchuang Real Estate Co., Ltd.	Level 3	Shanghai Land Asset Management Co., Ltd.	Shanghai Housing and Land (Group) Co., Ltd.	February 5, 2021
HDC (2020) No. 298	Shanghai Shenjiang Cross-Strait Tourism Distribution Station Co., Ltd.	Level 3	Shanghai Real Estate Management (Group) Co., Ltd.	Shanghai Huangpu River Wharf Coastline Construction Management Co., Ltd.	January 7, 2021

Remark 5: On August 15, 2019, in accordance with the resolution of the shareholders' meeting of Shanghai Land Group Building Products Research and Development Co., Ltd., a liquidation team of Shanghai Land Group Building Products Research and Development Co., Ltd. was established to be responsible for the specific matters of its liquidation. Shanghai Land Group Building Products Research and Development Co., Ltd. completed the tax deregistration on December 20, 2019 and industrial and commercial deregistration on January 3, 2020.

Remark 6: The net assets of an investee accounted for by the equity method are negative and it is expected that there will be no profitability in the future. Therefore, provision for bad debts was fully made for the long-term equity investments.

Remark 7: The net assets of an investee accounted for by the equity method are negative, and the book value of the Company's long-term equity investment has been zero.

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Remark 8: On May 19, 2020, the Shanghai Municipal State-owned Assets Supervision and Administration Commission issued the Official Reply to Approving the Non-disclosure Negotiating Transfer of 25% of Equities of Shanghai Land Longyang Real Estate Development Co., Ltd. (HGZWCQ [2020] No. 109), agreeing the non-disclosure negotiating transfer of 25% of equities of Shanghai Land Longyang Real Estate Development Co., Ltd. (hereinafter referred to as "Longyang Real Estate Company") held by Shanghai Shentong Metro Group Co., Ltd. to the Company at the transfer price of RMB 100 million based on the net book assets of Longyang Real Estate Company on June 30, 2019. The proportion of the Company's equity in Longyang Real Estate Company increased from 45% to 70%. Longyang Real Estate Company was included in the scope of the Company's consolidation, and completed the industrial and commercial registration of changes on August 26, 2020.

Before the additional investment, as the Company provided loans to Longyang Real Estate Company, as an associate of the Company and collected interest on Longyang Real Estate Company, the Company offset the corresponding internal profits at its shareholding ratio. Interest income attributable to the Company 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 equity investments of the Company in Longyang Real Estate Company has been written down to zero, the unrealized internal profit from the exceeding part shall be reclassified into deferred income.

Remark 9: See Note 15.3 for details.

(2) Investments in joint ventures and associates

Investee	Shareholding ratio as at December 31, 2020	Investment cost	Balance as at January 1, 2020	Increase/decrease in 2020					Balance as at December 31, 2020	Balance of provision for impairment as at December 31, 2020
				Additional investment	Reduced investment	Return on investments recognized under the equity method	Adjustments to other comprehensive income	Changes in other equity	Cash dividends or profits declared and distributed	
Total		8,107,216,730.97	10,605,490,095.53	237,100,000.00		-70,034,852.70	-21,264.11		-12,000,000.00	10,764,472,676.53
I. Joint ventures										
Shanghai Bund Binjiang Comprehensive Development Co., Ltd.	50.00%	248,407,344.74	394,409,281.44			10,589,755.57				404,999,037.01
Shanghai Xuhui Binjiang Development Investment and Construction Co., Ltd.	50.00%	263,160,264.97	298,975,876.34			85.06				298,975,961.40
Shanghai Huangpu River Dong'an Development Investment Co., Ltd.	50.00%	41,605,269.70	37,366,307.62			1,615,039.61				38,981,347.23

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Investee	Shareholding ratio as at December 31, 2020	Investment cost	Balance as at January 1, 2020	Increase (decrease) in 2020					Balance as at December 31, 2020	Balance of provision for impairment as at December 31, 2020
				Additonal investment	Reduced investment	Return on investments recognized under the equity method	Adjustments to other comprehensive income	Changes in other equity	Cash dividends or profits declared and distributed	
Sub-total of joint ventures		553,172,979.41	730,751,465.40			12,195,880.24				742,947,345.64
2. Associates										
Shanghai Xinjiahui Hotel Management Co., Ltd.	30.00%	1,500,000.00	663,819.70			-615,075.77				48,743.93
Qihua Co., Ltd. (Renrui 1)	40.00%	5,684,793.56	7,869,567.73			2,550,315.67	-21,261.11		-2,000,000.00	8,198,619.29
Shanghai Land Northstar Investment Development Co., Ltd.	45.00%	112,500,000.00	118,544,342.86			1,128,946.04				119,673,288.90
Shanghai Songjiang New Town Construction and Development Co., Ltd.	48.00%	958,084,493.84	1,604,183,521.02			-55,735,658.80				948,448,465.22
Shanghai Chenjia Town Construction and Development Co., Ltd.	21.50%	197,075,086.44	198,492,169.98			12,982.76				198,505,162.74
Shanghai World Expo Land Holdings Co., Ltd.	41.2844%	5,003,667,172.78	7,556,823,909.45			161,824,313.10				7,638,648,222.55
Shanghai Land Xingheng Real Estate Development Co., Ltd.	20.00%	163,400,000.00	162,918,318.82			-55,371.44				162,882,947.38
Shanghai Pudong Binjiang Development and Construction Investment Co., Ltd.	40.00%	105,845,824.34	157,193,811.18			59,915,698.17			-10,000,000.00	207,107,509.35
Shanghai Land Longyang Real Estate Development				100,000,000.00		103,938,697.81				3,938,697.81

