新城控股
FUTURE HOLDINGS

Future Land Development Holdings Limited
新城發展控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1030)

OVERSEAS REGULATORY ANNOUNCEMENT
INSIDE INFORMATION
FURTHER INFORMATION ON RESTRUCTURING

This announcement is made by Future Land Development Holdings Limited (the "**Company**", and together with its subsidiaries, the "**Group**") pursuant to the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09(2)(a) and Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Reference is made to the announcements of the Company dated May 10, 2015, May 26, 2015, May 29, 2015, July 23, 2015 and July 29, 2015 in relation to the restructuring of the Group. Jiangsu Future Land Co., Ltd.* (江蘇新城地產股份有限公司) ("**Jiangsu Future Land**") is the Company's subsidiary with its B shares listed on the Shanghai Stock Exchange (the "**SSE**") (stock code: 900950) since 2001. Future Land Holdings Co., Ltd.* (新城控股集團股份有限公司) ("**Future Land Holdings**") is a wholly-owned subsidiary of the Company and is currently directly holding 58.86% of Jiangsu Future Land. The Company is contemplating a proposal for restructuring (the "**Restructuring**"), pursuant to which Future Land Holdings will issue A shares to all shareholders of Jiangsu Future Land (other than Future Land Holdings) (the "**Issuance**") and will absorb and merge Jiangsu Future Land by way of share swap (the "**Merger**", and the Issuance and the Merger collectively are referred to as the "**Absorption and Merger through Share Swap**").

Jiangsu Future Land made two announcements respectively headlined "Announcement on Receipt of Approval Documents from CSRC*" ("關於收到中國證監會核准文件的公告") (the "**B-Share Announcement I**") and "Amendments to the Report on Absorption and Merger through Share Swap*" ("關於換股吸收合併報告書的修訂說明") (the "**B-Share Announcement II**", together with the B-Share Announcement I, the "**B-Share Announcements**") informing the investors of Jiangsu Future Land about the progress of the regulatory approval concerning the Restructuring and the Absorption and Merger through Share Swap. The B-Share Announcements were published in Chinese on the website of the SSE (www.sse.com.cn) on September 21, 2015 and the main body of the B-Share Announcement I was attached as Attachment I to this announcement.

The Company also would like to draw the attention of its shareholders to certain attachments of the B-Share Announcement II, which include, among others:

1. Pro Forma Consolidated Financial Statements – Year Ended 31 December 2014 and Six Months Ended 30 June 2015 together with Special Audit's Report (**Attachment II** to this announcement); and

2. Financial Statements – Years Ended 31 December 2012, 2013, 2014 and Six Months Ended 30 June 2015 together with Auditor's Report (**Attachment III** to this announcement).

The above-mentioned reports contain material information and are enclosed hereto for shareholders' reference.

Upon the release of further information by Jiangsu Future Land to the SSE in accordance with the applicable securities laws and regulations in China, the Company will make further announcement in accordance with the requirements under the Listing Rules.

By Order of the Board
Future Land Development Holdings Limited
WANG Zhenhua
Chairman

the PRC, September 21, 2015

As at the date of this announcement, the directors of the Company are Mr. Wang Zhenhua, Mr. Liang Zhicheng, Mr. Liu Yuanman and Mr. Chan Wai Kin as executive directors, Mr. Lv Xiaoping and Mr. Wang Xiaosong as non-executive directors and Mr. Chen Huakang, Mr. Zhu Zengjin and Mr. Zhong Wei as independent non-executive Directors.

* *Denotes English translation of the name of a Chinese company or entity or vice versa and is provided for identification purpose only.*

Attachment I

Securities Code: 900950 Abbreviation of Securities: Xincheng B Share No.: 2015-096
Bonds Code: 122310 Abbreviation of Bonds: 13 Jiangsu Xincheng

ANNOUNCEMENT ON RECEIPT OF APPROVAL DOCUMENTS FROM CSRC OF JIANGSU FUTURE LAND CO., LTD.*

The Board of Directors of the Company and all of its directors guarantee that the contents contained in this announcement are free from any false records, misleading statements or material omissions, and will assume joint and several liabilities for the truthfulness, accuracy and completeness of the contents in this announcement.

On 21 September 2015, the Company received the Official Reply for Approving Future Land Holdings Co., Ltd.* (新城控股集團股份有限公司) to Absorb and Merge Jiangsu Future Land Co., Ltd.* (江蘇新城地產股份有限公司)(Zheng Jian Xu Ke (2015) No. 2144) from China Securities Regulatory Commission ("CSRC"). Set out below is the main content of the Official Reply:

I. Future Land Holdings Co., Ltd.* (新城控股集團股份有限公司) ("Future Land Holdings") is approved to absorb and merge Jiangsu Future Land Co., Ltd.* (江蘇新城地產股份有限公司) by way of issuing 542,064,758 Shares.

II. The absorption and merger shall be conducted in strict compliance with the proposal submitted to CSRC and the relevant application documents.

III. Future Land Holdings and the Company ought to perform the required obligations regarding information disclosure.

IV. Future Land Holdings and the Company ought to go through the relevant procedures as required in relation to the absorption and merger.

V. The Official Reply will be effective for a term of 12 months from the date of issuance.

VI. Future Land Holdings and the Company shall report to CSRC promptly if any material event or material issue required to be disclosed by the laws or regulations arises during the implementation of the absorption and merger.

Future Land Holdings and the Company will have the absorption and merger carried out as soon as possible in accordance with the requirements of the abovementioned Official Reply, and go through the relevant procedures as required in relation to the absorption and merger, and also perform the obligations regarding information disclosure. Investors are advised to pay attention to announcements of the Company.

Board of Directors of
Jiangsu Future Land Co., Ltd.*

22 September 2015

* *Denotes English translation of the name of a Chinese company or entity or vice versa and is provided for identification purpose only.*

Future Land Holdings Co., Ltd.

Pro Forma Consolidated Financial Statements
— Year ended 31 December 2014 and
— Six Months ended 30 June 2015
together with Special Audit's Report

【English translation for reference only. Should there be any inconsistency between the Chinese and English versions, the Chinese version shall prevail.】

Future Land Holdings Co., Ltd.

Pro Forma Consolidated Financial Statements
— Year ended 31 December 2014 and Six Months ended 30 June 2015 together with Special Audit's Report

Special Audit's Report
on Examination of Pro Forma Financial Information

PwC ZT Te Shen Zi (2015) No. 1544
(Page 1 of 2)

To the Shareholders of Future Land Holdings Co., Ltd.:

We have audited the accompanying pro forma financial information of Future Land Holdings Co., Ltd. (the "Company"), which comprise the pro forma consolidated balance sheets as at 31 December 2014 and 30 June 2015, the pro forma consolidated statements of income, the pro forma consolidated statements of cash flows, the pro forma consolidated statements of changes in equity for the year ended 31 December 2014 and six months ended 30 June 2015, and the notes to the pro forma financial information (hereinafter the "Pro Forma Financial Information"). The Pro Forma Financial Information had been prepared to illustrate the hypothetical consolidated financial position of the Company as at 31 December 2014 and 30 June 2015 and the hypothetical consolidated operating results and cash flows of the Company for the year ended 31 December 2014 and six months ended 30 June 2015, assuming that the Company's share swap merger with Jiangsu Future Land Co., Ltd. as stated in Note 2 to the Pro Forma Financial Information had been completed as at 1 January 2014.

Management's responsibility for the Pro Forma Financial Information

Management of the Company is responsible for the preparation and presentation of the Pro Forma Financial Information in accordance with the requirements of "The Contents and Format Disclosure Standard for Companies with Publicly Traded Securities No. 26 - Application Documents for Listed Company's Major Restructure" issued by China Securities Regulatory Commission and the basis of preparation set out in Note 3 to the Pro Forma Financial Information, and for such internal control as management determines is necessary to enable the preparation of the Pro Forma Financial Information that is free from material misstatement, whether due to fraud or error.

Our responsibility

Our responsibility is to express a conclusion on the Pro Forma Financial Information based on our engagement. We conducted our engagement in accordance with China Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the engagement to obtain reasonable assurance about whether the Pro Forma Financial Information is prepared in accordance with the basis of preparation set out in Note 3 to the Pro Forma Financial Information in all material respects.

Special Audit's Report
on Examination of Pro Forma Financial Information (cont'd)

PwC ZT Te Shen Zi (2015) No. 1544
(Page 2 of 2)

Our work involves performing procedures to obtain evidence about the amounts and disclosures in the Pro Forma Financial Information. The procedures selected depend on our judgement, including the assessment of the risks of material misstatement of the financial information, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and presentation of the Pro Forma Financial Information in order to design procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Our work also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the Pro Forma Financial Information.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

Conclusion

In our opinion, the accompanying Pro Forma Financial Information of the Company is prepared, in all material respects, in accordance with the basis of preparation set out in Note 3 to the Pro Forma Financial Information.

Restriction on usage

The report is intended solely for the submission to China Securities Regulatory Commission in connection with the Company's application for the merger with Jiangsu Future Land Co., Ltd. via a share swap and the simultaneous listing of the Company's shares on the Shanghai Stock Exchange. It should not be used by any other person or for any other purposes.

PricewaterhouseCoopers Zhong Tian LLP
Chinese Certified Public Accountant: Wang Xiao
Chinese Certified Public Accountant: Shen Jiazhen

Shanghai, the People's Republic of China
29 July 2015

Future Land Holdings Co., Ltd.

Pro Forma Consolidated Balance Sheets
As at 30 June 2015 and 31 December 2014
(Unit: RMB, Unless otherwise stated)

Assets	Note	30 June 2015	31 December 2014
Current assets			
Cash on hand and at bank	6(1)	5,290,469,607	5,082,813,469
Notes receivable	6(2)	31,574,827	31,317,340
Accounts receivable	6(3)	14,297,253	11,375,913
Prepayments	6(5)	3,220,410,432	2,880,650,813
Other receivables	6(4)	1,691,570,231	2,308,359,362
Inventories	6(6)	33,493,726,794	29,830,428,291
Other current assets	6(7)	1,381,447,923	1,260,127,205
Total current assets		45,123,497,067	41,405,072,393
Non-current assets			
Available-for-sale financial assets	6(8)	269,542,374	259,628,913
Long-term receivables	6(9)	113,492,847	98,107,795
Long-term equity investments	6(10)	1,203,166,570	907,371,900
Investment properties	6(11)	7,729,000,000	5,936,000,000
Fixed assets	6(12)	691,559,852	711,603,652
Intangible assets	6(13)	43,505,219	45,029,186
Long-term prepaid expenses	6(14)	34,391,347	27,335,005
Deferred income tax assets	6(15)	473,838,654	477,965,393
Other non-current assets	6(16)	1,274,285,638	1,245,683,568
Total non-current assets		11,832,782,501	9,708,725,412
Total assets		56,956,279,568	51,113,797,805

Future Land Holdings Co., Ltd.

Pro Forma Consolidated Balance Sheets (cont'd)
As at 30 June 2015 and 31 December 2014
(Unit: RMB, Unless otherwise stated)

Liabilities and Owners' Equity	Note	30 June 2015	31 December 2014
Current liabilities			
Short-term borrowings	6(18)	1,886,881,610	1,878,439,332
Notes payable	6(19)	718,109,987	452,309,758
Accounts payable	6(20)	10,166,359,451	9,288,126,091
Advances from customers	6(21)	15,108,171,850	13,163,120,874
Employee benefits payable	6(22)	24,551,213	119,809,383
Taxes payable	6(23)	523,863,028	1,017,219,115
Interest payable	6(24)	183,229,385	105,085,066
Dividends payable	6(25)	805,000	805,000
Other payables	6(26)	5,930,578,565	4,515,668,695
Non-current liabilities due within one year	6(27)	876,100,000	1,191,800,000
Other current liabilities	6(28)	447,150,854	702,722,646
Total current liabilities		35,865,800,943	32,435,105,960
Non-current liabilities			
Long-term borrowings	6(29)	5,765,780,000	3,795,900,000
Bonds payable	6(30)	1,984,792,233	1,981,419,068
Deferred income tax liabilities	6(15)	616,319,110	651,272,695
Total non-current liabilities		8,366,891,343	6,428,591,763
Total liabilities		44,232,692,286	38,863,697,723
Owners' equity			
Share capital / Paid-in capital		1,708,064,758	1,708,064,758
Capital reserves	6(31)	2,290,588,838	2,144,097,842
Other comprehensive income	6(32)	100,972,637	90,905,237
Surplus reserves	6(33)	-	47,653,066
Undistributed profits	6(34)	6,742,979,566	6,124,061,121
Total equity attributable to owners of the Company		10,842,605,799	10,114,782,024
Non-controlling interests		1,880,981,483	2,135,318,058
Total owners' equity		12,723,587,282	12,250,100,082
Total liabilities and owners' equity		56,956,279,568	51,113,797,805

The accompanying Notes to the Pro Forma Consolidated Financial Statements are integral parts of the Pro Forma Consolidated Financial Statements.

Responsible person for the Company: Wang Zhenhua
Person in charge of Accounting: Wang Zhenhua
Responsible person for the Accounting Department: Liang Zhicheng

Future Land Holdings Co., Ltd.

Pro Forma Consolidated Statements of Income
Year 2014 and Six Months ended 30 June 2015
(Unit: RMB, Unless otherwise stated)

	Note	Six months ended 30 June 2015	Year 2014
1. Revenue	6(35)	8,726,053,418	20,674,198,043
Less: Cost of sales	6(35)	(6,636,807,894)	(15,273,023,076)
Sales taxes	6(36)	(579,003,547)	(1,717,772,521)
Selling expenses	6(37)	(292,768,920)	(613,098,487)
Administrative expenses	6(38)	(395,775,908)	(653,485,506)
Finance expenses - net	6(39)	(34,955,530)	(52,137,056)
Assets impairment losses	6(41)	(98,536,595)	(381,141,525)
Plus: Fair value gains on investment properties	6(42)	282,643,481	365,993,919
Investment income	6(43)	115,592,054	25,401,585
Include: Investment income / (losses) from associates and joint ventures		58,569,670	(7,346,157)
2. Operating profits		1,086,440,559	2,374,935,376
Plus: Non-operating income	6(44)	10,527,796	42,551,284
Include: Gains from disposal of non-current assets		118	46,630
Less: Non-operating expenses	6(45)	(4,215,714)	(8,090,060)
Include: Losses from disposal of non-current assets		(59,108)	(252,849)
3. Total profits		1,092,752,641	2,409,396,600
Less: Income tax expense	6(46)	(265,358,196)	(617,050,951)
4. Net profit		827,394,445	1,792,345,649
Include: Prior net losses up to combination date of subsidiaries acquired through business combinations under common control		-	(114,063,331)
Net profit attributable to shareholders of the Company		759,586,490	1,647,191,243
Net profit attributable to non-controlling interests		67,807,955	145,154,406

Pro Forma Consolidated Statements of Income (cont'd)
Year 2014 and Six Months ended 30 June 2015
(Unit: RMB, Unless otherwise stated)

	Note	Six months ended 30 June 2015	Year 2014
5. Other comprehensive income, net of tax	6(32)	10,500,000	94,548,001
Other comprehensive income attributable to shareholders of the Company, net of tax, which may be reclassified subsequently to profit or loss			
- Changes in fair values of available-for-sale financial assets		10,067,400	19,415,700
- Gains upon transfer of inventories to investment properties		-	71,489,537
Other comprehensive income attributable to non-controlling interests, net of tax		432,600	3,642,764
6. Total comprehensive income		837,894,445	1,886,893,650
Total comprehensive income attributable to shareholders of the Company		769,653,890	1,738,096,480
Total comprehensive income attributable to non-controlling interests		68,240,555	148,797,170
7. Earnings per share			
Basic earnings per share (RMB)	6(47)	0.44	0.96
Diluted earnings per share (RMB)	6(47)	0.44	0.96

The accompanying Notes to the Pro Forma Consolidated Financial Statements are integral parts of the Pro Forma Consolidated Financial Statements.

Responsible person for the Company: **Wang Zhenhua** **Person in charge of Accounting:** **Wang Zhenhua** **Responsible person for the Accounting Department:** **Liang Zhicheng**

Future Land Holdings Co., Ltd.

