

Vanke Real Estate (Hong Kong)
Company Limited

Consolidated financial statements
for the six months ended 30 June 2014

Consolidated statement of profit or loss

(Expressed in Renminbi Yuan)

	<i>Six months ended</i>	
	30.06.2014	30.06.2013
	RMB'million	RMB'million
	(unaudited)	(unaudited)
Revenue	1,317	1,192
Cost of sales	(1,110)	(897)
Gross profit	<u>207</u>	<u>295</u>
Other revenue	241	7
Other net (loss)/ income	(37)	37
Distribution costs	(97)	(111)
Administrative expenses	(46)	(29)
Other operating expenses	(10)	(10)
Profit from operations	<u>258</u>	<u>189</u>
Finance costs	(118)	(83)
Share of profits less losses of associates	528	205
Share of profits less losses of joint ventures	76	19
Profit before taxation	<u>744</u>	<u>330</u>
Income tax	(83)	(56)
Profit for the period	<u><u>661</u></u>	<u><u>274</u></u>
Attributable to:		
Equity shareholders of the Company	626	258
Non-controlling interests	35	16
Profit for the period	<u><u>661</u></u>	<u><u>274</u></u>

Consolidated statement of profit or loss

(Expressed in Renminbi Yuan)

	<i>Six months ended</i>	
	<i>30.06.2014</i>	<i>30.06.2013</i>
	RMB'million	RMB'million
	(unaudited)	(unaudited)
Profit for the period	661	274
Other comprehensive income for the period		
Items that may be reclassified subsequently to profit or loss:		
Exchange differences on translation of financial statements of non-mainland China entities	(16)	(38)
Other comprehensive income for the period	(16)	(38)
Total comprehensive income for the period	645	236
Attributable to:		
Equity shareholders of the Company	610	220
Non-controlling interests	35	16
Total comprehensive income for the period	645	236

Consolidated statement of financial position

(Expressed in Renminbi Yuan)

	As at 30 June 2014	As at 31 Decemebr 2013
	RMB'million (unaudited)	RMB'million (audited)
Non-current assets		
Property, plant and equipment	217	281
Investment properties	16	16
Interest in associates	2,159	1,523
Interest in joint ventures	482	332
Other non-current assets	7,927	5,816
Deferred tax assets	349	308
	11,150	8,276
	11,150	8,276
Current assets		
Inventories	20,310	19,620
Trade and other receivables	12,446	12,011
Pledged deposits	24	47
Cash and cash equivalents	3,274	5,710
	36,054	37,388
	36,054	37,388
Current liabilities		
Financial derivatives	4	12
Trade and other payables	22,537	23,605
Current taxation	134	574
	22,675	24,191
	22,675	24,191
Net current assets	13,379	13,197
Total assets less current liabilities	24,529	21,473

Consolidated statement of financial position

(Expressed in Renminbi Yuan)

	As at 30 June 2014	As at 31 Decemebr 2013
	RMB'million (unaudited)	RMB'million (audited)
Non-current liabilities		
Bank loans	2,256	2,289
Bonds payable	9,940	7,435
Deferred tax liabilities	27	27
Financial derivatives	3	-
	12,226	9,751
	12,303	11,722
NET ASSETS		
CAPITAL AND RESERVES		
Share capital	17	17
Reserves	8,758	8,151
	8,775	8,168
Total equity attributable to equity shareholders of the Company	8,775	8,168
Non-controlling interests	3,528	3,554
	12,303	11,722
TOTAL EQUITY	12,303	11,722