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Investee	Shareholding ratio as at December 31, 2020	Investment cost	Balance as at January 1, 2020	Additional investment	Reduced investment	Return on investments recognized under the equity method	Adjustments to other comprehensive income	Changes in other equity	Cash dividends or profits declared and distributed	Others	Balance as at December 31, 2020	Balance of provision for impairment as at December 31, 2020
Co., Ltd. (Remark 2)												
Shanghai Urban Real Estate Information Technology Co., Ltd. (Remark 4)	25.00%	6,250,000.00	2,916,855.00	132,500,000.00		3,290,233.09					132,126,621.91	
Shanghai Fuping Real Estate Development and Construction Investment Co., Ltd. (Remark 3)	26.00%	273,040.50	277,677.96			4,618.97					282,296.93	
Shanghai Fuying Binjiang Development and Construction Investment Co., Ltd. (Remark 4)	49.00%	344,138,595.48	235,544,262.24			23,996,748.47					211,517,513.77	
Shanghai Fuzhou Binjiang Development and Construction Investment Co., Ltd. (Remark 4)	49.00%	179,122,551.18	84,593,508.12			12,213,318.55					72,380,589.57	
Shanghai Nantian Urban Construction and Development Co., Ltd.	49.00%	491,901,002.64	344,716,453.07			47,646,972.40					297,069,490.67	
Sub-total of associates	73.00%	4,660,000.00	9,874,738,630.13	237,100,000.00		82,230,732.94	-21,264.11				10,021,524,330.89	
		7,551,043,760.56	9,874,738,630.13	237,100,000.00		82,230,732.94	-21,264.11				10,021,524,330.89	

Remark 1: 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: See Note 7.1.10 for details.

Remark 3: On January 31, 2018, according to the Document (HGZWPJ [2018] No. 57), the Shanghai Municipal State-owned Assets Supervision and Administration Commission transferred 26% of the shares of Shanghai Urban Real Estate Information Technology Co., Ltd. to the Company free of charge. The industrial and commercial registration of changes was completed on March 17, 2021.

Remark 4: 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, or the part offset in 2019 was reversed this year.

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14.3.3 Main financial information of important joint ventures

Item	Amount in 2020		Amount in 2019	
	Shanghai Xuhui Binjiang Development Investment and Construction Co., Ltd.	Shanghai Bund Binjiang Comprehensive Development Co., Ltd.	Shanghai Xuhui Binjiang Development Investment and Construction Co., Ltd.	Shanghai Bund Binjiang Comprehensive Development Co., Ltd.
Shareholding ratio	50.00%	50.00%	50.00%	50.00%
Current assets	10,155,382,007.80	388,034,696.36	10,148,872,148.65	1,899,436,568.55
Non-current assets	257,617.30	4,085,169,170.67	385,372.29	2,778,076,582.38
Total assets	10,155,639,625.10	4,473,203,867.03	10,149,257,520.94	4,677,513,150.93
Current liabilities	9,557,687,702.31	2,849,096,945.37	9,551,305,768.27	3,269,144,712.35
Non-current liabilities		509,229,097.89		325,029,973.89
Total liabilities	9,557,687,702.31	3,358,326,043.26	9,551,305,768.27	3,594,174,686.24
Minority equity		304,897,749.75		294,519,901.81
Attributable to the equity of the parent company	597,951,922.79	809,980,074.02	597,951,752.67	788,818,562.88
Share in net assets calculated according to shareholding ratio	298,975,961.40	404,990,037.01	298,975,876.34	394,409,281.44
Adjusted matters				
Book value of equity investments in joint ventures	298,975,961.40	404,990,037.01	298,975,876.34	394,409,281.44
Fair value of the publicly quoted equity investments				
Operating income	13,441,874.73	120,456,910.02	12,561,504.64	3,952,749,934.30
Financial expenses	5,450.37	-4,740,806.48	6,038.80	-1,067,653.48
Income tax expense	33,281.99	10,761,222.83	25,082.87	88,651,850.36
Net profits	170.12	30,470,760.61	24,201.77	261,237,664.55
Including: Net profit attributable to the parent company		21,161,511.14		203,780,293.07
Other comprehensive income				
Total comprehensive income	170.12	30,470,760.61	24,201.77	261,237,664.55
Including: Total comprehensive income attributable to the parent company		21,161,511.14		203,780,293.07
Dividends received from joint ventures in 2020				

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14.3.4 Main financial information of important associates