Pro Forma Consolidated Statements of Cash Flows
Year 2014 and Six Months ended 30 June 2015
(Unit: RMB, Unless otherwise stated)

	Note	Six months ended 30 June 2015	Year 2014
1. Cash flows from operating activities			
Cash from sales of goods or rendering of services		10,723,424,648	23,584,792,363
Cash received from other operating activities	6(48)(a)	2,852,866,033	4,802,360,012
Total cash inflows from operating activities		13,576,290,681	28,387,152,375
Cash paid for purchases of goods or services		(8,839,803,527)	(15,779,466,683)
Cash paid to and for the employees		(511,453,170)	(776,603,817)
Taxes and levies paid		(1,772,140,323)	(2,614,871,748)
Cash paid for other operating activities	6(48)(b)	(2,499,120,169)	(5,721,205,537)
Total cash outflows for operating activities		(13,622,517,189)	(24,892,147,785)
Net amount of cash flows (used for) / generated from operating activities	6(49)(a)	(46,226,508)	3,495,004,590
2. Cash flows from investing activities			
Cash from disinvestments		4,086,539	3,557,692
Cash from investment gains		6,000,000	6,552,722
Net amount of cash from disposal of fixed assets, intangible assets and other long-term assets		69,089	3,051,781
Net amount of cash from disposal of subsidiaries and other business units	6(49)(b)	-	43,844,072
Total cash inflows from investment activities		10,155,628	57,006,267
Cash paid for fixed assets, intangible assets and other long-term assets		(1,521,209,712)	(2,236,550,717)
Cash paid for investments		(237,225,000)	(876,250,000)
Net amount of cash paid for disposal of subsidiaries and other business units	6(49)(b)	(87,146,985)	-
Total cash outflows for investing activities		(1,845,581,697)	(3,112,800,717)
Net amount of cash flows used for investing activities		**(1,835,426,069)**	**(3,055,794,450)**
3. Cash flows from financing activities			
Cash received from capital contributions		-	933,790,012
Include: Cash received from capital contributions by non-controlling shareholders of subsidiaries		-	420,000,012
Cash received from borrowings		5,142,521,837	8,059,580,321
Cash received from issue of bonds		-	1,978,520,000
Cash received from other financing activities	6(48)(c)	1,407,076,108	1,429,811,278
Total cash inflows from financing activities		6,549,597,945	12,401,701,611
Cash repayments of borrowings		(3,479,899,559)	(12,350,400,000)
Cash paid for distribution of dividend, profit or interest		(332,947,922)	(1,310,650,618)
Include: Cash paid to non-controlling shareholders of subsidiaries		(45,882,143)	(16,670,000)
Cash paid for other financing activities	6(48)(d)	(973,875,666)	(384,158,500)
Total cash outflows for financing activities		(4,786,723,147)	(14,045,209,118)
Net amount of cash flows generated from / (used for) financing activities		1,762,874,798	(1,643,507,507)
4. Significant effect of foreign exchange rate changes on cash and cash equivalents		-	-
5. Net decrease of cash and cash equivalents	6(49)(a)	(118,777,779)	(1,204,297,367)
Plus: Cash and cash equivalents at beginning of year / period		4,257,952,444	5,462,249,811
6. Cash and cash equivalents at end of year / period	6(49)(c)	4,139,174,665	4,257,952,444

The accompanying Notes to the Pro Forma Consolidated Financial Statements are integral parts of the Pro Forma Consolidated Financial Statements.

Responsible person for the Company:	Person in charge of Accounting:	Responsible person for the Accounting Department:
Wang Zhenhua	Wang Zhenhua	Liang Zhicheng

Future Land Holdings Co., Ltd.

Pro Forma Consolidated Statements of Change in Equity
Year 2014 and Six Months ended 30 June 2015
(Unit: RMB, Unless otherwise stated)

	Note	Equity attributable to owners of the Company					Non-controlling interests	Total owners' equity
		Paid-in capital	Capital reserves	Other comprehensive income	Surplus reserves	Undistributed profits		
Year-end balance as at 31 December 2013		1,708,064,758	1,623,404,617	-	-	5,024,891,417	674,462,478	9,030,823,270
Business combinations under common control (Note 7(2))		-	440,012,870	-	-	(30,063,156)	1,117,336,228	1,527,285,942
Beginning balance as at 1 January 2014 (revised)		1,708,064,758	2,063,417,487	-	-	4,994,828,261	1,791,798,706	10,558,109,212
Increases and decreases in 2014:								
Comprehensive income								
- Net profit		-	-	-	-	1,647,191,243	145,154,406	1,792,345,649
- Other comprehensive income	6(32)	-	-	90,905,237	-	-	3,642,764	94,548,001
Total comprehensive income		-	-	90,905,237	-	1,647,191,243	148,797,170	1,886,893,650
Investments and disinvestments from owners								
- Capital contributions		-	516,254,807	-	-	-	676,712,926	1,192,967,733
- Capital reductions		-	(9,135,066)	-	-	-	(44,654,934)	(53,790,000)
- Share-based payments	6(31)	-	18,228,418	-	-	-	-	18,228,418
- Returns of capital from subsidiaries acquired through business combinations under common control	6(31)	-	(440,012,870)	-	-	-	-	(440,012,870)
- Purchases of equity from non-controlling interests	6(31)	-	(4,654,934)	-	-	(2,793,019)	(420,665,810)	(428,113,763)
Profit distributions								
- Appropriations to surplus reserves	6(33)	-	-	-	47,653,066	(47,653,066)	-	-
- Distributions to owners		-	-	-	-	(467,512,298)	(16,670,000)	(484,182,298)
Year-end balance as at 31 December 2014		1,708,064,758	2,144,097,842	90,905,237	47,653,066	6,124,061,121	2,135,318,058	12,250,100,082

The accompanying Notes to the Pro Forma Consolidated Financial Statements are integral parts of the Pro Forma Consolidated Financial Statements.

Responsible person for the Company:
Wang Zhenhua

Person in charge of Accounting:
Wang Zhenhua

Responsible person for the Accounting Department:
Liang Zhicheng

Future Land Holdings Co., Ltd.

Pro Forma Consolidated Statements of Change in Equity (cont'd)
Year 2014 and Six Months ended 30 June 2015
(Unit: RMB, Unless otherwise stated)

	Note	Equity attributable to owners of the Company					Non-controlling interests	Total owners' equity
		Paid-in capital / Share capital	Capital reserves	Other comprehensive income	Surplus reserves	Undistributed profits		
Beginning balance as at 1 January 2015		1,708,064,758	2,144,097,842	90,905,237	47,653,066	6,124,061,121	2,135,318,058	12,250,100,082
Increases and decreases in six months ended 30 June 2015:								
Comprehensive income								
- Net profit		-	-	-	-	759,586,490	67,807,955	827,394,445
- Other comprehensive income	6(32)	-	-	10,067,400	-	-	432,600	10,500,000
Total comprehensive income		-	-	10,067,400	-	759,586,490	68,240,555	837,894,445
Investments and disinvestments from owners								
- Conversion into a joint stock company		-	142,438,968	-	(47,653,066)	(94,785,902)	-	-
- Capital reductions		-	-	-	-	-	(322,577,130)	(322,577,130)
- Amounts of share-based payments included in owners' equity	6(31)	-	4,052,028	-	-	-	-	4,052,028
Profit distributions								
- Appropriations to surplus reserves	6(33)	-	-	-	-	-	-	-
- Distributions to owners		-	-	-	-	(45,882,143)	-	(45,882,143)
Period-end balance as at 30 June 2015		1,708,064,758	2,290,588,838	100,972,637	-	6,742,979,566	1,880,981,483	12,723,587,282

The accompanying Notes to the Pro Forma Consolidated Financial Statements are integral parts of the Pro Forma Consolidated Financial Statements.

Responsible person for the Company:
Wang Zhenhua

Person in charge of Accounting:
Wang Zhenhua

Responsible person for the Accounting Department:
Liang Zhicheng

1 Basic information on the Company

Future Land Holdings Group Co., Ltd. (the "Original Company"), the predecessor of Future Land Holdings Co., Ltd. (the "Company"), was established on 14 June 1996 in Changzhou, Jiangsu Province, the People's Republic of China (the "PRC") as a limited company, by Wang Zhenhua, Wang Xingdi and Tang Yuping as individual shareholders, and Guozhou Economic Development Company of Wujing as corporate shareholder.

The registered capital of Original Company on the establishment date was RMB2 million, and had been increased to RMB600 million on 31 December 2013 after several capital increases and changes in ownership.

In October 2014, the registered capital of Original Company decreased from RMB600 million to RMB586.21 million which was resulted from the decrease of capital contributions from individual shareholders, Wang Zhenhua and Wang Xiaosong, by RMB12.41 million and RMB1.38 million respectively, under the resolution of its general meeting of shareholders. Later in December 2014, the registered capital of Original Company increased to RMB1.10 billion which was resulted from the increase of capital contributions from Changzhou Wealth Zone Development Co., Ltd. and Changzhou Derun Consultancy Co., Ltd., by RMB413.79 million and RMB100 million respectively.

As at 31 December 2014, the shareholders' capital contributions and shareholdings of Original Company were as follows:

	Capital contributions (RMB)	Shareholdings
Changzhou Wealth Zone Development Co., Ltd.	1,000,000,000	90.91%
Changzhou Derun Consultancy Co., Ltd.	100,000,000	9.09%
	1,100,000,000	100.00%

On 27 March 2015, sponsored by the shareholders of Original Company and under the resolution of its general meeting of shareholders, the Original Company was converted into a joint stock company and changed its name as Future Land Holdings Co., Ltd. The registered capital of the Company after conversion is RMB1,166 million, which was divided into 1,166 million of ordinary shares at par value of RMB1.00 each. Before and after the conversion, there was no change in the shareholding ratio of the shareholders, whose updated contributions of capital were accounted at the ratio of 1:0.9910 into the Company's equity of 1,166 million shares, based on the audited net assets of Original Company with the amount of RMB1,176,530,664 as at 31 December 2014 which was arrived at in accordance with the Accounting Standards for Business Enterprises and the relevant provisions. The difference of RMB10,530,664 was recorded as capital surplus (Note 6 (31)).

As at 30 June 2015, the shareholders' capital contributions and shareholdings of Original Company were as follows:

	Capital contributions (RMB)	Shareholdings
Changzhou Wealth Zone Development Co., Ltd.	1,060,010,600	90.91%
Changzhou Derun Consultancy Co., Ltd.	105,989,400	9.09%
	1,166,000,000	100.00%

The Company and its subsidiaries (collectively referred to as the "Group") are mainly engaged in real estate development, property leasing and provision of property management services.

The registered address of the Company is Injoy Plaza, Hutang, No.19 Wuyi North Road, Wujing District, Changzhou, Jiangsu Province, while the headquarters is located at The Great Wall Tower, No.3000 Zhongshan North Road, Shanghai. As at 30 June 2015, Mr. Wang Zhenhua was the ultimate shareholder of the Company, whose parent company was Changzhou Wealth Zone Development Co., Ltd.

1 Basic information on the Company (cont'd)

The main subsidiaries consolidated in the Pro Forma Financial Information are disclosed in Note 8, while the newly consolidated subsidiaries are described in Note 7.

The Pro Forma Financial Information has been approved and authorised for issue by the Board of Directors of the Company on 29 July 2015. The Pro Forma Financial Information can only be used for the submission to China Securities Regulatory Commission in connection with the Company's application for the merger with Jiangsu Future Land Co., Ltd. via a share swap and the simultaneous listing of the Company's shares on the Shanghai Stock Exchange.

2 The proposed share swap merger

(1) Details of the share swap merger

Under the current share swap merger plan, the Company will issue its own shares to acquire the equity interests of Jiangsu Future Land Co., Ltd. ("Jiangsu Future Land") from all the existing shareholders except for the Company itself (the "Non-Controlling Interests of Jiangsu Future Land"), and through which Jiangsu Future Land will merge into the Company ("the share swap merger") . As the surviving company after the completion of the merger, the Company will inherit and carry on all the assets, liabilities, businesses, staffs, contracts as well as all other rights and responsibilities of Jiangsu Future Land, and the latter will be delisted and its legal person status cancelled. At the same time, the Company will apply for the listing of its shares (including the newly issued shares for the share swap) on the Shanghai Stock Exchange.

The intended swap price of Jiangsu Future Land is USD1.317 per share, equivalent to RMB8.12 per share, using the quoted exchange rate of the People's Bank of China on 30 July 2014, the day before the trading of B share of Jiangsu Future Land was suspended for this proposed restructure.

The offering price of A-share of the Company is intended to be RMB9.82, with consideration of the current capital market condition, the forecasted profitability of the Company after the merger and the valuation of comparable A share listed real estate companies.

The swap ratio for the merger is intended to be 0.827, determined by the division of the swap price of Jiangsu Future Land against the offering price of A-share of the Company. Therefore, each B-share held by the shareholders who participate in the swap can be converted into 0.827 A-share issued by the Company for the merger. In total, the Company will issue 542,064,758 of its own shares to exchange for the 655,459,200 shares of Jiangsu Future Land currently outstanding and held by the Non-Controlling Interests of Jiangsu Future Land.

(2) Basic information on the acquired company

Jiangsu Future Land was established on 10 October 1997 as a joint stock company by Wujing Diesel Factory, the primary initiator, together with Wujing Fuel Injection Equipment Factory, Wujing Hutang Qiushu Foundry, Wujing Daixi Dongjian Nonferrous Metals Foundry, Wujing Wansheng Machinery Factory and Wujing Xiaxi Farm Machinery Repairing and Manufacturing Factory.

The total number of shares of Jiangsu Future Land upon establishment was 150,000,000 and the par value is RMB1.00 each. In 1997, Jiangsu Future Land was approved to issue 100,000,000 shares of domestically listed foreign shares (B-Share) with par value of RMB1.00 each. Jiangsu Future Land had granted the underwriter to issue up to 115,000,000 additional shares upon over-allotment and there was 1,450,000 additional shares actually issued upon over-allotment which brought the total B-share issued to 101,450,000 shares. Since 16 October 1997, the B-share has been listed on Shanghai Stock Exchange, and the total capital of Jiangsu Future Land was RMB251,450,000 at the time of listing. After a few rounds of bonus issue using capital surplus and undistributed profits, the total capital of Jiangsu Future Land was gradually increased to RMB1,593,187,200.

3 Basis of preparation

(1) The Pro Forma Financial Information is prepared in accordance with “The Contents and Format Disclosure Standard for Companies with Publicly Traded Securities No. 26 - Application Documents for Listed Company’s Major Restructure” issued by China Securities Regulatory Commission for the purpose of the share swap merger as described in Note 2(1).

(2) The Pro Forma Financial Information is prepared based on the assumption that the share swap merger had been completed as at 1 January 2014. For the preparation of the Pro Forma Financial Information, the Company made adjustments based on the following assumptions to the Company’s audited consolidated financial statements for the Year 2014 and six months ended 30 June 2015:

(i) Net assets of the Company as at 31 December 2013 was RMB534,091,696, including paid-in capital of RMB600,000,000 and accumulated losses of RMB65,908,304. Assuming that the conversion to joint stock company as described in Note 1 had been completed as at 1 January 2014, the Company’s paid-in capital on 1 January 2014 would have been RMB1,166,000,000, undistributed profits would have been zero, with the difference of RMB631,908,304 debited to capital surplus.

(ii) RMB13,790,000 decrease and RMB513,790,000 increase of paid-in capital during the Year 2014 are dealt with in the capital surplus account.

(iii) All the 542,064,758 shares to be issued by the Company for the share swap merger are treated as paid-in capital of RMB542,064,758 existing as at 1 January 2014, increasing the total paid-in capital to RMB1,708,064,758.

(iv) The Company has been holding 58.86% shares of Jiangsu Future Land before the share swap merger, and the latter has been consolidated and reported as a subsidiary. In the share swap merger, the Company will acquire all the non-controlling interests of Jiangsu Future Land. Therefore, under the assumption that the share swap merger had been completed as at 1 January 2014, in the Pro Forma Financial Information,

- The net profit and other comprehensive income after tax attributable to the non-controlling interests of Jiangsu Future Land with the amount of RMB479,984,501 and RMB37,398,415 for the Year 2014 respectively, and RMB300,512,814 and RMB4,141,729 for the six months ended 30 June 2015 respectively are no longer recognised as shared by non-controlling interests. Accordingly, these amounts are reclassified from “non-controlling interests” to “net-profit” and “net other comprehensive income after tax” attributable to the shareholders of the Company;

- The profit distributions to non-controlling interests of Jiangsu Future Land with the amount of RMB67,512,298 and RMB45,882,144 for the Year 2014 and six months ended 30 June 2015 are regarded as dividend distributions to owners of the Company;

- The non-controlling interests in equity of Jiangsu Future Land with the amount of RMB3,157,286,041 and RMB3,416,058,441 as at 31 December 2014 and 30 June 2015 are no longer recognised as non-controlling interests. Accordingly, in the consolidated financial statements for the Year 2014 and six months ended 30 June 2015 of the Company, these amounts are debited from “non-controlling interests”, and credited to “paid-in capital” with the amount of RMB542,064,758 and RMB542,064,758, to “capital surplus” with the amount of RMB2,165,350,665 and RMB2,165,350,665, to “other comprehensive income” with the amount of RMB37,398,415 and RMB41,540,144, and to “undistributed profits” with the amount of RMB412,472,203 and RMB667,102,875, respectively.