Item	Amount in 2020		Amount in 2019	
	Shanghai World Expo Land Holdings Co., Ltd.	Shanghai Songjiang New Town Construction and Development Co., Ltd.	Shanghai World Expo Land Holdings Co., Ltd.	Shanghai Songjiang New Town Construction and Development Co., Ltd.
Shareholding ratio	41.2844%	48.00%	41.2844%	48.00%
Current assets	22,172,422,249.64	5,635,903,461.27	22,501,595,576.27	5,144,952,466.38
Non-current assets	15,860,217,508.27	1,580,227,192.96	14,574,673,623.85	1,626,277,584.07
Total assets	38,032,639,757.91	7,216,130,654.23	37,076,269,200.12	6,771,230,050.45
Current liabilities	4,894,105,736.94	2,912,759,258.15	9,816,091,981.78	2,517,291,259.37
Non-current liabilities	14,412,100,369.90	2,327,437,093.53	8,780,910,867.29	2,161,889,782.70
Total liabilities	19,306,206,106.84	5,240,196,351.68	18,597,002,849.07	4,679,181,042.07
Minority equity	175,484,085.25		174,957,921.11	
Attributable to the equity of the parent company	18,550,949,565.82	1,975,934,302.55	18,304,308,429.94	2,092,049,008.38
Share in net assets calculated according to shareholding ratio	7,658,648,222.55	948,448,465.22	7,556,823,909.45	1,004,183,524.02
Adjusted matters				
Book value of equity investments in joint ventures	7,658,648,222.55	948,448,465.22	7,556,823,909.45	1,004,183,524.02
Fair value of the publicly quoted equity investments				
Operating income	2,781,384,095.94	136,574,107.36	1,031,671,458.85	212,223,485.74
Financial expenses	511,531,146.58	17,697,131.11	900,949,481.06	12,119,769.66
Income tax expense	132,906,873.30	-1,653,946.31	49,256,644.58	94,652,404.73
Net profits	247,167,300.02	-116,114,705.83	459,634,118.87	94,018,527.37
Including: Net profit attributable to the parent company	246,641,135.88		484,632,340.91	
Other comprehensive income				
Total comprehensive income	247,167,300.02	-116,114,705.83	459,634,118.87	94,018,527.37
Including: Total comprehensive income attributable to the parent company	246,641,135.88		484,632,340.91	
Dividends received from associates in the period		20,680,305.15		

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14.3.5 Summary financial information of unimportant joint ventures and associates

Item	Amount in 2020	Amount in 2019
Joint ventures:		
Total book value	38,981,347.24	37,366,307.62
Total amount calculated based on the following shareholding proportions:		
Net profits	1,615,039.61	1,245,399.72
Other comprehensive income		
Total comprehensive income	1,615,039.61	1,245,399.72
Associates:		
Total book value	1,414,428,643.12	1,313,731,196.66
Total amount calculated based on the following shareholding proportions:		
Net profits	-128,319,987.24	-163,151,460.94
Other comprehensive income	-21,264.11	13,172.46
Total comprehensive income	-128,341,251.35	-163,138,288.48

14.4 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	1,893,720,434.77	2,430,422,272.77	4,324,142,707.54	4,440,353,174.86	157,138,941.35	4,597,492,116.21
Operating cost	613,320,150.53	1,390,669,282.94	2,003,989,433.47	1,231,532,443.24	170,734,357.75	1,402,266,800.99
Operating profit	1,280,400,284.24	1,039,752,989.83	2,320,153,274.07	3,208,800,731.62	-13,595,416.40	3,195,205,315.22

14.4.1 Revenue and cost of primary business

Item	Amount in 2020		Amount in 2019	
	Income from primary business	Main business cost	Income from primary business	Main business cost
Real estate	1,893,720,434.77	613,320,150.53	4,440,353,174.86	1,231,552,443.24
Total	1,893,720,434.77	613,320,150.53	4,440,353,174.86	1,231,552,443.24

14.4.2 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) Land transfer (Remark)	2,189,189,400.00	1,032,065,198.26		
(2) Lease and site use fee	241,193,255.47	358,578,296.98	157,138,941.35	170,734,357.75
(3) Others	39,617.30	25,787.70		
Total	2,430,422,272.77	1,390,669,282.94	157,138,941.35	170,734,357.75

Remark: Please refer to Note 15.7 for details.

14.5 Investment income

Breakdown of investment income

Item	Amount in 2020	Amount in 2019
Income from long-term equity investment under cost method	782,451,917.49	826,632,502.01
Long-term equity investment income calculated by the equity method (Remark 1)	-70,034,852.70	257,207,322.34
Investment income from disposal of long-term equity investments	4,814,725.84	984,078,623.13
Investment income during holding the held-to-maturity investments	1,320,632.07	
Investment income obtained from available-for-sale financial assets	1,281,900,619.44	958,450,215.65
Investment income acquired from disposal of the available-for-sale financial assets	242,276,608.93	
Income from entrusted loans	1,350,453,312.53	674,284,251.99
Others	117,899,034.65	196,152,478.68
Total	3,711,081,998.25	3,896,805,393.80

Remark 1: The details of long-term equity investments calculated with the equity method are as follows:

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 Xinghuadi Hotel Management Co., Ltd.	30.00%	-2,050,252.55	-615,075.77
Qihua Co., Ltd. (Remark 1-1)	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.	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

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Name of investee	Shareholding ratio	Net book profit or loss in 2020	Investment income recognized in 2020
Shanghai Land Longyang Real Estate Development Co., Ltd. (Remark 1-2)		-18,218,576.04	-103,938,697.81
Shanghai Land North Hongqiao Development and Construction Co., Ltd.	25.00%	-13,160,932.34	-3,290,233.09
Shanghai Urban Real Estate Information Technology Co., Ltd.	26.00%	17,765.28	4,618.97
Shanghai Fupu Binjiang Development and Construction Investment Co., Ltd. (Remark 1-2)	49.00%	-26,495,827.60	-23,996,748.47
Shanghai Fuying Binjiang Development and Construction Investment Co., Ltd. (Remark 1-2)	49.00%	-14,359,055.35	-12,213,318.55
Shanghai Fuzhou Binjiang Development and Construction Investment Co., Ltd. (Remark 1-2)	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
Total			-70,034,852.70

Remark 1-1: 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 1-2: 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, or the part offset in 2019 was reversed this year.

14.6 Statement of cash flows

14.6.1 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	3,160,228,087.10	3,196,696,551.57
Plus: provision for assets impairment	-154,649,768.88	-87,608,025.55
Depreciation of fixed assets, depletion of oil and gas assets, depreciation of productive biological assets	174,616,713.40	116,925,452.29
Amortization of intangible assets	3,731,991.90	2,526,025.92
Amortization of long-term deferred expenses	17,906,997.10	5,776,058.33
Losses from disposal of fixed assets, intangible assets and other long-term assets ("-" for gains)	526,259.45	-676,913.42
Losses on write-off of fixed assets ("-" for gains)		

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Item	Amount in 2020	Amount in 2019
Losses from changes in fair value ("-" for gains)		
Financial expenses ("-" for gains)	2,527,465,169.85	2,130,888,981.76
Investments losses ("-" for gains)	-3,711,081,998.25	-3,896,805,393.80
Decreases in deferred tax assets ("-" for increases)	-49,213,078.31	-226,671,030.00
Increase in deferred tax liabilities ("-" for decreases)		1,001,057,444.11
Decreases in inventories ("-" for increases)	752,088,681.09	844,091,747.14
Decreases in operating receivables ("-" for increases)	6,119,083,384.29	-19,194,660,378.28
Increases in operating payables ("-" for decreases)	-2,758,743,216.42	19,379,770,098.08
Others		-29,066,177.16
Net cash flows from operating activities	6,081,959,222.32	3,242,244,440.99
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	18,504,187,322.98	6,152,514,098.81
Less: beginning balance of cash	6,152,514,098.81	11,183,208,386.26
Plus: ending balance of cash equivalents		
Less: beginning balance of cash equivalents		
Net increase of cash and cash equivalents	12,351,673,224.17	-5,030,694,287.45

14.6.2 Information about cash and cash equivalents

Item	Balance as at December 31, 2020	Balance as at December 31, 2019
I. Cash	18,504,187,322.98	6,152,514,098.81
Including: cash on hand	56,050.72	38,321.13
Unrestricted bank deposits	18,479,956,170.60	5,957,227,310.10
Other unrestricted monetary funds	24,175,101.66	195,248,467.58
II. Cash equivalents		
Including: Bond investment due within three months		
III. Ending balance of cash and cash equivalents	18,504,187,322.98	6,152,514,098.81
Including: cash and cash equivalents with restricted use right by parent company or subsidiaries of the Group		

15. Other contents to be disclosed as required by relevant financial and accounting systems

15.1 Pursuant to the Document HDC [2016] No. 8, the Company took over the assets of Shanghai Jinfeng Investment Co., Ltd. and bought Shanghai Jinfeng Investment Co., Ltd. (hereinafter referred to as "Jinfeng Limited") with the audited book value on June 30, 2015; at present, only the transfer procedures of Shanghai Blackstone Equity Investment Partnership (Limited Partnership) has not yet been completed. Jinfeng Limited was established in August 2015, and its articles of association stipulated that it would contribute RMB 518 million in monetary capital. As at the reporting date, the capital contribution has not yet been made.

15.2 Pursuant to the spirit and requirements of the Document (HFBM [2018] No. 010022), the Company intended to purchase 58.72% equities of Shanghai World Expo Land Holdings Co., Ltd. held by the Shanghai World Expo Land Reserve Center at the audited net assets of the World Expo Land Holdings on September 30, 2017. On December 21, 2018, the Company signed a property right transaction contract with the Shanghai World Expo Land Reserve Center. The total transaction price was RMB 7,093,171,157.95, paid in three installments in light of the additional capital appropriated by the government and the budget allocations for state-owned capital operations.

As at December 31, 2020, the Company has received the additional capital of RMB 2.8 billion appropriated by the government and budget allocations for state-owned capital operations of RMB 1.3 billion. On January 7, 2021, it received budget allocations for state-owned capital operations of RMB 500 million. Then the first and second transaction payments have been fully made.

As at December 31, 2020, the Company has paid World Expo Land Holdings RMB 2.8 billion for the first installment of transaction payment and RMB 900 million for the part of the second installment of transaction payment, totaling RMB 3.7 billion for transaction payments. On March 30, 2021, the Company paid RMB 400 million for the part of the second installment of transaction payment, so the total transaction payment paid was RMB 4.1 billion.

15.3 According to the resolution of the shareholders' meeting of the subsidiary Shanghai Shenjiang Liang'an Development and Construction Investment (Group) Co., Ltd. (hereinafter referred to as "Shenjiang Company"), the Company officially merged Shenjiang Company at the book value of Shenjiang Company. The base date of merger was June 30, 2019. All the assets, equity, claims, debts and personnel of Shenjiang Company were taken over by the Company, and Shenjiang Company was closed and cancelled. On January 11, 2019, the Notice on the Group's Merger of Shenjiang Company (HDC [2019] No. 26) also clarified the above content.