(v) The possible taxes and other costs arising from the share swap merger are not taken into account when preparing the Pro Forma Financial Information.

(3) The above mentioned proposed share swap merger is subject to the approval at the General Meeting of shareholders of the Company, the General Meeting of shareholders of Jiangsu Future Land, as well as by the China Securities Regulatory Commission and other authorities. If the final approved plan is different from those described in these pro forma consolidated financial statements in terms of swap ratio, the offering price, the offering expenses, etc., the assets, liabilities and owners’ equity of the Company will be different from the current illustration and need be adjusted accordingly upon completion of the share swap merger.

3 Basis of preparation (cont'd)

(4) Inherent limitation

Other events related to the share swap merger had not been considered except for the adjustments as described in Note 3(2) above. The Pro Forma Financial Information had been prepared according to the possible shareholding structure under the assumption that the share swap merger as described in Note 2(1) had been completed as at 1 January 2014, and based on the adjustments as described in Note 3. There are certain inherent limitations that affect the information reliability in the basis of preparation. Accordingly, the Pro Forma Financial Information, because of its hypothetical nature, is for illustrative purposes, and may not be indicative of the Company's consolidated financial position as at 31 December 2014 and 30 June 2015 and its consolidated operating performance or cash flows for the Year 2014 and six months ended 30 June 2015, if the share swap merger had completed as at 1 January 2014.

4 Principal accounting policies and accounting estimates

The Group determines specific accounting policies and accounting estimates based on its production and operation characteristics, mainly reflected in inventory costing (Note 4 (11)), criteria for available-for-sale equity instruments impairment assessment (Note 4 (9)), fixed assets depreciation and intangible assets amortisation (Notes 4 (14) and 4 (17)), measurement of investment properties (Note 4(13)) and revenue recognition (Note 4(23)), etc.

For the Group's critical judgements in applying significant accounting policies, please refer to Note 4(29).

(1) Statement of compliance with the Accounting Standards for Business Enterprises

The pro forma consolidated financial statements have been prepared according to the basis of preparation described in Note 3, and fairly represent the pro forma consolidated financial position of the Company as at 31 December 2014 and 30 June 2015, and its pro forma consolidated operating results and cash flows for the Year 2014 and six months ended 30 June 2015 in all material respects. Taking into account the pro forma adjustments described in Note 3(3), the accounting policies have been selected to comply with the *Accounting Standards for Business Enterprises – Basic Standard*, specific accounting standards and relevant provisions issued by the Ministry of Finance on 15 February 2006 and in subsequent periods (collectively referred to as the "ASBE").

(2) Accounting year

The Company's accounting year starts on 1 January and ends on 31 December.

(3) Operating cycle

Except for the real estate business, the operating cycle for other businesses of the Group is relatively short, so that a period of 12 months is set to be the criteria in classification of current assets and current liabilities for those businesses. The operating cycle of real estate business is from its development to sale and generally over 12 months. Depending on specific circumstances of individual real estate project, its operating cycle is determined and used for classifying the liquidity of its assets and liabilities.

(4) Recording currency

The recording currency is Renminbi (RMB).

4 Principal accounting policies and accounting estimates (cont'd)

(5) Business combinations

(a) Business combinations involving entities under common control

The consideration paid and net assets obtained by the absorbing party in such a business combination are measured at the carrying amount. The difference between the carrying amount of the net assets obtained from the combination and the carrying amount of the consideration paid for the combination is treated as an adjustment to capital surplus (share premium). If the capital surplus (share premium) is not sufficient to absorb the difference, the remaining balance is adjusted against retained earnings. Costs directly attributable to the combination are included in profit or loss. Transaction costs associated with the issue of equity or debt securities for the business combination are included in the initially recognised amounts of the equity or debt securities.

(b) Business combinations involving entities not under common control

The cost of combination and identifiable net assets obtained by the acquirer in such a business combination are measured at fair value at the acquisition date. Where the cost of the combination exceeds the acquirer's interest in the fair value of the acquiree's identifiable net assets, the difference is recognised as goodwill; where the cost of combination is lower than the acquirer's interest in the fair value of the acquiree's identifiable net assets, the difference is recognised in profit or loss. Costs directly attributable to the combination are included in profit or loss.

(6) Preparation of consolidated financial statements

The consolidated financial statements comprise the financial statements of the Company and all of its subsidiaries.

Subsidiaries are consolidated from the date on which the Group obtains control and are de-consolidated from the date that such control ceases. For a subsidiary that is acquired in a business combination involving entities under common control, it is included in the consolidated financial statements from the date when it, together with the Company, comes under common control of the ultimate controlling party. The portion of the net profit or loss of the subsidiary realised before the combination date is presented separately in the consolidated income statement.

In preparing the consolidated financial statements, where the accounting policies and the accounting periods of the Company and subsidiaries are inconsistent, the financial statements of the subsidiaries are adjusted in accordance with the accounting policies and the accounting period of the Company. For subsidiaries acquired from business combinations involving entities not under common control, the individual financial statements of the subsidiaries are adjusted based on the fair value of the identifiable net assets at the acquisition date.

All significant intra-group balances, transactions and unrealised profits are eliminated in the consolidated financial statements. The portion of subsidiaries' equity, net profit and loss, and comprehensive income for the period not attributable to the Company are recognised as non-controlling interests and presented separately in the consolidated financial statements under equity, net profit and comprehensive income respectively. Unrealised profits and losses resulting from the sale of assets by the Company to a subsidiary are all eliminated against the net profit attributable to shareholders of the Company. The unrealised profits and losses resulting from the sale of assets by a subsidiary to the Company are eliminated against and allocated between the net profit attributable to shareholders of the Company and non-controlling interests in accordance with the shareholding of the Company in the subsidiary. The unrealised profits and losses resulting from the sale of assets by one subsidiary to another subsidiary are eliminated against and allocated between the net profit attributable to shareholders of the Company and non-controlling interests in accordance with the shareholding of the Company in the subsidiary making the sale.

If the accounting treatments for a transaction are different from the perspective of the Group, as an reporting entity, and the Company or its subsidiaries, as another reporting entity, adjustment is made according to the Group's perspective.

4 Principal accounting policies and accounting estimates (cont'd)

(7) Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, deposits that can be readily drawn on demand, and short-term and highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

(8) Foreign currency translation

Foreign currency transactions are translated into RMB using the exchange rates prevailing at the dates of the transactions.

At the balance sheet date, monetary items denominated in foreign currencies are translated into RMB using the spot exchange rates on the balance sheet date. Exchange differences arising from these translations are recognised in profit or loss, except for those attributable to foreign currency borrowings that have been taken out specifically for the acquisition or construction of qualifying assets, which are capitalised as part of the cost of those assets. Non-monetary items denominated in foreign currencies that are measured at historical costs are translated using the spot exchange rates at the date of the transactions. The significant effect of exchange rate changes on cash and cash equivalents is presented separately in the statement of the cash flows.

(9) Financial instruments

(a) Financial assets

(i) Classification of financial assets

Financial assets are classified into the following categories at initial recognition: financial assets at fair value through profit or loss, receivables, available-for-sale financial assets and held-to-maturity investments. The classification of financial assets depends on the Group's intention and ability to hold the financial assets.

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss include financial assets held for the purpose of selling in the short term.

Receivables (Note 4(10))

Receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market.

Available-for-sale financial assets

Available-for-sale financial assets are non-derivative financial assets that are either designated in this category or not classified in any of the other categories at initial recognition. Available-for-sale financial assets are included in other current assets on the balance sheet if management intends to dispose of them within 12 months after the balance sheet date.

Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed maturity and fixed or determinable payments that management has the positive intention and ability to hold to maturity. Held-to-maturity investments with maturities over 12 months when the investments were made but are due within 12 months at the balance sheet date are included in the current portion of non-current assets; held-to maturity investments with maturities no more than 12 months when the investments were made are included in other current assets.

4 Principal accounting policies and accounting estimates (cont'd)

(9) Financial instruments (cont'd)

(a) Financial assets (cont'd)

(ii) Recognition and measurement

Financial assets are recognised at fair value on the balance sheet when the Group becomes a party to the contractual provisions of the financial instrument. In the case of financial assets at fair value through profit or loss, the related transaction costs incurred at the time of acquisition are recognised in profit or loss. For other financial assets, transaction costs that are attributable to the acquisition of the financial assets are included in their initially recognised amounts.

Financial assets at fair value through profit or loss and available-for-sale financial assets are subsequently measured at fair value. Investments in equity instruments are measured at cost when they do not have a quoted market price in an active market and whose fair value cannot be reliably measured. Receivables and held-to-maturity investments are measured at amortised cost using the effective interest method.

Gains or losses arising from change in the fair value of financial assets at fair value through profit or loss are recognised in profit or loss. Interests and cash dividends received during the period in which such financial assets are held, as well as the gains or losses arising from disposal of these assets are recognised in profit or loss.

Gains or losses arising from change in fair value of available-for-sale financial assets are recognised directly in equity, except for impairment losses and foreign exchange gains and losses arising from translation of monetary financial assets. When such financial assets are derecognised, the cumulative gains or losses previously recognised directly into equity are recycled into profit or loss. Interest on available-for-sale investments in debt instruments calculated using the effective interest method during the period in which such investments are held and cash dividends declared by the investee on available-for-sale investments in equity instruments are recognised as investment income in profit or loss.

4 Principal accounting policies and accounting estimates (cont'd)

(9) Financial instruments (cont'd)

(a) Financial assets (cont'd)

(iii) Impairment of financial assets

The Group assesses the carrying amounts of financial assets other than those at fair value through profit or loss at each balance sheet date. If there is objective evidence that a financial asset is impaired, an impairment loss is provided for.

Objective evidence showing that a financial asset is impaired refers to events happened subsequent to the initial recognition of financial assets, having effects on the estimated future cash flows of such financial assets and such effects can be reliably measured by the Group.

Objective evidences that indicate available-for-sale investments in equity instruments are impaired include the significant or non-temporary decline of the fair value of investments in equity instruments. The Group inspects each available-for-sale investment in equity instrument individually at balance sheet date. If the fair value of the investment in equity instrument at the balance sheet date is less than its initial investment cost for more than 50% (including 50%) or is less than its initial investment cost continually for more than one year (including one year), then it is impaired; if the fair value of the investment in equity instrument is less than its initial investment cost for more than 20% (including 20%) but no more than 50%, the Group would take comprehensive consideration of other relevant factors such as price volatility, etc. to determine whether such investment in equity instrument is impaired. The initial cost of investments on available-for-sale equity instruments is determined using weighted average method.

When an impairment loss on a financial asset carried at amortised cost has occurred, the amount of loss is provided for at the difference between the asset’s carrying amount and the present value of its estimated future cash flows (excluding future credit losses that have not been incurred). If there is objective evidence that the value of the financial asset recovered and the recovery is related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed and the amount of reversal is recognised in profit or loss.

If an impairment loss on available-for-sale financial assets at fair value incurs, the cumulative losses arising from the decline in fair value that has been recognised directly in equity are transferred out from equity and into impairment loss. For an investment in debt instrument classified as available-for-sale on which impairment losses have been recognised, if, in a subsequent period, its fair value increases and the increase can be objectively related to an event occurring after the impairment loss was recognised in profit or loss, the previously recognised impairment loss is reversed in profit or loss. For an investment in an equity instrument classified as available-for-sale on which impairment losses have been recognised, the increase in its fair value in a subsequent period is recognised directly in equity.

If an impairment loss on an available-for-sale financial asset measured at cost incurs, the impairment loss measured at the difference between the asset’s carrying amount and the present value of estimated future cash flows discounted at the current market rate of return for a similar financial asset is recognised in profit or loss. The recognised impairment loss is not allowed to be reversed in subsequent periods.

4 Principal accounting policies and accounting estimates (cont'd)

(9) Financial instruments (cont'd)

(a) Financial assets (cont'd)

(iv) Derecognition of financial assets

A financial asset is derecognised when any of the below criteria is met: (i) the contractual rights to receive the cash flows from the financial asset expire; (ii) the financial asset has been transferred and the Group transfers substantially all the risks and rewards of ownership of the financial asset to the transferee; or (iii) the financial asset has been transferred and the Group does not retain control of the financial asset, although the Group neither transfers nor retains substantially all the risks and rewards of ownership of the financial asset.

On derecognition of a financial asset, the difference between the carrying amount and the sum of the consideration received and the cumulative changes in fair value that had been recognised directly in equity, is recognised in profit or loss.

(b) Financial liabilities

Financial liabilities are classified into the following categories at initial recognition: financial liabilities at fair value through profit or loss and other financial liabilities. The financial liabilities of the Group mainly comprise other financial liabilities, including payables, borrowings and bonds payable.

Payables, including accounts payable and other payables, are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

Borrowings and bonds payable are recognised initially at fair value, net of transaction costs incurred, and subsequently measured at amortised cost using the effective interest method.

Other financial liabilities with maturities no more than one year (including one year) are classified as current liabilities. Other financial liabilities with maturities over one year but are due within one year (including one year) at the balance sheet date are classified as the current portion of non-current liabilities. Others are classified as non-current liabilities.

A financial liability is derecognised or partly derecognised when the current obligation is discharged or partly discharged. The difference between the carrying amount of the financial liability or the derecognised part of the financial liability and the consideration paid is recognised in profit or loss.

(c) Determination of the fair value of financial liabilities

The fair value of a financial instrument that is traded in an active market is determined at the quoted price in the active market. The fair value of a financial instrument that is not traded in an active market is determined by using a valuation technique. During the valuation, the Group adopts the valuation technique that is appropriate in current situation and is supported by sufficient available data and other information, selects the inputs that are in line with the characteristics of assets or liabilities considered by market participants in the relevant transactions of assets or liabilities, and gives priority to use relevant observable inputs. If the relevant observable inputs cannot be obtained or are infeasible to be obtained, unobservable inputs are used.

4 Principal accounting policies and accounting estimates (cont'd)

(10) Receivables

Receivables comprise accounts receivable, other receivables and long-term receivables. Accounts receivable arising from sale of goods or rendering of services are initially recognised at fair value of the contractual payments from the buyers or service recipients.

(a) Receivables with amounts that is individually significant and subject to separate assessment for provision for bad debts

Receivables with amounts that are individually significant are subject to assessment for impairment on the individual basis. If there exists objective evidence that the Group will not be able to collect the amount under the original terms, a provision for impairment of that receivable is made.

The criterion for determining “individually significant” amounts is that any individual amount is more than RMB3,000,000.00.

The provision for bad debts for those individually significant amounts is determined based on the amount of the present value of the future cash flows expected to be derived from the receivable below its carrying amount.

(b) Receivables that are subject to provision for bad debts on the grouping basis

Receivables with amounts that are not individually significant and those receivables that have been individually assessed for impairment and have not been found impaired are classified into certain groupings based on their credit risk characteristics. The provision for bad debts is determined based on the historical loss experience for the groupings of receivables with similar credit risk characteristics, taking into consideration of the current circumstances.

The provision for bad debts on the grouping basis is determined through assessing the historical loss experience, current economic conditions and expected losses existing in groupings of receivables based on the grouping structure of receivables and the similar features of credit risk (the repayment capability of the creditor under the contract terms).

(c) Receivables with amounts that is not individually significant but subject to separate assessment for provision for bad debts

The reason for making separate assessment for provision for bad debts is that there exists objective evidence that the Group will not be able to collect the amount under the original terms of the receivable.

The provision for bad debts is determined based on the amount of the present value of the future cash flows expected to be derived from the receivable below its carrying amount.

4 Principal accounting policies and accounting estimates (cont'd)

(11) Inventories

(a) Classification

Inventories mainly include leasehold land to be developed, properties under development for sale and properties held for sale, and are measured at the lower of the cost and net realisable value. Leasehold land to be developed refers to the land use right that is acquired and has been decided to be developed into properties for sale; properties under development for sale refer to properties that are still under construction and for the purpose of sale; properties held for sale are properties completed and held for sale.