In the same year, the Company and Shenjiang Company signed a merger agreement, stipulating that June 30, 2019 was the base date; after the base date, Shenjiang Company would promptly handle tax liquidation, industrial and commercial deregistration, and registration of changes in state-owned property rights and other work in accordance with relevant provisions. On October 18, 2019, the merger was announced in Wenhui Daily; the Company has opened a separate set of accounts, and Shenjiang Company's audited book assets and liabilities on June 30, 2019 were accounted for. The equities of Shanghai Fujin Real Estate Development Co., Ltd. (hereinafter referred to as "Fujin Company") and Shanghai Fulu Real Estate Development Co., Ltd. (hereinafter referred to as "Fulu Company"), former subsidiaries of Shenjiang Company were taken over by the Company and Fujin Company and Fulu Company became the Company's wholly-owned subsidiaries.

As at the reporting date, Shenjiang Company's related taxation liquidation, industrial and commercial cancellation and registration of changes in state-owned property rights were still in progress.

The industrial and commercial changes of Fujin Company and Fulu Company have not yet been completed.

15.4 Subsequent matters of partial equity transfer of Shanghai Chunri Real Estate Co., Ltd.:

Shanghai Zhongxing (Group) Co., Ltd. (hereinafter referred to as "Zhongxing Group") under the subsidiary China Enterprise Company Limited, and Shanghai Shiyong Investment Management Co., Ltd. (hereinafter referred to as "Shiyong Investment") signed the Shanghai Property Rights Transaction Contract on June 24, 2015, the Supplementary Agreement to the Shanghai Property Rights Transaction Contract (I) on June 29, 2015, the Supplementary Agreement to the Shanghai Property Rights Transaction Contract (II) on July 8, 2015, and the Supplementary Agreement to the Shanghai Property Rights Transaction Contract (III) on May 15, 2017 (hereinafter referred to as the "Transaction Documents"); Zhongxing Group transferred 45% of its equity in Shanghai Chunri Real Estate Co., Ltd. and its claims of RMB 208.35 million against Chunri Real Estate to Shiyong Investment. According to the agreement in the above Transaction Documents, Zhongxing Group should ensure that Chunri Real Estate obtains the state-owned construction land use right certificates for the north and south plots before June 30, 2017. If Zhongxing Group is unable to complete the above matters on schedule due to disturbance to residents caused by the demolition and relocation, it shall bear the following liabilities for breach of contract:

- (1) For each day of delay, Zhongxing Group should pay liquidated damages at 0.025% of the amount paid by Shiyong Company to Zhongxing Group and Chunri Real Estate, and the Transaction Documents will continue to be fulfilled. If Shiyong Company fails to require Zhongxing Group exercise the repurchase within 90 days after Zhongxing Group delays in fulfilling its obligation to acquire land and Shiyong Company has the right to terminate the contract as described in Paragraph 2 below, Shiyong Company shall no longer claim terminating the Transaction Documents on this ground, and the Transaction Documents will continue to be performed; Zhongxing Group shall continue to pay liquidated damages during the period of delayed performance according to the agreement, until the obligation to obtain land is fulfilled.
- (2) If Zhongxing Group delays in fulfilling its obligation to acquire land for more than 90 days without the approval of Shiyong Company for the extension, Shiyong Company has the right to unilaterally terminate the performance of the Transaction Documents and withdraw from all cooperation with Zhongxing Group, including requiring Zhongxing Group to repurchase all the equities acquired by Shiyong Company from Chunri Real Estate at the entire amount paid by Shiyong Company to Zhongxing Group and Chunri Real Estate and the amount at an annual interest rate of 9% (calculated from the date of actual investment to the actual payment date), but the aforesaid repurchase price shall deduct the liquidated damages for delayed performance of obligations that Zhongxing Group should pay to Shiyong Company as agreed in the Transaction Documents and all the interest (if any) of the shareholder's loan paid by Chunri Land to Shiyong Company, and Zhongxing Group shall unconditionally cooperate with Shiyong Company in going through relevant procedures (including but not limited to the implementation of relevant matters according to the state-owned assets transfer procedures). When Shiyong Company chooses to require Zhongxing Group to repurchase equities, in addition to requiring Zhongxing Group to make payments according to the standards stipulated in the Transaction Documents, it shall not longer claim overdue liquidated damages from Zhongxing Group.
- (3) On September 21, 2017, considering that the cooperation between the parties has achieved certain results and the future development of the project, Shiyong Company clearly gave up requesting Zhongxing Group to exercise the repurchase, and would continue to promote the cooperative development and construction of the project with Zhongxing Group under the framework agreed in the Transaction Documents.