(b) Costing of inventories

Inventories are recorded at cost upon acquisition. For land use rights that are obtained through acquisition or by paying land transfer fee, they are separately recognised as “leasehold land to be developed” under the item “inventories” before development, which are transferred to “properties under development for sale” upon the development of the project. Properties under development for sale are transferred to “properties held for sale” after obtaining the construction completion acceptance for the properties.

Properties under development for sale and properties held for sale include land use rights, construction development costs, capitalised borrowing costs, other direct or indirect development costs.

Upon transfer of cost of properties held for sale to cost of sales, a calculation is made to allocate the actual total costs between sold and unsold properties based on floor area taking into account the different phases of development within individual projects.

(c) Basis for determining net realisable values of inventories and method for making provision for decline in the value of inventories

Provision for decline in the value of inventories is determined at the excess amount of the carrying amounts of the inventories over their net realisable value. Net realisable value is determined based on the estimated selling price in the ordinary course of business, less the estimated costs to completion and estimated costs necessary to make the sale and related taxes.

(12) Long-term equity investments

Long-term equity investments comprise the Company’s long-term equity investments in its subsidiaries, and the Group’s long-term equity investments in its joint ventures and associates.

A subsidiary is an entity over which the Company has control. A joint venture is a joint arrangement in the form of a separate vehicle over which the Group has joint control together with other parties and only has rights to the net assets of the arrangement based on legal forms, contractual terms and other facts and circumstances. An associate is an entity over which the Group has significant influence by participating in the financial and operating policy decisions.

Investments in subsidiaries are presented in the Company’s financial statements using the cost method, and are adjusted to the equity method before consolidation when preparing the consolidated financial statements. Investments in joint ventures and associates are accounted for using the equity method.

4 Principal accounting policies and accounting estimates (cont'd)

(12) Long-term equity investments (cont'd)

(a) Determination of investment costs

With respect to long-term equity investments acquired through a business combination: for long-term equity investments acquired through a business combination involving entites under common control, the investment cost shall be the absorbing party's share of the carrying amount of owners' equity of the party being absorbed at the combination date; for long-term equity investments acquired through a business combination involving entities not under common control, the investment cost shall be the combination cost.

With respect to long-term equity investments acquired not through a business combination: for long-term equity investments acquired by payment in cash, the initial investment cost shall be the purchase price actually paid; for long-term equity investments acquired by issuing equity securities, the initial investment cost shall be the fair value of the equity securities issued.

(b) Subsequent measurement and recognition method for profit and loss

For long-term equity investments accounted for using the cost method, they are measured at the initial investment costs, and cash dividends or profit distribution declared by the investees are recognised as investment income in profit or loss.

For long-term equity investments accounted for using the equity method, where the initial investment cost of a long-term equity investment exceeds the Group's share of the fair value of the investee's identifiable net assets at the acquisition date, the long-term equity investment is measured at the initial investment cost; where the initial investment cost is less than the Group's share of the fair value of the investee's identifiable net assets at the acquisition date, the difference is included in profit or loss and the cost of the long-term equity investment is adjusted upwards accordingly.

For long-term equity investments accounted for using the equity method, the Group recognises the investment income according to its share of net profit or loss of the investee. The Group discontinues recognising its share of net losses of an investee after the carrying amount of the long-term equity investment together with any long-term interests that, in substance, form part of the investor's net investment in the investee are reduced to zero. However, if the Group has obligations for additional losses and the criteria with respect to recognition of provisions under the accounting standards on contingencies are satisfied, the Group continues recognising the investment losses and the provisions. For changes in shareholders' equity of the investee other than those arising from its net profit or loss, other comprehensive income and profit distribution, the Group adjusts the carrying amount of the long-term equity investment and include it in capital surplus. The carrying amount of the investment is reduced by the Group's share of the profit distribution or cash dividends declared by an investee. The unrealised profits or losses arising from the intra-group transactions amongst the Group and its investees are eliminated in proportion to the Group's equity interest in the investees, and then based on which the investment income or losses are recognised. For the loss on the intra-group transaction amongst the Group and its investees attributable to asset impairment, any unrealised loss is not eliminated.

(c) Basis for determining existence of control, jointly control or significant influence over investees

Control is the power to govern the investee so as to obtain variable returns through participating in relevant activities of the investee and able to affect the return amount through the power.

Joint control is the contractually agreed sharing of control over an arrangement whose relevant activities can be determined only when the unanimous consent of the Group and the parties sharing control is obtained.

Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not control or joint control over those policies.

4 Principal accounting policies and accounting estimates (cont'd)

(12) Long-term equity investments (cont'd)

(d) Impairment of long-term equity investments

The carrying amounts of long-term equity investments in subsidiaries, joint ventures and associates are reduced to the recoverable amounts when the recoverable amounts are below their carrying amounts (Note 4(19)).

(13) Investment properties

Investment properties, including buildings that are held for the purpose of leasing, and buildings that are being constructed or developed for the purpose of leasing in future, are measured initially at cost. Subsequent expenditures incurred in relation to an investment properties are included in the cost of the Investment properties when it is probable that the associated economic benefits will flow to the Group and their costs can be reliably measured; otherwise, the expenditures are recognised in profit or loss in the period in which they are incurred.

The Group adopts the fair value model for subsequent measurement. The investment properties are not depreciated or amortised, the carrying amounts are adjusted to the fair value at balance sheet date, and the difference between the fair value and the original carrying amount is recognised in profit or loss.

When an Investment properties is transferred to owner-occupied property, it is reclassified to fixed asset or intangible asset with the carrying amount determined based on the fair value of the Investment properties at the date of the transfer, and the difference between the fair value and the original carrying amount is recognised in profit or loss. When an owner-occupied property or inventory is transferred out for earning rentals or for capital appreciation, the fixed asset or intangible asset or inventory is reclassified as investment property with the carrying amount determined based on the fair value at the date of the transfer. If the fair value at the date of the transfer is less than the original carrying amount of the fixed asset or the intangible asset or the inventory, the difference is recognised in profit or loss; If it is the opposite, the difference is included in other comprehensive income.

An Investment property is derecognised on disposal or when the investment properties are permanently withdrawn from use and no future economic benefits are expected from its disposal. The net amount of proceeds from sale, transfer, retirement or damage of an investment properties after deducting its carrying amount and related taxes and expenses are recognised in profit or loss.

4 Principal accounting policies and accounting estimates (cont'd)

(14) Fixed assets

(a) Recognition and initial measurement of fixed assets

Fixed assets comprise buildings, building improvements, transportation vehicles, electronic equipment and other equipment.

Fixed assets are recognised when it is probable that the related economic benefits will flow to the Group and the costs can be reliably measured. Fixed assets purchased or constructed by the Group are initially measured at cost at the acquisition date.

Subsequent expenditures incurred for a fixed asset are included in the cost of the fixed asset when it is probable that the associated economic benefits will flow to the Group and the related cost can be reliably measured. The carrying amount of the replaced part is derecognised. All the other subsequent expenditures are recognised in profit or loss in the period in which they are incurred.

(b) Depreciation method of fixed assets

Fixed assets are depreciated using the straight-line method to allocate the cost of the assets less their estimated residual values over their estimated useful lives. For the fixed assets that have been provided for impairment loss, the related depreciation charge is prospectively determined based upon the adjusted carrying amounts over their remaining useful lives.

The estimated useful lives, the estimated residual values expressed as a percentage of cost and the annual depreciation rates of fixed assets are as follows:

	Estimated useful lives	Estimated residual values	Annual depreciation rates
Buildings	30 years	4%	3.2%
Building improvements	10 years	0%	10%
Transportation vehicles	5 - 10 years	4%	9.6% to 19.2%
Electronic equipment	5 - 10 years	4%	9.6% to 19.2%
Other equipment	5 - 10 years	4%	9.6% to 19.2%

The estimated useful life, the estimated net residual value of a fixed asset and the depreciation method applied to the asset are reviewed, and adjusted as appropriate at each year-end.

(c) The carrying amount of a fixed asset is reduced to the recoverable amount when the recoverable amount is below the carrying amount (Note 4(19)).

(d) Disposal of fixed assets

A fixed asset is derecognised on disposal or when no future economic benefits are expected from its use or disposal. The amount of proceeds on disposals from sale, transfer, retirement or damage of a fixed asset net of its carrying amount and related taxes and expenses is recognised in profit or loss.

4 Principal accounting policies and accounting estimates (cont'd)

(15) Construction in progress

Construction in progress is measured at actual cost. Actual cost comprises construction costs, installation costs, borrowing costs that are eligible for capitalisation and other costs necessary to bring the fixed assets ready for their intended use. Construction in progress is transferred to fixed assets when the assets are ready for their intended use, and depreciation begins from the following month. The carrying amount of construction in progress is reduced to the recoverable amount when the recoverable amount is below the carrying amount (Note 4(19)).

(16) Borrowing costs

The borrowing costs that are directly attributable to the development, acquisition and construction of an inventory, investment properties and a fixed asset that needs a substantially long period of time for its intended use commence to be capitalised and recorded as part of the cost of the asset when expenditures for the asset and borrowing costs have been incurred, and the activities relating to the acquisition and construction that are necessary to prepare the asset for its intended use have commenced. The capitalisation of borrowing costs ceases when the asset under acquisition or construction becomes ready for its intended use and the borrowing costs incurred thereafter are recognised in profit or loss. Capitalisation of borrowing costs is suspended during periods in which the acquisition or construction of a fixed asset is interrupted abnormally and the interruption lasts for more than 3 months, until the acquisition or construction is resumed.

For the specific borrowings obtained for the development, acquisition or construction of an inventory or a fixed asset qualifying for capitalisation, the amount of borrowing costs eligible for capitalisation is determined by deducting any interest income earned from depositing the unused specific borrowings in the banks or any investment income arising on the temporary investment of those borrowings during the capitalisation period.

For the general borrowings obtained for the development, acquisition or construction of an inventory or a fixed asset qualifying for capitalisation, the amount of borrowing costs eligible for capitalisation is determined by applying the weighted average effective interest rate of general borrowings, to the weighted average of the excess amount of cumulative expenditures on the asset over the amount of specific borrowings. The effective interest rate is the rate at which the estimated future cash flows during the period of expected duration of the borrowings or applicable shorter period are discounted to the initial recognised amount of the borrowings.

(17) Intangible assets

Intangible assets include land use rights related to the fixed assets of the Group and purchased software, and are measured at cost.

The Group’s intangible assets are amortised at the shorter of expected useful lives, beneficial period stipulated in the contract and effective period stipulated by law. The amount of amortisation is recognised in profit or loss.

Reviews and appropriate adjustments are conducted at each year-end for expected useful lives and amortisation method of the intangible assets with finite useful lives.

The carrying amount of intangible assets is reduced to the recoverable amount when the recoverable amount is below the carrying amount (Note 4(19)).

4 Principal accounting policies and accounting estimates (cont'd)

(18) Long-term prepaid expenses

Long-term prepaid expenses include the expenditure for improvements to fixed assets held under operating leases, and other expenditures that have been incurred but should be recognised as expenses over more than one year in the current and subsequent periods. Long-term prepaid expenses are amortised on the straight-line basis over the expected beneficial period and are presented at actual expenditure net of accumulated amortisation.

(19) Impairment of long-term assets

Fixed assets, construction in progress, intangible assets with finite useful lives and long-term equity investments in subsidiaries, joint ventures and associates are tested for impairment if there is any indication that the assets may be impaired at the balance sheet date. The intangible assets that are not ready for their intended use are tested at least annually for impairment, irrespective of whether there is any indication that they may be impaired. If the result of the impairment test indicates that the recoverable amount of an asset is less than its carrying amount, a provision for impairment and an impairment loss are recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and the present value of the future cash flows expected to be derived from the asset. Provision for asset impairment is determined and recognised on the individual asset basis. If it is not possible to estimate the recoverable amount of an individual asset, the recoverable amount of a group of assets to which the asset belongs is determined. A group of assets is the smallest group of assets that is able to generate independent cash inflows.

Goodwill that is separately presented in the financial statements is tested at least annually for impairment, irrespective of whether there is any indication that it may be impaired. In conducting the test, the carrying value of goodwill is allocated to the related asset groups or groups of asset groups that are expected to benefit from the synergies of the business combination. If the result of the test indicates that the recoverable amount of an asset group or group of asset groups, including the allocated goodwill, is lower than its carrying amount, the corresponding impairment loss is recognised. The impairment loss is first deducted from the carrying amount of goodwill that is allocated to the asset group or group of asset groups, and then deducted from the carrying amounts of other assets within the asset groups or groups of asset groups in proportion to the carrying amounts of these assets other than goodwill.

Once the above asset impairment loss is recognised, it will not be reversed for the value recovered in the subsequent periods.

(20) Employee benefits

Employee benefits include short-term employee benefits and post-employment benefits provided in various forms of compensations in exchange for services rendered by employees and compensations for the termination of employment relationship.

(a) Short-term employee benefits

Short-term employee benefits include employee wages or salaries, bonus, allowances and subsidies, staff welfare, premiums or contributions on medical insurance, work injury insurance and maternity insurance, housing funds, union running costs and employee education costs. The employee benefit liabilities are recognised in the accounting period in which the related services are rendered by the employees, with a corresponding charge to the profit or loss or the cost of relevant assets. Employee benefits that are non-monetary benefits are measured at fair value.

4 Principal accounting policies and accounting estimates (cont'd)

(20) Employee benefits (cont'd)

(b) Post-employment benefits

The Group classifies post-employment benefit plans as either defined contribution plans or defined benefit plans. Defined contribution plans are post-employment benefit plans under which the Group pays fixed contributions into a separate fund and will have no obligation to pay further contributions; and defined benefit plans are post-employment benefit plans other than defined contribution plans. During the reporting period, the Group's post-employment benefits mainly include basic pensions (as described below) and unemployment insurance, both of which belong to the defined contribution plans.

Basic pensions

The Group’s employees participate in the basic pension plan set up and administered by local authorities of Ministry of Human Resources and Social Security. Monthly payments of premiums on the basic pensions are calculated according to the bases and percentages prescribed by the relevant local authorities. When employees retire, the relevant local authorities are obliged to pay the basic pensions to them. The amounts based on such calculations are recognised as liabilities in the accounting period in which the related services are rendered by the employees, with a corresponding charge to the profit or loss or the cost of relevant assets.

(21) Dividend distribution

Cash dividend is recognised as a liability in the period in which the dividend is approved at the shareholders’ meeting.

(22) Provisions

Provisions for product warranties, onerous contracts etc. are recognised when the Group has a present obligation, it is probable that an outflow of economic benefits will be required to settle the obligation, and the amount of the obligation can be measured reliably.

A provision is initially measured at the best estimate of the expenditure required to settle the related present obligation. Factors surrounding a contingency, such as the risks, uncertainties and the time value of money, are taken into account as a whole in reaching the best estimate of a provision. Where the effect of the time value of money is material, the best estimate is determined by discounting the related future cash outflows. The increase in the discounted amount of the provision arising from passage of time is recognised as interest expense.

The carrying amount of provisions is reviewed at each balance sheet date and adjusted to reflect the current best estimate.

4 Principal accounting policies and accounting estimates (cont'd)

(23) Revenue recognition

The amount of revenue is determined in accordance with the fair value of the consideration received or receivable for the sale of goods and rendering of services in the ordinary course of the Group’s activities. Revenue is shown net of discounts and returns.

Revenue is recognised when the economic benefits associated with the transaction will flow to the Group, the related revenue can be reliably measured, and the specific revenue recognition criteria have been met for each type of the Group’s activities as described below:

(a) Sales of goods

Revenue from sale of goods is recognised when all the following conditions have been satisfied: the Group has transferred to the buyer the significant risks and rewards of ownership of the goods; the Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold; the amount of revenue can be measured reliably; it is probable that the economic benefits associated with the transaction will flow to the Group; and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from sale of properties is recognised when all the following conditions have been satisfied: the construction completion acceptance for the relevant properties held for sale is obtained; a sales contract is signed; the property is delivered to the buyer; and other relevant conditions for revenue recognition from sale of goods are met.

Amounts received before the revenue is recognised from the pre-sale of properties are presented under “advances from customers” in the balance sheet.

(b) Rendering of services

The Group provides services to external parties. Revenue from rendering of services is recognised when all the following conditions have been satisfied: the total revenue and costs from rendering of services can be measured reliably; the economic benefits associated with the transaction will flow to the Group; and the stage of completion can be reliably determined.

(c) Transfer of asset use rights

Interest income is determined by using the effective interest method, based on the length of time for which the Group’s cash is used by others.

Income from an operating lease is recognised on a straight-line basis over the period of the lease.