- (4) In view of the agreement and performance of the above Transaction Documents, in order to protect the interests of listed companies and small and medium shareholders, the Company promises: If Shiying Company claims liability for breach of contract against Zhongxing Group according to the agreement of the above Transaction Documents with respect to Chunri Real Estate's failure to obtain the use right certificate for the state-owned construction land of the north and south plots, after the delivery of this restructuring, the Company will be compensated in accordance with the actual amount of compensation paid by Zhongxing Group to Shiying Company. As at the reporting date, Chunri Real Estate has not obtained the use right certificate for state-owned construction land of the above-mentioned plots.
- (5) The Supplementary Agreement to the Shanghai Property Rights Transaction Contract (I) stipulates that after Shiying Company becomes a shareholder of Chunri Real Estate, the parties agree to jointly complete the demolition, construction and sales of the project by providing a shareholder loan to Chunri Real Estate and Chunri's own financing (the parties agree that Zhongxing Group shall assume 10/19 of the aforementioned obligations and Shiying Company 9/19); the project demolition funds will be resolved through financing led by Zhongxing Group and in the name of Chunri Real Estate or the project and supplemented by Shiying Company and Zhongxing Group with their own funds (the financing ratio is 70%, at least not less than 60%; if the financing ratio is less than 60%, the project demolition funds will be supplemented by Zhongxing Group with its own funds; if Zhongxing Group's own funds invested exceed 40% of the demolition funds, the capital invested by Shiying Company is still limited to 40% of the demolition funds as the base). The insufficient part of the project demolition funds will be paid in advance by Zhongxing Group, and Shiying Company will invest the corresponding part of the funds after the agreed time point of the project. The financing cost is included in the development cost of Chunri Real Estate; if the profit of the project is affected as the relocation funds and financing costs were not disbursed from the cost and expenses before tax before Shiying Company becomes a shareholder of Chunri Real Estate, Zhongxing Group shall be responsible. The relocation funds and financing costs shall be jointly disbursed from the cost and expenses by Zhongxing Group and Shiying Company after Shiying Company becomes a shareholder of Chunri Real Estate.

15.5 Description of the guarantee business of the subsidiary Shanghai House Real Estate Sponson Co., Ltd. (hereinafter referred to as "House Sponson"):

15.5.1 Financing guarantee business

As at December 31, 2020, the House Sponson Company and its subsidiary Shanghai United Financing Guarantee Co., Ltd. have accumulatively repaid unrecovered funds under financing guarantee business of RMB 911,422,700, of which RMB 612,615,600 was for steel trade, RMB 298,807,000 was for non-steel trade; the accumulative book provision for bad debts was RMB 74,495,000 and the provision for special reserves was RMB 826,388,200.

On April 8, 2013, House Sponson Company held its 2012 shareholders' meeting, and the resolution passed that most of the steel trade guarantee business accepted (involving the guarantee amount of RMB 584.95 million, of which RMB 69.52 million was still in House Sponson Company) has been transferred to its holding subsidiary Shanghai United Financing Guarantee Co., Ltd., and House Sponson Company continued to enjoy its rights and assume corresponding responsibilities. As at December 31, 2020, the guarantee compensation reserve of RMB 506,098,200 for this part of the steel trade guarantee business shall be borne by House Sponson Company.

15.5.2 Personal automobile loan guarantee business

House Sponson Company signed the Personal Automobile Loan Guarantee Cooperation Agreement with Shanghai Automobile Group Financial Affairs Co., Ltd. (hereinafter referred to as "SAIC Finance") in October 2017. House Sponson Company shall bear the joint and several guarantee responsibilities for the personal automobile loan applied by House Sponson Company as the borrower to SAIC Finance. The guarantee responsibility of House Sponson Company is fulfilled as follows: when the total amount of the accumulative guarantee responsibility does not exceed a certain proportion of the accumulative guarantee income, House Sponson Company will assume the guarantee responsibility for SAIC Finance according to the guarantee letter and the agreement; when the total amount of the accumulative guarantee responsibility fulfilled exceeds or reaches such proportion of the accumulative guarantee income, House Sponson Company has the right to suspend the performance of the guarantee responsibility until the total amount of the accumulative guarantee responsibility fulfilled is lower than the proportion of the accumulative guarantee income. The agreement expired in September 2020 and has not been renewed.

As at December 31, 2020, the accumulative guarantee income was RMB 37,444,300, and the accumulative compensation amount was RMB 20,347,300.

15.6 Matters concerning the remaining issues of the ESOP Association in the equity transfer of Zhongxing Group:

According to the Official Reply to Solving the Remaining Issues of the ESOP Association of Zhongxing Group (HDC [2017] No. 10):

Party A1: Subsidiary Shanghai Zhongxing (Group) Co., Ltd. (hereinafter referred to as "Zhongxing Group"), Party A2: Subsidiary Shanghai Zhongxing Group Xincheng Real Estate Co., Ltd. (hereinafter referred to as "Xincheng Real Estate"), Party A3: Subsidiary Shanghai Zhongxing Group Zhencheng Real Estate Management Co., Ltd. (hereinafter referred to as "Zhencheng Real Estate") (Party A1, Party A2 and Party A3 are collectively referred to as Party A) and Party B: Subsidiary Shanghai Land Asset Management Co., Ltd. (hereinafter referred to as "Asset Management") signed an agreement. The agreement stipulates that the book balance of the carryover and surplus funds of Party A's ESOP Association of RMB 121 million as well as the rights and obligations involved in the carryover and surplus funds of Party A's ESOP Association will be transferred to Party B; after the above-mentioned carryover and surplus funds of ESOP Association are transferred to the account of Party B, Party B shall entrust a third-party management agency to make value-added management on the carryover and surplus funds of the ESOP Association, which shall be used for the purpose and coverage agreed in the agreement and shall not be embezzled for other purposes. The portion of the proceeds therefrom shall be used to supplement the guarantee mechanism for retired employees of Zhongxing Group and is allocated to the retired employees covered by the carryover and surplus funds of Party A's ESOP Association.