(24) Government grants

Government grants are transfers of monetary or non-monetary assets from the government to the Group at nil consideration, including refund of taxes and financial subsidies, etc.

A government grant is recognised when the conditions attached to it can be complied with and the government grant can be received. For a government grant in the form of transfer of monetary assets, the grant is measured at the amount received or receivable. For a government grant in the form of transfer of non-monetary assets, it is measured at fair value; if the fair value is not reliably determinable, the grant is measured at nominal amount.

4 Principal accounting policies and accounting estimates (cont'd)

(24) Government subsidies (cont'd)

The government grants related to assets refer to the government grants which are obtained by the Group for the purposes of purchasing or constructing, or through other means to build up the long-term assets. The government grants related to income refer to the government grants other than those related to assets.

Government grant related to an asset is recognised as deferred income, and evenly amortised to profit or loss over the useful life of the related asset. Government grants measured at nominal amounts are recognised immediately in profit or loss.

For government grants related to income, where the grant is a compensation for related expenses or losses to be incurred by the Group in the subsequent periods, the grant is recognised as deferred income, and included in profit or loss over the periods in which the related costs are recognised; where the grant is a compensation for related expenses or losses already incurred by the Group, the grant is recognised immediately in profit or loss.

(25) Deferred income tax assets and deferred tax liabilities

Deferred income tax assets and deferred income tax liabilities are calculated and recognised based on the differences arising between the tax bases of assets and liabilities and their carrying amounts (temporary differences). Deferred income tax asset is recognised for the deductible losses that can be carried forward to subsequent years for deduction of the taxable profit in accordance with the tax laws. No deferred income tax liability is recognised for a temporary difference arising from the initial recognition of goodwill. No deferred income tax asset or deferred income tax liability is recognised for the temporary differences resulting from the initial recognition of assets or liabilities in a transaction other than a business combination, which affects neither accounting profit nor taxable profit (or deductible loss). At the balance sheet date, deferred income tax assets and deferred income tax liabilities are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled.

Deferred income tax assets are only recognised for deductible temporary differences, deductible losses and tax credits to the extent that it is probable that taxable profit will be available in the future against which the deductible temporary differences, deductible losses and tax credits can be utilised.

Deferred income tax liabilities are recognised for temporary differences arising from investments in subsidiaries, associates and joint ventures, except where the Group is able to control the timing of reversal of the temporary difference, and it is probable that the temporary difference will not reverse in the foreseeable future. When it is probable that the temporary differences arising from investments in subsidiaries, associates and joint ventures will be reversed in the foreseeable future and that the taxable profit will be available in the future against which the temporary differences can be utilised, the corresponding deferred income tax assets are recognised.

Deferred income tax assets and liabilities are offset when:

- the deferred taxes are related to the same tax payer within the Group and the same taxation authority; and,

- that taxpayer within the Group has a legally enforceable right to settle its current tax assets and current tax liabilities on a net basis.

4 Principal accounting policies and accounting estimates (cont'd)

(26) Share-based payments

The transaction that the holding company of the Company grants shares to the employees of the Group constitutes share-based payments. If the entity within the Group that receives services has no settlement obligations for the share-based payments, such share based payment is treated as equity-settled share-based payments. The equity-settled share-based payments in return for employee services shall be measured at the fair value of the equity instruments on the grant date. With respect to an equity-settled share-based payment in return for employee services, if the right cannot be exercised until the vesting period comes to an end and the services rendered, then on each balance sheet date within the vesting period, the services obtained in the current period shall, based on the best estimate of the number of exerciable equity instruments and the fair value of the equity instruments on the grant date, be included in the relevant costs or expenses and the capital reserves.

(27) Leases

A finance lease is a lease that transfers substantially all the risks and rewards incidental to ownership of an asset. An operating lease is a lease other than a finance lease.

Lease payments under an operating lease are recognised on a straight-line basis over the period of the lease, and are either capitalised as part of the cost of related assets, or charged as an expense in the profit or loss.

(28) Segment information

The Group identifies operating segments based on the internal organisation structure, management requirements and internal reporting system, and discloses segment information of reportable segments that is determined on the basis of operating segments.

An operating segment is a component of the Group that satisfies all of the following conditions: (1) the component is able to earn revenues and incur expenses from its ordinary activities; (2) whose operating results are regularly reviewed by the Group's management to make decisions about resources to be allocated to the segment and to assess its performance, and (3) for which the information on financial position, operating results and cash flows is available to the Group. If two or more operating segments have similar economic characteristics and satisfy certain conditions, they are aggregated into one single operating segment.

(29) Critical accounting estimates and judgements

The Group continually evaluates the critical accounting estimates and key judgements applied based on historical experience and other factors, including expectations of future events that are believed to be reasonable.

(a) Critical accounting estimates and key assumptions

If the following critical accounting estimates and key assumptions change significantly, they may have material impact on the carrying amounts of assets and liabilities in subsequent accounting years:

4 Principal accounting policies and accounting estimates (cont'd)

(29) Critical accounting estimates and judgements (cont'd)

(a) Critical accounting estimates and its key assumptions (cont'd)

(i) Property development costs

The Group makes critical estimates and judgements on development costs and development progress when recognising property development costs. If the final costs of the property development project deviate from the budget costs, the difference would have an impact on corresponding inventories and operating costs.

(ii) Provisons for declines in the value of inventories

The Group recognises inventories at the lower of the cost and the net realisable value at each balance sheet date. The calculation of net realisable value is based on assumptions and estimates. If the management revises the estimated selling price and the costs and expenses that would incur upon completion, the estimates of net realisable value of inventories would be affected. The differences arisen shall have an impact on provisions for declines in the value of inventories.

(iii) Taxes

The Group is subject to various taxes in numerous jurisdictions. There are many transactions and events for which the ultimate tax determination is uncertain during the ordinary course of business. Significant judgement is required from the Group in determining the provision for taxes in each of these jurisdictions. Where the final outcome of these tax matters is different from the amounts that were initially recorded, such differences will impact the tax provisions in the period in which such determination is made.

(iv) Deferred income tax assets and deferred income tax liabilities

Deferred income tax assets and deferred income tax liabilities are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled. Deferred income tax assets are only recognised for deductible temporary differences, deductible losses and tax credits to the extent that it is probable that taxable profit will be available in the future against which the deductible temporary differences, deductible losses and tax credits can be utilised.

The Group recognises deferred income tax assets in accordance with the tax laws that are enacted or whose legislation has been completed in substance, and the best estimate of the Group's profitability in the future period that is expected to be capable of being utilised by deferred income tax assets and resulting in their reversals. However, a large number of judgements and estimates, together with tax planning strategies need to be made to estimate future profitability or future taxable income. Different judgements and estimates would affect the amount of the deferred income tax assets recognised. The Group reassesses the estimates of profitability and other estimates at each balance sheet date.

(v) The fair values of investment properties

The fair values of the Group's investment properties are evaluated by independent, professional and qualified appraiser, Debenham Tie Leung Limited, at each balance sheet date. See Note 15(1) for the details of the relevant assessment methods and assumptions. If the relevant assessment methods and assumptions are changed, the fair values of the investment properties would be affected. The differences arisen shall have an impact on the profits and losses from changes in fair values.

4 Principal accounting policies and accounting estimates (cont'd)

(29) Significant accounting estimates and judgements (cont'd)

(b) Critical judgements in applying the accounting policies

(i) Revenue recognition

In the normal business environment, the Group signs sales contracts with its customers. If the customer needs to obtain mortgage loan from the bank to make the payment, the Group would reach a tripartite guaranteed mortgage loan agreement with the customer and the bank. Under such agreement, the customer needs to pay at least 20% - 40% of the total property purchase price as the down payment, while the Group shall provide interim joint liability guarantee on the mortgage loan issued by the bank to the customer, with the guarantee period generally ranges from 6 months to 2 years. The interim joint liability guarantee will be released when the customer obtains the porperty ownership certificate and completes the porperty mortgage registration procedures.

Under the tripartite guaranteed mortgage loan agreement, the Group only needs to provide guarantee for the outstanding amount of the mortgage loan to the bank within the guarantee period. The bank will only make claims against the Group when the customers default on their mortgage payments.

In accordance with the experience of selling similar properties held for sale, the Group believes that, within the interim joint liability guarantee period, the probability that the Group is required to take up the joint liability due to failure of mortgage loan repayments by the customer is very low; and the Group can make claims against the customer for the payments made to the bank on behalf of the customer after assuming the joint liability. In the case that the customer fails to pay back, the Group has the priority, according to the provisions of relevant property purchase contract to dispose the relevant property and avoid to incur any losses. Thus the Group considers that revenue recognition in respect of properties held for sale would not be affected by such financial guarantee.

(ii) Classification into subsidiaries, joint ventures and associates

Certain property projects of the Group are developed through cooperation with third parties. The rights and obligations of each paticipating party are governed by contracted terms including those stipulated in the relevant cooperation agreements and in the articles of association of the relevant project companies. It involves significant accounting judgements from the Group in determining whether the Group controls, jointly controls or significantly influences these project companies.

The Group made judgement on each project company based on its accounting policies as stated in Notes 4 (6) and 4 (12), by considering contracted terms in agreements and substance of the cooperation, in classifying the project companies into subsidiaries, joint ventures and associates. The Group will continuously assess the classification in subsequent years and take appropriate accounting treatment in accordance with Notes 4 (6) and 4 (12).

5 Taxation

The main categories and rates of taxes applicable to the Group are set out below:

Category	Tax base	Tax rate
Enterprise income tax (a)	Taxable income	25%
Business tax (b)	Taxable revenue amount	5%
City maintenance and construction tax	Amount of business tax payable	1% - 7%
Educational surcharges	Amount of business tax payable	5%
Land appreciation tax (c)	Taxable value added amount	Progressive tax rate 30% - 60%
Property tax	70% - 80% of original value of property	1.2%
	Rental income	12%

(a) Enterprise income tax

The Group calculates and pays the enterprise income tax in accordance with the Enterprise Income Tax Law of the PRC and the income tax rate is 25%.

According to *Measures for the Treatment of Enterprise Income Tax on Real Estate Development Enterprises and Businesses*, the taxable income equals to revenue plus the expected gross profit (5% - 15%) of advances from customers less costs, expenses, losses and other required adjustments according to *Income Tax Law*. The prepaid income tax are recognised as other current assets, and will be recognised as income tax when relevant advances from customers are recognised as revenue.

(b) Business tax

The Group's revenue derived from sales of properties is subject to business tax. Pursuant to the *Provisional Regulations of the PRC on Business Tax* and its detailed implementation rules, the tax rate is 5%. The Group prepays business taxes when advances from customers are received, which are recognised as other current assets and will be recognised as business tax expneses when corresponding revenue is recognised.

(c) Land appreciation tax

The Group is subject to land appreciation tax pursuant to the *Provisional Regulations of the PRC on Land Appreciation Tax*. The land appreciation tax is calculated as 30% - 60% on the taxable value added amount. The taxable value added amount equals to revenue from sales of properties less costs permitted to be deducted, including land costs, construction costs, borrowing costs, taxes and other deductible costs.

The Group prepays land appreciation taxes calculated at 1% - 4% of the advances received from customers, which are recognised as other current assets. When the revenue is recognised, the Group calculates and determines the corresponding amount of land appreciation taxes according to the progressive tax rates ranging from 30% - 60% and the amounts will be charged as expenses under sales taxes.

6 Notes to pro forma consolidated financial statement line items

(1) Cash on hand and at bank

	30 June 2015	31 December 2014
Cash on hand	2,812,449	10,995,895
Bank deposit	4,136,362,216	4,246,956,549
Other cash and bank balances (Note)	1,151,294,942	824,861,025
	5,290,469,607	5,082,813,469
Include: Overseas deposits	33,955,965	2,131,298

Note:
Details of other cash and bank balances:

Deposits as security for bank acceptance notes	718,109,987	450,593,775
Deposits as security for property purchasers' provident fund and mortgage loans	84,074,826	88,182,415
Deposits as security for letters of guarantee issued for project construction	148,304,667	166,084,835
Deposits pledged to banks for borrowings	200,805,462	120,000,000
	1,151,294,942	824,861,025

(2) Notes receivable

	30 June 2015	31 December 2014
Bank acceptance notes	31,574,827	31,317,340

(a) As at 30 June 2015 and 31 December 2014, no notes receivable were pledged.

(b) As at 30 June 2015 and 31 December 2014, no notes receivable were endorsed or discounted but undue.

(3) Accounts receivable

	30 June 2015	31 December 2014
Accounts receivable	14,297,253	11,375,913
Less: Bad debt provision	-	-
	14,297,253	11,375,913

6 Notes to pro forma consolidated financial statement line items (cont'd)

(3) Accounts receivable (cont'd)

(a) As at 30 June 2015 and 31 December 2014, the aging of the accounts receivable are all within one year, so there had been no need to account bad debt provision.

(b) Bad debt provision of accounts receivable analysed by category:

	30 June 2015			
	Balance		Bad debt provision	
	Amount	% of total amount	Amount	Provision ratio
Provision for bad debts on the grouping basis	14,297,253	100%	-	-

	31 December 2014			
	Balance		Bad debt provision	
	Amount	% of total amount	Amount	Provision ratio
Provision for bad debts on the grouping basis	11,375,913	100%	-	-

(c) As at 30 June 2015 and 31 December 2014, there had been no need to make separate bad debt provision for individual account receivable because there had been no accounts receivable with significant amount.

(d) As at 30 June 2015 and 31 December 2014, there had been no need to make bad debt provision on the grouping basis.

(e) In the six months ended 30 June 2015 and Year 2014，no bad debt provision of previous years had been collected or reversed.

(f) In the six months ended 30 June 2015 and Year 2014, no accounts receivable had been written off.

6 Notes to pro forma consolidated financial statement line items (cont'd)

(3) Accounts receivable (cont'd)

(g) As at 30 June 2015 and 31 December 2014, the analysis of the Top 5 accounts receivable summarised as per each debtor's balance is as follows:

	30 June 2015		
	Balance	Bad debt provision	% of total accounts receivable balance
Total balance of account receivables from Top 5 debtors	5,749,337	-	40%

	31 December 2014		
	Balance	Bad debt provision	% of total accounts receivable balance
Total balance of account receivables from Top 5 debtors	10,059,341	-	88%

(h) As at 30 June 2015, no accounts receivable had been derecognised due to transfer.

(4) Other receivables

	30 June 2015	31 December 2014
Receivables from related parties (Note 10 (6))	951,833,954	1,660,971,304
Deposits for housing guarantee	170,686,953	148,658,419
Receivable from an other investor of a joint venture	120,000,000	-
Tender deposits (i)	105,000,000	200,358,000
Other deposits	91,428,199	43,691,029
Amounts paid on behalf of third parties	71,356,338	79,646,283
Receivable from a non-controlling shareholder of a subsidiary	63,388,039	33,388,039
Deposit for acquisition of a subsidiary (ii)	30,000,000	50,000,000
Others	87,876,748	91,646,288
	1,691,570,231	2,308,359,362

6 Notes to pro forma consolidated financial statement line items (cont'd)

(4) Other receivables (cont'd)

(i) This balance represents the tender deposits for bidding of land use rights, which will be subsequently received or transferred to prepayments.

(ii) The balances as at 30 June 2015 and 31 December 2014 represent a deposit for acquisition of a different subsidiary which are engaged in property development. Up to the date of issuance of these financial statements, the acquisition of such subsidiaries have been completed and the deposits have been transferred to long-term investments.

(a) The aging of other receivables is analysed below:

	30 June 2015	31 December 2014
Within 1 year	1,614,555,090	2,181,865,278
1 to 2 years	64,802,679	66,930,519
2 to 3 years	5,874,272	32,666,824
3 years to 4 years	5,061,772	25,320,855
4 years to 5 years	767,778	1,450,063
Over 5 years	508,640	125,823
	1,691,570,231	2,308,359,362

(b) Bad debt provision of other receivables analysed by category:

	30 June 2015			
	Balance		Bad debt provision	
	Amount	% of total amount	Amount	Provision ratio
Provision for bad debts on the grouping basis	1,691,570,231	100%	-	-

	31 December 2014			
	Balance		Bad debt provision	
	Amount	% of total amount	Amount	Provision ratio
Provision for bad debts on the grouping basis	2,308,359,362	100%	-	-

6 Notes to pro forma consolidated financial statement line items (cont'd)

(4) Other receivables (cont'd)

(c) As at 30 June 2015 and 31 December 2014, there had been no need to make separate bad debt provision for individual other receivable with significant amount.