On March 31, 2017, Asset Management formulated the Pension Insurance Management Plan for Carryover and Surplus Funds of ESOP Association of Shanghai Zhongxing (Group) Co., Ltd. Managed by Shanghai Land Asset Management Co., Ltd. (hereinafter referred to as the "Plan"), which stipulated that management group was the management organization, composed of 7 representatives selected from interested employees who can be re-elected upon the expiry of each term for six years; the Plan determined that the trust management model was used to manage the carryover and surplus funds of Party A's ESOP Association, and the Yangtze River Pension Insurance Co., Ltd. was selected as the legal person entrusted management agency for fund management; it also determined that the investment income of the carryover and surplus funds of Party A's ESOP Association would be used for the retirement subsidy of interested employees; the Plan stipulated that the Plan shall be terminated when "the relevant interested employees or related interests of the Plan do not exist, or the relevant national policies and regulations underwent major changes, causing that the Plan cannot continue to be implemented". After the liquidation of the Plan is terminated, the funds would be returned to the Company or an entity designated by the Company. According to the above Plan, Asset Management transferred carryover and surplus funds of Party A's ESOP Association of RMB 121 million in April 2017 to the corporate public account of the Yangtze Shengshi Huazhang Collective Group Endowment Security Management Product.

According to the decision of the Company, in 2020, Asset Management transferred the rights and obligations in the name of Asset Management and under the third-party entrusted management contract with respect to the carryover and surplus funds of Party A's ESOP Association originally approved in accordance with the Document (DCJT [2017] HDC No. 10) and all the legal documents under it.

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15.7 Matters relating to Shenjiang's land are as follows:

Unit: RMB'0,000

Item	Land category	Land compensation income			Amount of cost recognized in 2020	Book amount of cost	Item corresponding to cost
		Contract (recognized) amount	Amount received in 2020	Amount received in 2019s			
Profit or loss carried forward in 2020							
No. 3 Minsheng Road	Own plot	116,101.24	116,101.24			42,015.84	Inventories
No. 1 Maojia Road	Own plot	11,666.50	11,666.50			1,362.35	Inventories
Yaohua Plot - 10-2 (Remark 1)	Plot purchased	37,821.00	37,821.00		37,821.00	24,826.34	Other non-current assets
Yaohua Plot - 11-3 (Remark 1)	Plot purchased	53,330.20	53,330.20		53,330.20	35,001.99	Other non-current assets
Sub-total		218,918.94	218,918.94		91,151.20	103,206.52	
Unit W13 Fuxing Plot (Remark 2)	Plot purchased and reserved					90,371.10	Other non-current assets
Rubber plot - medicinal plot (Remark 2 and Remark 3)	Plot purchased					1,431.24	Other non-current assets
Rubber plot - cross orchard (Remark 2 and Remark 3)	Plot purchased				114,379.11	1,962.78	Other non-current assets
Unit W17, Plot 99 (Remark 2)	Plot purchased and reserved				6,260.82	3,580.61	Other non-current assets
Unit ES2 Yaohua Plot (Remark 2)	Plot purchased and reserved	196,193.55	116,958.52	33,405.00	75,166.50	41,849.60	Other non-current assets

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Item	Land category	Land compensation income			Amount of cost recognized in 2020	Book amount of cost	Item corresponding to cost
		Contract (recognized) amount	Amount received in 2020	Amount received in 2019s			
Unit E10 Jiaxin Company Plot (Remark 2)	Plot purchased and reserved				387.12	340.31	Other non-current assets
Sub-total		196,193.55	116,958.52	33,405.00	196,193.55	139,535.64	
Yaohua Plot	Plot purchased and reserved					128,743.76	Other non-current assets
Huishan Plot	Plot purchased					7,334.66	Other non-current assets

Remark 1: According to the Document of the Shanghai Municipal Working Group for Land Reserve Cost Recognition (STCR 2020 (13)), the recognized municipal land reserve cost is 70% of the land transfer price, and the recognized municipal land reserve cost of purchased Yaohua Plot -10-2 and Yaohua Plot - 11-3 is RMB 911,512,000, and a financial allocation of RMB 911,512,000 was received in December 2020.

Remark 2: According to the Document of the Shanghai Municipal Working Group for Land Reserve Cost Recognition (STCR 2020 (12)), the recognized municipal land reserve cost of purchased and reserved Unit ES2 Yaohua Plot, Unit W13 Fuxing Plot, Unit E10 Jiaxin Company Plot, and Unit W17 Luwan No. 99 Plot was RMB 1,961,935,500, of which that of Unit ES2 Yaohua Plot was RMB 751,665,000, that of Unit W13 Fuxing Plot RMB 1,143,791,100 (including the compensation amount for self-owned plots of RMB 180 million), that of Unit E10 Jiaxin Company Plot RMB 3,871,200, and that of Unit W17 Luwan No. 99 Plot RMB 62,608,200. In December 2020, a financial appropriation of RMB 1,169,585,200 was received for cost identification, and the appropriation did not specify specific plots.

Remark 3: The recognized cost of Unit W13 Fuxing Plot of RMB 1,143,791,100 includes the compensation amount for the purchased plot of RMB 180 million.

15.8 The subsidiary Shanghai Hongqiao Economic and Technological Development Zone United Development Co., Ltd. has currently completed land leases as follows according to the national land planning:

15.8.1 On September 15, 2016, it signed the Contract for Compensation for the Rights and Interests of the Allocated Land Use Right of Shanghai Hongqiao Economic and Technological Development Zone No. 24 Plot with Shanghai Taipingyang Hotel Co., Ltd., stipulating that Shanghai Taipingyang Hotel Co., Ltd. shall pay the compensation for the rights and interests of the allocated land use right of RMB 918.94 million, and pay the Company the interest at the rate of 2.85%, which will be recovered in six installments. As at the reporting date, the corresponding compensation of RMB 50 million has been received. According to the contract, the sixth installment of the compensation of RMB 868.94 million should be paid before April 30, 2021.