(d) As at 30 June 2015 and 31 December 2014, there had been no need to make bad debt provision on the grouping basis.

(e) In the six months ended 30 June 2015 and Year 2014, no bad debt provision of previous years had been collected or reversed.

(f) In the six months ended 30 June 2015 and Year 2014, no other receivables had been written off.

(g) As at 30 June 2015 and 31 December 2014, the analysis of the Top 5 other receivables summarised as per each debtor's balance is as follows:

	30 June 2015				
	Nature	Amount	Aging	% of total other receivables balance	Bad debt provision
Qingdao Zhuoyue Future Land Property Co., Ltd.	Receivable from a related party	433,173,216	Within 1 year	26%	-
Changshu Zhongzhi Real Estate Co., Ltd.	Receivable from a related party	288,863,250	Within 1 year	17%	-
Kunshan Derui Real Estate Development Co., Ltd.	Receivable from a related party	131,100,488	Within 1 year	8%	-
Excellence Real Estate Group, Ltd.	Receivable from a joint venture	120,000,000	Within 1 year	7%	-
Tongxiang Public Resource Transaction Center	Tender deposits for land	100,000,000	Within 1 year	6%	-
		1,073,136,954		64%	-

6 Notes to pro forma consolidated financial statement line items (cont'd)

(4) Other receivables (cont'd)

	31 December 2014				
	Nature	Amount	Aging	% of total other receivables balance	Bad debt provision
Suzhou Future Land Wanrui Real Estate Co., Ltd.	Receivable from a related party	667,656,471	Within 1 year	29%	-
Changzhou Wealth Zone Development Co., Ltd.	Receivable from a related party	559,534,833	Within 1 year	24%	-
Qingdao Zhuoyue Future Land Property Co., Ltd.	Receivable from a related party	433,780,000	Within 1 year	19%	-
Haikou Land Reserve Center	Tender deposits for land	154,758,000	Within 1 year	7%	-
Shandong Tianhong Development Co., Ltd.	Deposit for equity transfer	50,000,000	Within 1 year	2%	-
		1,865,729,304		81%	-

(h) As at 30 June 2015 and 31 December 2014, there was no government grant receivable in other receivables.

(5) Prepayments

(a) Aging analysis:

	31 June 2015		31 December 2014	
	Amount	% of total amount	Amount	% of total amount
Within 1 year	2,477,624,172	77%	2,140,862,737	74%
1 to 2 years	57,301,080	2%	56,833,872	2%
2 to 3 years	39,943,770	1%	36,185,146	1%
Over 3 years	645,541,410	20%	646,769,058	23%
	3,220,410,432	100%	2,880,650,813	100%

6 Notes to pro forma consolidated financial statement line items (cont'd)

(5) Prepayments (cont'd)

(a) Aging analysis (cont'd):

As at 30 June 2015 and 31 December 2014, the prepayments over one year were mainly the prepayments for unsettled land purchases amounted to RMB742,786,260, and RMB739,788,076, respectively.

(b) As at 30 June 2015 and 31 December 2014, the analysis of the Top 5 prepayments summarised as per each payee's balance is as follows:

	30 June 2015	
	Amount	%of total amount of prepayments
Total balance of Top 5 prepayments	2,469,650,006	77%

	31 December 2014	
	Amount	%of total amount of prepayments
Total balance of Top 5 prepayments	2,379,054,492	83%

(6) Inventories

(a) Inventories are categorised as follows:

	30 June 2015		
	Cost	Inventory depreciation provision (Note 6(16))	Carrying amount
Leasehold land to be developed (i)	2,331,909,766	-	2,331,909,766
Properties under development for sale (ii)	24,869,952,067	(312,390,093)	24,557,561,974
Properties held for sale (iii)	6,951,661,202	(347,406,148)	6,604,255,054
	34,153,523,035	(659,796,241)	33,493,726,794

6 Notes to pro forma consolidated financial statement line items (cont'd)

(6) Inventories (cont'd)

(a) Inventories are categorised as follows (cont'd):

	31 December 2014		
	Cost	Inventory depreciation provision (Note 6(16))	Carrying amount
Leasehold land to be developed (i)	1,186,216,518	-	1,186,216,518
Properties under development for sale (ii)	21,888,837,898	(262,233,758)	21,626,604,140
Properties held for sale (iii)	7,343,432,896	(325,825,263)	7,017,607,633
	30,418,487,312	(588,059,021)	29,830,428,291

(i) Leasehold land to be developed

Projects	Estimated start	Completion of first batch (estimated)	Estimated total investment (RMB10k)	30 June 2015	31 December 2014
Nanjing Huayang Zijun project	Sept - 2015	Sept - 2017	205,828	903,649,983	-
Hangzhou Science and Technology City No.3 parcel	Aug - 2015	Dec - 2016	72,122	416,314,304	-
Jinan Tianhong C4 project	Aug - 2015	Jul - 2017	133,589	373,538,079	-
Nanjing Hubei Road parcel	Oct - 2015	Oct - 2017	70,467	364,141,854	364,141,854
Shanghai Fengcheng Town 44-10 parcel	Oct - 2015	May - 2017	68,313	224,380,468	-
Changzhou Jintan parcel	To be confirmed	To be confirmed	12,100	49,885,078	49,885,078
Shanghai Songjiang Yongfeng Street parcel	Jan - 2015	Jun - 2016	110,072	-	772,189,586
				2,331,909,766	1,186,216,518

6 Notes to pro forma consolidated financial statement line items (cont’d)

(6) Inventories (cont'd)

(a) Inventories are categorised as follows (cont'd):

(ii) Properties under development for sale

	Start	Completion of the latest batch (estimated)	Estimated total investment (RMB10k)	30 June 2015	31 December 2014
Nanjing Longwan Garden	Nov - 2013	Dec - 2015	392,169	3,003,678,571	2,767,584,688
Danyang Luxury Mansion	Feb - 2014	Dec - 2015	443,811	1,800,768,850	1,056,129,989
Zhangjiagang Injoy Plaza	Mar - 2014	Dec - 2015	349,101	1,712,921,225	1,100,797,169
Wujiang Injoy Plaza*	Aug - 2013	Nov - 2015	385,641	1,492,008,071	994,640,462
Shanghai Fragrant View*	Apr - 2014	Jun - 2015	226,746	1,196,870,452	1,458,385,561
Nanchang Injoy Plaza	Oc t - 2014	Dec - 2016	347,360	1,157,827,296	650,438,288
Changchun Injoy Plaza	Jun - 2015	Oct - 2016	393,301	1,031,239,380	-
Nantong Future France	Sep - 2014	Dec - 2015	288,020	963,962,348	799,783,229
Shanghai Shui Yun Jian	Jan - 2015	Jun - 2015	110,072	897,714,212	-
Wuhan Jingyue Cheng	Jun - 2015	Dec - 2016	365,772	849,089,696	-
Anqing Injoy Plaza	Apr - 2015	Dec - 2016	413,655	842,188,768	-
Changzhou Future Land Emporium*	Oct - 2008	Dec - 2016	353,078	829,891,280	1,018,591,093
Kunshan Beautiful Harbour	Aug - 2014	Dec - 2015	103,256	796,051,309	610,834,749
Suzhou New City Residence*	Jul - 2013	Dec - 2015	168,723	638,496,327	948,754,290
Hangzhou Whispering Hills	Jan - 2014	Dec - 2015	91,215	635,296,340	549,084,795
Shanghai Xiangyi Duhui	Dec - 2014	Jun - 2016	75,395	614,653,048	528,828,428
Hangzhou Leisure Land	Jun - 2014	Jun - 2016	81,250	611,860,842	581,512,706
Future Land International Metropolis*	Aug - 2011	May - 2017	524,235	608,478,546	575,473,938
Changzhou Future France*	Jun - 2011	Jul - 2015	239,258	533,955,109	412,442,706
Suzhou Future Mangrove Bay*	Sep - 2013	Jun - 2015	229,522	518,774,287	1,329,224,047
Wuxi Up Town*	Dec - 2010	Jun - 2016	239,685	486,069,537	412,401,474
Changzhou YOHO City	Apr - 2014	Dec - 2015	77,218	463,039,169	393,261,340
Changzhou Future Success*	Aug - 2013	Jul - 2015	128,353	450,372,559	431,528,373
Shanghai Park View International Community A Phase IV	Oct - 2014	Dec - 2015	61,692	429,990,557	327,905,079
Zhenjiang Exalted Uptown	Sep - 2013	Dec - 2015	107,970	413,012,652	569,653,967
Hangzhou Yihua Nianzhu	Dec - 2014	Jun - 2016	48,215	368,031,408	335,886,896
Changzhou Injoy Plaza*	Aug - 2010	Dec - 2015	440,333	361,759,279	256,782,625
Changzhou In Spring Live*	Oct - 2013	Dec - 2015	181,116	345,068,167	830,148,204
Changzhou New City Residence*	Sep - 2006	Sep - 2017	346,033	246,363,081	175,304,633
Kunshan Future France*	Mar - 2012	To be confirmed	185,433	130,574,923	418,339,441
Changzhou Park View International Community*	Apr - 2010	May - 2018	191,888	105,011,261	100,997,123
Changzhou Future Land Town*	Apr - 2010	To be confirmed	220,099	71,632,437	71,516,393
Changzhou Future Land Long Island*	Dec - 2006	To be confirmed	226,900	65,664,112	65,664,112
Changzhou Golden Future Land*	Dec - 2001	To be confirmed	170,540	26,418,752	26,343,300
Nanjing Future France*	Oct - 2011	Jun - 2015	372,712	-	1,453,412,798
Shanghai Garden House	Aug - 2013	Jun - 2015	101,699	-	535,348,133
Other projects				171,218,216	101,837,869
				24,869,952,067	21,888,837,898

* These projects are developed by stages, of which the completed portions have been transferred into properties held for sale and the uncompleted portions are recorded in properties under development for sale.

6 Notes to pro forma consolidated financial statement line items (cont’d)

(6) Inventories (cont'd)

(a) Inventories are categorised as follows (cont'd):

(iii) Properties held for sale

Projects	Completion of the latest batch	31 December 2014	Increases and Adjustments	Decreases	30 June 2015
Changzhou Future Land Emporium	Jun - 2015	548,228,948	351,929,090	351,123,332	549,034,706
Future Land International Metropolis	Dec - 2014	658,248,357	(2,680,151)	135,892,207	519,675,999
Wuxi East China Home Decor Centre	Nov - 2012	528,636,979	1,101,600	56,122,132	473,616,447
Nanjing Future France	Jun - 2015	210,985,580	1,571,461,405	1,370,417,407	412,029,578
Changzhou Fragrant Legend	Nov - 2014	588,632,651	(3,696,798)	175,409,725	409,526,128
Changzhou In Spring Live	Jun - 2015	27,535,384	776,563,661	452,337,230	351,761,815
Changzhou Future Capital	Dec - 2013	323,902,021	779,256	17,430,710	307,250,567
Changzhou Injoy Plaza	Dec - 2014	404,824,783	(19,522,233)	115,453,880	269,848,670
Shanghai YOHO City	Nov - 2013	274,154,059	45,760,937	79,046,582	240,868,414
Shanghai Exalted Uptown	Jun - 2013	218,919,870	45,213	786,752	218,178,331
Shanghai Fragrant Legend	Nov - 2014	314,253,061	(3,465,473)	95,624,530	215,163,058
Changzhou Future Consequence	Jun - 2014	267,478,373	(2,835,673)	49,672,615	214,970,085
Wuxi Future France	Dec - 2014	288,830,441	(8,550,795)	66,003,296	214,276,350
Zhenjiang Exalted Uptown	Jun - 2015	-	390,834,276	190,329,775	200,504,501
Shanghai Garden House	Jun - 2015	142,876,043	585,695,815	542,084,737	186,487,121
Shanghai Park View International Community	Aug - 2013	163,128,088	(6,330)	1,068,277	162,053,481
Suzhou New City Residence	Jun - 2015	78,942,183	480,265,053	411,757,574	147,449,662
Suzhou Fragrant Legend	Nov - 2014	213,409,982	791,550	71,651,932	142,549,600
Wujiang Injoy Plaza	Jun - 2015	46,432,177	99,668,456	14,499,032	131,601,601
Changzhou Future France	Sep - 2014	144,356,784	4,837,086	19,222,920	129,970,950
Suzhou Future Mangrove Bay	Jun - 2015	128,616,429	981,137,881	990,160,876	119,593,434
Shanghai Park View International Community A Phase III	Dec - 2013	122,167,428	9,675	5,014,458	117,162,645
Shanghai Gorgeous Mansion	Dec - 2014	101,998,203	60,710,222	51,376,409	111,332,016
Changzhou Future Success	Dec - 2014	170,752,715	(11,236,363)	56,166,246	103,350,106
Shanghai Fragrant View	Jun - 2015	50,023,527	500,547,256	458,544,252	92,026,531
Changzhou Future Land Town	Aug - 2013	92,292,750	(1,131,071)	8,873,960	82,287,719
Suzhou Oannes	Jun - 2011	81,991,822	166,953	6,550,166	75,608,609
Changzhou Future Land Southern Metropolis	Dec - 2014	98,880,002	(9,614,673)	19,205,645	70,059,684
Shanghai Petrus Hacienda	Sep - 2014	134,405,436	(263,993)	67,603,629	66,537,814
Kunshan Future Land Town	Dec - 2011	61,760,089	(45,536)	-	61,714,553
Suzhou Park View International Community	Dec - 2013	67,133,480	312,645	7,540,010	59,906,115
Changzhou Park View International Community	Nov - 2013	59,198,742	(2,009,804)	(1,372,002)	58,560,940
Shanghai New City Residence	Nov - 2012	58,930,259	112,169	2,826,601	56,215,827
Changzhou Geniality Bay	May - 2012	56,323,701	(1,031,943)	(83,194)	55,374,952
Changzhou Park No.1	Oct - 2013	54,312,130	616,118	10,182,939	44,745,309
Kunshan Future France	Jun - 2015	45,948,411	324,193,032	329,555,161	40,586,282
Wuxi Up Town	Dec - 2013	42,939,881	(574,669)	14,220,047	28,145,165
Changzhou New City Residence	Sep - 2012	28,763,977	4,504,413	6,723,675	26,544,715
Injoy International Plaza	Dec - 2012	166,421,338	23,888,060	166,005,208	24,304,190

6 Notes to pro forma consolidated financial statement line items (cont'd)

(6) Inventories (cont'd)

(a) Inventories are categorised as follows (cont'd):

(iii) Properties held for sale (cont'd)

(Table continued)

Projects	Completion of the latest batch	31 December 2014	Increases and Adjustments	Decreases	30 June 2015
Nanjing Upper East	Feb - 2008	21,809,895	-	898,040	20,911,855
Changzhou Future Royal Bay	Dec - 2013	29,819,702	-	10,357,852	19,461,850
Wuhan In Spring Live	Dec - 2013	23,932,564	2,066,655	7,019,218	18,980,001
Shanghai Bright Green Land	Dec - 2014	87,253,151	(21,004,815)	49,279,717	16,968,619
Changzhou Future Land Long Island	Nov - 2010	8,881,667	-	280,000	8,601,667
Wuxi Glorious Century Future Land	Nov - 2011	10,781,918	-	2,472,201	8,309,717
Shanghai Future Land Magnificent Landscape	May - 2011	7,489,161	345,570	402,306	7,432,425
Changzhou Golden Future Land	Dec - 2007	8,775,703	(821,405)	3,593,362	4,360,936
Other projects		78,053,051	21,882,924	44,175,513	55,760,462
		7,343,432,896	6,141,735,246	6,533,506,940	6,951,661,202

Note: With respect to the properties held for sale completed in previous ye(Table continued)ars, the adjustments on project costs resulted from changes in accounting estimation are included in the column "Increases and Adjustments "

Projects	Completion of the latest batch	31 December 2013	Increases and Adjustments	Decreases	31 December 2014
Future Land International Metropolis	Dec - 2014	467,398,217	654,638,367	463,788,227	658,248,357
Changzhou Fragrant Legend	Nov - 2014	404,001,592	1,187,517,566	1,002,886,507	588,632,651
Changzhou Future Land Emporium	Dec - 2014	261,326,846	736,851,694	449,949,592	548,228,948
Wuxi East China Home Decor Centre	Nov - 2012	558,012,746	2,803,100	32,178,867	528,636,979
Changzhou Injoy Plaza	Dec - 2014	324,850,252	165,186,817	85,212,286	404,824,783
Changzhou Future Capital	Dec - 2013	492,788,526	(17,665,874)	151,220,631	323,902,021
Shanghai Fragrant Legend	Nov - 2014	-	1,092,903,432	778,650,371	314,253,061
Wuxi Future France	Dec - 2014	-	1,283,619,766	994,789,325	288,830,441
Shanghai YOHO City	Nov - 2013	373,793,497	47,782,414	147,421,852	274,154,059
Changzhou Future Consequence	Jun - 2014	421,578,874	605,993,564	760,094,065	267,478,373
Shanghai Exalted Uptown	Jun - 2013	280,754,003	16,217,367	78,051,500	218,919,870
Suzhou Fragrant Legend	Nov - 2014	215,562,945	1,014,800,102	1,016,953,065	213,409,982
Nanjing Future France	Dec - 2014	321,593,772	1,455,673,578	1,566,281,770	210,985,580
Changzhou Future Success	Dec - 2014	-	798,078,176	627,325,461	170,752,715
Injoy International Plaza	Dec - 2012	332,756,001	(16,899,357)	149,435,306	166,421,338
Shanghai Park View International Community	Aug - 2013	239,297,732	66,742,489	142,912,133	163,128,088
Changzhou Future France	Sep - 2014	377,900,802	484,180,839	717,724,857	144,356,784
Shanghai Garden House	Dec - 2014	-	431,294,029	288,417,986	142,876,043
Shanghai Petrus Hacienda	Sep - 2014	311,018,220	158,355,937	334,968,721	134,405,436
Suzhou Future Mangrove Bay	Dec - 2014	-	345,705,935	217,089,506	128,616,429

6 Notes to pro forma consolidated financial statement line items (cont'd)

(6) Inventories (cont'd)

(a) Inventories are categorised as follows (cont'd):

(iii) Properties held for sale (cont'd)

(Table continued)

Projects	Completion of the latest batch	31 December 2013	Increases and Adjustments	Decreases	31 December 2014
Shanghai Park View International Community A Phase III	Dec - 2013	183,062,556	(14,812,877)	46,082,251	122,167,428
Shanghai Gorgeous Mansion	Dec - 2014	14,963,212	379,445,205	292,410,214	101,998,203
Changzhou Future Land Southern Metropolis	Dec - 2014	93,784,486	92,301,849	87,206,333	98,880,002
Changzhou Future Land Town	Aug - 2013	96,532,343	(1,261,990)	2,977,603	92,292,750
Shanghai Bright Green Land	Dec - 2014	-	877,308,367	790,055,216	87,253,151
Suzhou Oannes	Jun - 2011	82,965,990	62,148	1,036,316	81,991,822
Suzhou New City Residence	Nov - 2014	-	478,358,515	399,416,332	78,942,183
Suzhou Park View International Community	Dec - 2013	236,371,434	5,810,001	175,047,955	67,133,480
Kunshan Future Land Town	Dec - 2011	65,459,716	(382,162)	3,317,465	61,760,089
Changzhou Park View International Community	Nov - 2013	86,011,047	(19,843,181)	6,969,124	59,198,742
Shanghai New City Residence	Nov - 2012	237,141,766	(26,511,073)	151,700,434	58,930,259
Changzhou Geniality Bay	May - 2012	64,025,642	(7,211,911)	490,030	56,323,701
Changzhou Park No.1	Oct - 2013	76,019,888	(9,625,512)	12,082,246	54,312,130
Shanghai Fragrant View	Dec - 2014	-	504,695,347	454,671,820	50,023,527
Wujiang Injoy Plaza	Dec - 2014	-	674,018,537	627,586,360	46,432,177
Kunshan Future France	Oct - 2014	77,653,665	660,877,546	692,582,800	45,948,411
Wuxi Up Town	Dec - 2013	346,581,873	(19,914,531)	283,727,461	42,939,881
Changzhou Future Royal Bay	Dec - 2013	131,824,920	58,825,503	160,830,721	29,819,702
Changzhou In Spring Live	Dec - 2014	-	394,807,747	367,272,363	27,535,384
Wuhan In Spring Live	Dec - 2013	388,785,805	36,657,005	401,510,246	23,932,564
Other projects		358,265,917	(67,403,502)	126,307,043	164,555,372
		7,922,084,285	14,509,980,972	15,088,632,361	7,343,432,896

Note: With respect to the properties held for sale completed in previous years, the adjustments on project costs resulting from changes in accounting estimation are included in the column "Increases and adjustments"

6 Notes to pro forma consolidated financial statement line items (cont’d)

(6) Inventories (cont'd)

(b) The provisions for impairment of inventories are analysed as follows:

	31 December 2013	Increases: Provision (Note 6(17))	Increases: Transferred in	Decreases: Transferred upon sales	Decreases: Transferred out	31 December 2014
Properties under development for sale	-	262,233,758	-	-	-	262,233,758
Properties held for sale	268,220,770	118,907,767	-	(61,303,274)	-	325,825,263
	268,220,770	381,141,525	-	(61,303,274)	-	588,059,021

	31 December 2014	Increases: Provision (Note 6(17))	Increases: Transferred in	Decreases: Transferred upon sales	Decreases: Transferred out	30 June 2015
Properties under development for sale	262,233,758	50,156,335	-	-	-	312,390,093
Properties held for sale	325,825,263	48,380,260	-	(26,799,375)	-	347,406,148
	588,059,021	98,536,595	-	(26,799,375)	-	659,796,241

(c) The circumstances on provisions for impairment of inventories are as follows:

	Specific basis of determining the net realisable value	Reasons for reversial	Reasons for transferred upon sales
Properties under development for sale	The estimated selling prices after completion less estimated costs to be incurred until completion, selling expenses and relevant taxes	N/A	N/A
Properties held for sale	The estimated selling prices less selling expenses and relevant taxes	N/A	Transferred to cost of sales upon realising the sales of related properties

(d) As at 30 June 2015 and Year 2014, the inventories included leasehold land to be developed, properties under development for sale and properties held for sale amounting to RMB0, RMB9,172,451,762 and RMB975,152,844 respectively mortgaged for long-term borrowings, long-term borrowings due within one year and short-term borrowings. As at 31 December 2014, the inventories included leasehold land to be developed, properties under development for sale and properties held for sale amounting to RMB0, RMB7,774,585,000 and RMB702,667,000 respectively mortgaged for long-term borrowings, long-term borrowings due within one year and short-term borrowings (Notes 6(18), 6(27) and 6(29)).

6 Notes to pro forma consolidated financial statement line items (cont'd)

(6) Inventories (cont'd)

(e) The borrowing costs capitalised in the inventory costs during the six months ended 30 June 2015 and Year 2014 were RMB452,523,238,and RMB1,010,855,413 (Note 6(39)) respectively. The capitalisation rates used in determining the amount of capitalised borrowing costs for the six month ended 30 June 2015 and Year 2014 were annual interest rate of 8.34% and 8.01%.

(f) As at 30 June 2015 and Year 2014, properties under development for sale with carrying amount of RMB10,010,343,893 and RMB8,369,698,734 were all expected to be completed beyond one year. Leasehold land to be developed were all expected to be completed beyond one year. The remaining inventory balances were expected to be realised within one year.

6 Notes to pro forma consolidated financial statement line items (cont'd)

(7) Other current assets

	30 June 2015	31 December 2014
Business tax prepayments	750,173,440	656,842,622
Land appreciation tax prepayments	342,300,878	307,623,727
Enterprise income tax prepayments	202,695,005	221,189,097
Other taxes prepayments	86,278,600	74,471,759
	1,381,447,923	1,260,127,205

(8) Available-for-sale financial assets

	30 June 2015	31 December 2014
Measurement at fair value		
— Available-for-sale equity instruments (Note)	269,542,374	259,628,913
Less: Available-for-sale financial assets presented in other current assets	-	-
	269,542,374	259,628,913

Analysis of available-for-sale financial assets:

Available-for-sale financial assets measured at fair value:

	30 June 2015	31 December 2014
Available-for-sale equity instruments		
— Fair value	269,542,374	259,628,913
— Costs	228,542,374	232,628,913
— Accumulated under other comprehensive income, net of tax	30,750,000	20,250,000
— Accumulated impairment	-	-

6 Notes to pro forma consolidated financial statement line items (cont'd)

(8) Available-for-sale financial assets (cont'd)

As at 30 June 2015 and 31 December 2014, there had been no need to make impairment provision for available-for-sale financial assets.

Note (i) The Group holds 1% of the shares of Bank of Suzhou Co., Ltd. at a cost of RMB156,000,000. During the six months ended 30 June 2015 and Year 2014, the cash dividends received by the Group from Bank of Suzhou Co., Ltd. were RMB6,000,000 and RMB6,000,000 respectively (Note 6(43)). As at 30 June 2015 and 31 December 2014,there had been no significant restrictions on disposing this available-for-sale financial asset for cash.

(ii) The Group holds 5.82% equity of Shanghai Jingying Investment Management Partnership (Limited Liability Partnership) at a cost of RMB5,186,605. This partnership with total capital of RMB85,860,000 is a structured entity outside the consolidation scope. The maximum risk exposure the Group has in the partnership is the equity investment cost as at the balance sheet dates. The Group has no obligations or intentions to provide financial supports to the partnership. During the six months ended 30 June 2015 and Year 2014, the cash dividends received by the Group from the partnership were RMB0, RMB552,722, and RMB605,790 respectively (Note 6(43)). As at 30 June 2015 and 31 December 2014, there had been no significant restrictions on disposing this available-for-sale financial asset for cash.

(iii) Shanghai Future Land Wanjia Real Estate Co., Ltd. ("Wanjia"), one of the subsidiaries of the Company, signed the limited liability partnership agreement on establishing Wuling Investment Center with Shanghai Yi De Zhen Investment Management Center (General Partner) and other limited liability partners on 15 October 2012. The capital to be subscribed by Wanjia was RMB50,000,000 for 5.26% equity of the limited liability partnership. As at 30 June 2015 and 31 December 2014, the capital contribution paid was RMB50,000,000 and RMB50,000,000 respectively.This partnership with total capital of RMB950,000,000 is a structured entity outside the consolidation scope. The maximum risk exposure the Group has in the partnership is the equity investment cost as at the balance sheet dates. The Group has no obligations or intentions to provide financial supports to the partnership. As at 30 June 2015 and 31 December 2014, there had been no significant restrictions on disposing this available-for-sale financial asset for cash.

(iv) Changzhou Dingjia Real Estate Development Co., Ltd. ("Dingjia"), one of the subsidiaries of the Company, signed the limited liability partnership agreement on establising Kunshan Gefei Hongqian Equity investments Center (Limited Liability Partnership)("Gefei Hongqian") with Gefei Asset Management Co., Ltd. (General Partner) and other limited liability partners on 2 November 2012. The capital to be subscribed by Dingjia was RMB25,000,000 for 2.40% equity of the limited liability partnership. As at 30 June 2015 and 31 December 2014, the capital contribution paid was RMB25,000,000 and RMB25,000,000 respectively. This partnership with total capital of RMB1,040,000,000 is a structured entity outside the consolidation scope. The maximum risk exposure the Group has in the partnership is the equity investment cost as at the balance sheet dates. The Group has no obligations or intentions to provide financial supports to the partnership. During the six months ended 30 June 2015 and Year 2014, Dingjia received investment cost refund of RMB 4,086,539 and RMB3,557,692 respectively from Gefei Hongqian. As at 30 June 2015 and 31 December 2014, there had been no significant restrictions on disposing this available-for-sale financial asset for cash.

6 Notes to pro forma consolidated financial statement line items (cont'd)

(9) Long-term receivables

	30 June 2015	31 December 2014
Residential property maintenance fund (i)	113,492,847	98,107,795

(i) According to the Shanghai Provisional Measures on Management of Residential Property Maintenance Fund issued by Shanghai Housing Security and Housing Management Administration on 18 October 2011, the Group has paid the residential property maintenance fund to Jiading District Housing Security and Housing Management Administration, Qingpu District Housing Security and Housing Management Administration and Pudong New District Property Management Center, and has the rights to apply for the refund from the property management departments of the district or county after 10 years from delivering the first unit of housing in the corresponding region. The 80% of the maintenance fund are entitled to interest calculated at the one year term deposit interest rate stipulated by People's Bank of China, and the remaining 20% are entitled to interest calculated at the demand deposit interest rate.

(10) Long-term equity investments

	30 June 2015	31 December 2014
Joint ventures (a)	1,083,673,866	861,055,043
Associates (b)	119,492,704	46,316,857
	1,203,166,570	907,371,900

There are no significant restrictions on disposing the long-term equity investments for cash. As at 30 June 2015 and 31 December 2014, there had been no need to make impairment provision for long-term equity investments.

6 Notes to pro forma consolidated financial statement line items (cont'd)

(10) Long-term equity investments (cont'd)

(a) Joint ventures

Unit: RMB'000	31 December 2014	Changes: Increases of investment costs	Changes: Decreases of investment costs	Changes: Share of net profit or loss under equity method	Changes: Other comprehensive income adjustment	Changes: Changes in other equity	Changes: Cash dividends or profit distribution declared by joint ventures	Changes: Impairment provision	30 June 2015	Carrying amount of impairment provision
Shanghai Xincheng Xudi Real Estate Co., Ltd.	56,377	-	-	(1,374)	-	-	-	-	55,033	-
Suzhou Future Land Wanrui Real Estate Co., Ltd.	105,988	95,625	-	(3,537)	-	-	-	-	198,076	-
Nanjing Future Land Wanlong Real Estate Co., Ltd.	693,690	-	-	(6,810)	-	-	-	-	686,880	-
Qingdao Zhuoyue Future Land Property Co., Ltd.	5,000	-	-	(2,885)	-	-	-	-	2,115	-
Shanghai Guheng Real Estate Development Co., Ltd.	-	95,200	-	-	-	-	-	-	95,200	-
Shanghai Songming Real Estate Development Co.	-	38,400	-	-	-	-	-	-	38,400	-
Kunshan Derui Real Estate Development Co., Ltd.	-	8,000	-	-	-	-	-	-	8,000	-
Changshu Zhongzhi Real Estate Development Co., Ltd.*	-	-	-	-	-	-	-	-	-	-
Changshu Wanzhong City Real Estate Co., Ltd.*	-	-	-	-	-	-	-	-	-	-
	861,055	237,225	-	(14,606)	-	-	-	-	1,083,704	-

* Note: Thse are joint ventures newly established in June 2015, and capital investments have not yet been contributed up to 30 June 2015.

6 Notes to pro forma consolidated financial statement line items (cont'd)

(10) Long-term equity investments (cont'd)

(a) Joint ventures (cont'd)

		Changes								
Unit: RMB'000	31 December 2013	Increases of investment costs	Decreases of investment costs	Share of net profit or loss under equity method	Other comprehensive income adjustment	Changes in other equity	Cash dividends or profit distribution declared by joint ventures	Impairment provision	31 December 2014	Carrying amount of impairment provision
Shanghai Xincheng Xudi Real Estate Co., Ltd.	10,000	50,000	-	(3,623)	-	-	-	-	56,377	-
Suzhou Future Land Wanrui Real Estate Co., Ltd.	-	106,250	-	(262)	-	-	-	-	105,988	-
Nanjing Future Land Wanlong Real Estate Co., Ltd.	-	700,000	-	(6,310)	-	-	-	-	693,690	-
Qingdao Zhuoyue Future Land Property Co., Ltd.	-	5,000	-	-	-	-	-	-	5,000	-
	10,000	861,250	-	(10,195)	-	-	-	-	861,055	-

See Note 12 for the unrecognised commitments relating to investments in joint ventures.