In order to ensure the actual performance, the guarantor Shanghai Jin Jiang International Investment Management Co., Ltd. is willing to provide guarantees for the debts formed by the debtor in accordance with the contract. Principal of master creditor's rights: RMB 918.94 million. The final amount of the principal is subject to the official appraised price of the rights and interests of land use right allocated in the contract. The guarantee scope includes 70% of the sum of the principal, interest and late fees of master creditor's rights, and reasonable expenses for realizing the master creditor's rights. The guarantee method is joint liability guarantee, and the guarantee period is two years from the date of expiry of the debtor's performance as agreed in the master contract. As the main contract stipulates that the debtor shall perform the obligation to pay the compensation for the rights and interests of allocated land use right in installments, the guarantee period shall be calculated according to the payment obligations of each period, and shall be two years from the date of the expiry of each payment period.

15.8.2 On October 13, 2017, it signed the Contract for Compensation for the Rights and Interests of the Allocated Land Use Right of Shanghai Hongqiao Economic and Technological Development Zone No. 23 Plot with Shanghai Yangtze Hotel Co., Ltd., stipulating that Shanghai Yangtze Hotel Co., Ltd. shall pay the compensation for the rights and interests of the allocated land use right of RMB 937.4 million, and pay the Company the interest at the rate of 2.85%, which will be recovered in five installments. As at the reporting date, the corresponding compensation of RMB 631.6 million for the first four installments has been received. According to the contract, the fifth installment of the compensation of RMB 305.8 million should be paid before December 31, 2021.

In order to ensure effective performance, the guarantor, Shanghai Jin Jiang International Hotels (Group) Co., Ltd., provided an equity pledge guarantee for Shanghai Hongqiao Economic and Technological Development Zone United Development Co., Ltd. ("Hongqiao United Company") with approximately 66.67% equity of the debtor held by it. In view of the fact that the value of the pledged equity cannot fully cover two-thirds of the principal of the master creditor's rights, the guarantor is willing to provide additional guarantee for the debtor's repayment obligations for the difference. Principal of master creditor's rights: RMB 937.4 million. The final amount of the principal is subject to the official appraised price of the rights and interests of land use right allocated in the contract. The guarantee scope includes two-thirds of the sum of the principal, interest, late fees and liquidated damages of master creditor's rights, and reasonable expenses for realizing the master creditor's rights, less the value of the pledged equity. If the debtor fails to repay the debt as agreed in the master contract, Hongqiao United Company shall give priority to realizing the pledge. If the pledge is insufficient, the guarantor fulfills its obligation of guarantee to Hongqiao United Company. The guarantee method is joint and several liabilities guarantee, and the guarantee period is two years from the date of expiry of the debtor's performance of the debt as stipulated in the master contract. As the main contract stipulates that the debtor shall perform the obligation to pay the compensation for the rights and interests of allocated land use right in installments, the guarantee period shall be calculated according to the payment obligations of each period, and shall be two years from the date of the expiry of each payment period.

On November 13, 2020, the Company and Jin Jiang International (Holdings) Co., Ltd. (hereinafter referred to as "Jin Jiang International") signed the Cooperation Framework Agreement on Equity Reorganization and Replacement Projects of Subsidiaries, agreeing that Jin Guo Tou would acquire 50% of the equity of Shanghai Yangtze Hotel Co., Ltd., and used 70% of the equity held by Shanghai Taipingyang Hotel Co., Ltd. as the consideration for the purchase of equity, the difference to be paid in cash. In view of the fact that the equity swap is still in progress, the equity pledge agreement signed by Hongqiao United Company and Shanghai Jin Jiang International Hotel (Group) Co., Ltd. has not been changed.

- 15.8.3** On May 20, 2019, it signed the Contract for Compensation for the Rights and Interests of the Allocated Land Use Right of Shanghai Hongqiao Economic and Technological Development Zone No. 21 Plot for the Shanghai International Trade Center Project and Supplementary Contract with Shanghai International Trade Center Co., Ltd., stipulating that Shanghai International Trade Center Co., Ltd. shall pay the compensation for the rights and interests of the allocated land use right of RMB 1.17644 billion, of which a large amount of compensation of RMB 861.69 million will be paid with the capital increase payment within 3 working days after Shanghai International Trade Center Co., Ltd. receives the capital increase payment after the completion of the equity reorganization of the shareholder's capital increase; the remaining compensation of RMB 314.75 million will be annually recovered in five installments after the large amount of compensation is recovered. As at the reporting date, the Company has received a deposit of RMB 20 million and a compensation of RMB 961.69 million.

Shanghai International Trade Center Co., Ltd. provided mortgage guarantee for the Company with the real estate of Shanghai International Trade Center Building held by it. The scope of the mortgage guarantee includes the cost of realizing the creditor's rights of all debts stipulated in the compensation contract and the supplementary contract thereto, as well as all the costs and expenses incurred for the establishment and realization of the mortgage rights under the contract. The Company has completed the registration of the real estate mortgage of the International Trade Center Building on January 19, 2021.