6 Notes to pro forma consolidated financial statement line items (cont'd)

(10) Long-term equity investments (cont'd)

(b) Associates

Unit: RMB'000	31 December 2014	Changes: Increases of investment costs	Changes: Decreases of investment costs	Changes: Share of net profit or loss under equity method	Changes: Other comprehensive income adjustment	Changes: Changes in other equity	Changes: Cash dividends or profit distribution declared by associates	Changes: Impairment provision	30 June 2015	Carrying amount of impairment provision
Shanghai Lan Tian Business Development Property Co., Ltd.	10,000	-	-	-	-	-	-	-	10,000	-
Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.	36,317	-	-	73,176	-	-	-	-	109,493	-
	46,317	-	-	73,176	-	-	-	-	119,493	-

Unit: RMB'000	31 December 2013	Changes: Increases of investment costs	Changes: Decreases of investment costs	Changes: Share of net profit or loss under equity method	Changes: Other comprehensive income adjustment	Changes: Changes in other equity	Changes: Cash dividends or profit distribution declared by associates	Changes: Impairment provision	31 December 2014	Carrying amount of impairment provision
Shanghai Lan Tian Business Development Property Co., Ltd.	10,000	-	-	-	-	-	-	-	10,000	-
Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.	33,468	-	-	2,849	-	-	-	-	36,317	-
	43,468	-	-	2,849	-	-	-	-	46,317	-

6 Notes to pro forma consolidated financial statement line items (cont'd)

(11) Investment properties

	Completed properties	Properties under construction	Total
31 December 2014	4,361,000,000	1,575,000,000	5,936,000,000
Additions	185,748,170	1,324,608,349	1,510,356,519
Changes in fair values (Note 6(42))	22,251,830	260,391,651	282,643,481
30 June 2015	4,569,000,000	3,160,000,000	7,729,000,000

	Completed properties	Properties under construction	Total
31 December 2013	3,151,000,000	156,000,000	3,307,000,000
Additions	134,651,211	1,055,554,870	1,190,206,081
Transferred from properties under development for sale (Note 6(42))	1,077,000,000	-	1,077,000,000
Changes in fair values (Note 6(42))	2,548,789	363,445,130	365,993,919
Disposals	(4,200,000)	-	(4,200,000)
31 December 2014	4,361,000,000	1,575,000,000	5,936,000,000

Note: The Shanghai Gorgeous Mansion Phase III was rented out under operating lease in Year 2014. The Group therefore transferred it from inventory to investment property from the start date of lease period, i.e. December 2014. As at the date of transfer, the carrying amount of this asset was RMB977,935,999, and the fair value was RMB1,077,000,000 which exceeded the carrying amount by RMB99,064,001. The net excess amount of RMB74,298,001 after deducting the tax had been recoded in other comprehensive income (Note 6(32)).

For the six months ended 30 June 2015 and Year 2014, the changes in fair values of the Investment properties had profits and loss impact of RMB282,643,481 and RMB365,993,919 respectively, and the corresponding deferred income taxe were RMB70,600,870 and RMB91,498,480 respectively.

The fair values of the Group's Investment properties are re-evaluated based on open market value and current usage by independent, professional and qualified appraiser, Debenham Tie Leung Limited, at each balance sheets date. The evaluation is based on capitalization of the net rental income of current lease and take into account the expected income after the current lease expires.

As at 30 June 2015 and 31 December 2014, the Group's investment properties with carrying amounts of 3,281,969,977 and RMB3,258,044,316 respectively had been mortgaged for the Group's borrowings (Notes 6(18), 6(27) and 6(29)).

The borrowing costs capitalised in the investment properties during the six months ended 30 June 2015 and Year 2014 were RMB50,098,231 and RMB55,911,290 respectively (Note 6(39)). The capitalisation rates used in determining the amount of capitalised borrowing costs for the six months ended 30 June 2015 and Year 2014 were annual interest rate of 8.95% and 7.77% respectively.

As at 30 June 2015，there had been no completed investment properties without a certificate of title. As at 31 December 2014, The relevant certificates of title of certain completed investment properties of the Group with carrying amounts of RMB1,077,000,000 were under processing.

6 Notes to pro forma consolidated financial statement line items (cont'd)

(12) Fixed assets

	Buildings	Building improvements	Transportation vehicles	Electronic equipment	Other equipment	Total
Original cost						
31 December 2014	499,094,457	94,169,262	42,125,334	39,480,063	94,117,920	768,987,036
Purchased in the period	406,788	-	2,448,804	8,108,529	1,361,594	12,325,715
Cost adjustment in the period	(2,490,765)	-	-	-	-	(2,490,765)
Disposed in the period	-	-	(504,361)	(3,948,781)	(1,251,005)	(5,704,147)
30 June 2015	497,010,480	94,169,262	44,069,777	43,639,811	94,228,509	773,117,839
Accumulated depreciation						
31 December 2014	(12,371,328)	(1,569,488)	(14,573,106)	(17,699,137)	(11,170,325)	(57,383,384)
Provided in the period	(8,329,152)	(4,709,860)	(1,912,551)	(3,747,681)	(8,792,684)	(27,491,928)
Disposed in the period	-	-	352,443	2,010,159	954,723	3,317,325
30 June 2015	(20,700,480)	(6,279,348)	(16,133,214)	(19,436,659)	(19,008,286)	(81,557,987)
Impairment provision						
31 December 2014 and 30 June 2015	.	-	-	-	-	-
Carrying amount						
30 June 2015	476,310,000	87,889,914	27,936,563	24,203,152	75,220,223	691,559,852
31 December 2014	486,723,129	92,599,774	27,552,228	21,780,926	82,947,595	711,603,652

6 Notes to pro forma consolidated financial statement line items (cont'd)

(12) Fixed assets (cont'd)

	Buildings	Building improvements	Transportation vehicles	Electronic equipment	Other equipment	Total
Original cost						
31 December 2013	59,137,752	-	36,400,342	29,576,254	16,841,800	141,956,148
Purchased in the year	-	94,169,262	6,577,163	11,217,884	78,063,611	190,027,920
Transferred from properties under development for sale (Note)	439,956,705	-	-	-	-	439,956,705
Disposed in the year	-	-	(852,171)	(1,314,075)	(787,491)	(2,953,737)
31 December 2014	499,094,457	94,169,262	42,125,334	39,480,063	94,117,920	768,987,036
Accumulated depreciation						
31 December 2013	(8,132,300)	-	(11,747,168)	(12,531,277)	(6,226,753)	(38,637,498)
Provided in the year	(4,239,028)	(1,569,488)	(3,376,244)	(6,205,648)	(5,442,993)	(20,833,401)
Disposed in the year	-	-	550,306	1,037,788	499,421	2,087,515
31 December 2014	(12,371,328)	(1,569,488)	(14,573,106)	(17,699,137)	(11,170,325)	(57,383,384)
Impairment provision						
31 December 2013 and 31 December 2014	-	-	-	-	-	-
Carrying amount						
31 December 2014	486,723,129	92,599,774	27,552,228	21,780,926	82,947,595	711,603,652
31 December 2013	51,005,452	-	24,653,174	17,044,977	10,615,047	103,318,650

6 Notes to pro forma consolidated financial statement line items (cont'd)

(12) Fixed assets (cont'd)

Note: The project Changzhou Future Land Emporium had been partly turned into hotel operation in Year 2014. The relevant buildings costs of RMB439,956,705 had been transferred from properties under development for sale to fixed assets accordingly. Meanwhile there were additions of building improvements of RMB94,169,262 and other equipment of RMB74,381,473 relating to the hotel.

As at 30 June 2015, buildings with carrying amount of RMB 40,122,961 (original cost of RMB46,013,413)(31 December 2014: carrying amount of RMB 40,859,267 (original cost of RMB46,013,413)) had been mortgaged for long-term borrowings due within one year (Note 6(27)). As at 31 December 2014, buildings with carrying amount of RMB 40,859,267 (original cost of RMB46,013,413) had been mortgaged for long-term borrowings due within one year (Note 6(27)).

For the six months ended 30 June 2015, the depreciation expense of fixed assets was RMB 27,491,928, and was charged in cost of sales, selling expenses and administrative expenses with amounts of RMB18,899,388, RMB1,353,747 and RMB7,238,793 respectively. In Year 2014, the depreciation expense of fixed assets was RMB20,833,401, and was charged in cost of sales, selling expenses and administrative expenses with amounts of RMB6,296,131, RMB1,483,640 and RMB13,053,630 respectively.

As at 30 June 2015 and 31 December 2014, there had been no fixed assets lying idle temporarily.

As at 30 June 2015 and 31 December 2014, there had been no fixed assets held under finance leases.

As at 30 June 2015, the relevant certificates of title of certain buildings held by the Group with carrying amount of RMB428,079,317 (original cost of RMB437,465,940) were under processing. As at 31 December 2014, the relevant certificates of title of certain buildings held by the Group with carrying amount of RMB437,610,270 (original cost of RMB439,956,705) were under processing.

6 Notes to pro forma consolidated financial statement line items (cont'd)

(13) Intangible assets

	Land use rights	Software	Total
Original costs			
31 December 2014	30,642,318	26,232,990	56,875,308
Purchased in the period	-	1,765,886	1,765,886
Disposed in the period	-	(573,013)	(573,013)
30 June 2015	30,642,318	27,425,863	58,068,181
Accumulated amortisation			
31 December 2014	(230,972)	(11,615,150)	(11,846,122)
Provided during the period	(461,945)	(2,609,100)	(3,071,045)
Disposed during the period	-	354,205	354,205
30 June 2015	(692,917)	(13,870,045)	(14,562,962)
Impairment provision			
31 December 2014 and 30 June 2015	-	-	-
Carrying amount			
30 June 2015	29,949,401	13,555,818	43,505,219
31 December 2014	30,411,346	14,617,840	45,029,186

6 Notes to pro forma consolidated financial statement line items (cont'd)

(13) Intangible assets (cont'd)

	Land use rights	Software	Total
Original costs			
31 December 2013	-	16,949,833	16,949,833
Purchased in the year	-	9,390,177	9,390,177
Transferred from properties under development for sale (Note)	30,642,318	-	30,642,318
Disposed in the year	-	(107,020)	(107,020)
31 December 2014	30,642,318	26,232,990	56,875,308
Accumulated amortisation			
31 December 2013	-	(7,113,921)	(7,113,921)
Provided during the year	(230,972)	(4,507,664)	(4,738,636)
Disposed during the year	-	6,435	6,435
31 December 2014	(230,972)	(11,615,150)	(11,846,122)
Impairment provision			
31 December 2013 and 31 December 2014	-	-	-
Carrying amount			
31 December 2014	30,411,346	14,617,840	45,029,186
31 December 2013	-	9,835,912	9,835,912

Note: The project Changzhou Future Land Emporium had been partly turned into hotel operation in Year 2014. The relevant land costs of RMB30,642,318 had been transferred from properties under development for sale to intangible assets accordingly.

For the six months ended 30 June 2015 and Year 2014, the amortisation of intangible assets were RMB 3,071,045 and RMB4,738,636 respectively.

As at 30 June 2015 and 31 December 2014, there had been no intangible assets without a certificate of title.

As at 30 June 2015 and 31 December 2014, no intangible assets had been mortgaged.

6 Notes to pro forma consolidated financial statement line items (cont'd)

(14) Long-term prepaid expenses

	31 December 2014	Increases	Amortisation	Other Decreases	30 June 2015
Decoration costs on office buildings held under operating leases	6,382,655	2,481,600	(1,554,724)	(9,582)	7,299,949
Temporary structures	11,682,121	2,897,928	(7,393,880)	(408,928)	6,777,241
Decoration costs borne for the tenants	9,270,229	12,878,225	(1,834,297)	-	20,314,157
	27,335,005	18,257,753	(10,782,901)	(418,510)	34,391,347

	31 December 2013	Increases	Amortisation	Other Decreases	31 December 2014
Decoration costs on sales offices held under operating leases	893,702	-	(893,702)	-	-
Decoration costs on office buildings held under operating leases	4,419,067	3,855,935	(1,892,347)	-	6,382,655
Temporary structures	7,157,745	8,544,780	(4,020,404)	-	11,682,121
Decoration costs borne for the tenants	-	12,001,193	(2,730,964)	-	9,270,229
	12,470,514	24,401,908	(9,537,417)	-	27,335,005

6 Notes to pro forma consolidated financial statement line items (cont'd)

(15) Deferred income tax assets and deferred tax liabilities

(a) Deferred income tax assets before offsetting

	30 June 2015	
	Deductible temporary differences and deductible losses	Deferred income tax assets
Deductible losses	1,172,351,323	293,087,831
Accrued land appreciation tax (Note 6(26))	447,150,854	111,787,714
Assets impairment provision (Note 6(16))	659,796,241	164,949,060
Accrued expenses	110,769,855	27,692,464
Intra-group unrealised profits eliminated	-	-
	2,390,068,273	597,517,069

Include:	
Expected to be reversed within 1 year (inclusive)	66,820,489
Expected to be reversed after 1 year	530,696,580
	597,517,069

	31 December 2014	
	Deductible temporary differences and deductible losses	Deferred income tax assets
Deductible losses	705,741,153	176,435,288
Accured land appreciation tax (Note 6(26))	702,722,646	175,680,662
Assets impairment provision (Note 6(16))	588,059,021	147,014,755
Accrued expenses	119,826,380	29,956,595
Intra-group unrealised profits eliminated	12,450,450	3,112,613
	2,128,799,650	532,199,913

Include:	
Expected to be reversed within 1 year (inclusive)	160,661,808
Expected to be reversed after 1 year	371,538,105
	532,199,913

6 Notes to pro forma consolidated financial statement line items (cont'd)

(15) Deferred income tax assets and deferred tax liabilities (cont'd)

(b) Deferred income tax liabilities before offsetting

	30 June 2015	
	Taxable temporary differences	Deferred income tax liabilities
Business combinations	9,644,051	2,411,013
Intra-group unrealised losses eliminated	70,696,764	17,674,191
Differences between accounting treatments and tax laws in cost accounting for properties held for sale	728,945,405	182,236,351
Changes in fair values	1,958,508,610	489,627,153
Tax depreciation of investment properties	192,195,268	48,048,817
	2,959,990,098	739,997,525

Include:	
Expected to be reversed within 1 year (inclusive)	53,103,532
Expected to be reversed after 1 year	686,893,993
	739,997,525

	31 December 2014	
	Taxable temporary differences	Deferred income tax liabilities
Business combinations	9,684,751	2,421,188
Intra-group unrealised losses eliminated	63,567,077	15,891,769
Differences between accounting treatments and tax laws in cost accounting for properties held for sale	944,682,148	236,170,537
Changes in fair values	1,661,865,129	415,466,282
Tax depreciation of investment properties	142,229,757	35,557,439
	2,822,028,862	705,507,215

Include:	
Expected to be reversed within 1 year (inclusive)	31,663,038
Expected to be reversed after 1 year	673,844,177
	705,507,215

6 Notes to pro forma consolidated financial statement line items (cont'd)

(15) Deferred income tax assets and deferred tax liabilities (cont'd)

(c) Analysis of deducted losses for which no deferred income tax assets are recognised:

	30 June 2015	31 December 2014
Deductible losses	186,478,207	300,613,863

(d) Deductible losses for which no deferred income tax assets are recognised will expire in the following years:

	30 June 2015	31 December 2014
2015	N/A	118,667,766
2016	67,446,566	86,802,517
2017	91,379,402	91,379,401
2018	2,388,407	2,388,407
2019	1,375,772	1,375,772
2020	23,888,060	N/A
	186,478,207	300,613,863

(e) Net deferred tax assets and deferred tax liabilities after offsetting are as follows:

	30 June 2015		31 December 2014	
	Offset amount	Balances after offsetting	Offset amount	Balances after offsetting
Deferred income tax assets	(123,678,415)	473,838,654	(54,234,520)	477,965,393
Deferred income tax liabilities	123,678,415	(616,319,110)	54,234,520	(651,272,695)

6 Notes to pro forma consolidated financial statement line items (cont'd)

(16) Other non-current assets

	30 June 2015	31 December 2014
Prepayments for office buildings (i)	907,037,991	878,435,921
Industrial land and properties (ii)	367,247,647	367,247,647
	1,274,285,638	1,245,683,568

(i) On 18 December 2014, the Group signed the Shanghai Commodity Housing Pre-sale Contract with Shanghai Xinhaolong Real Estate Co., Ltd. on purchasing Guohaochangfengcheng No.3 and No.4 office buildings (with area of 58,228 square metres in total) located at Lane 388, Zhongjiang Road at the cost of RMB1,491,705,880. Amounts of RMB878,435,921 and RMB28,602,070 were pre-paid in December 2014 and June 2015 respectively. Up to 30 June 2015, the office buildings have not been delivered yet, in which, however, the No.4 office building at the cost of RMB623,179,750 (Prepayment of RMB623,197,750) had been available as security for long-term borrowings according to the signed agreement on prepayment security.

(ii) The Company's subsidiary Changzhou Future Land Real Estate Development Co., Ltd. obtained the land use rights of the land parcel at No.110 and No.138 Changxin Road (original Changzhou Bus Factory) with a total area of 241,529.30 square metres through acquiring the equity interests of Changzhou Jiafeng Market Research Co., Ltd. on 20 September 2007, and the relevant certificate of title had been issued on 16 March 2007, i.e. Chang Guo Yong (2007) No.0203450 and No.203353. In the same year, the land use rights of the other part of land parcel at No.138 Changxin Road with an area of 60,661.70 square metres was obtained through Wuxi Donghua Weiye Auction Limited at the auction price of RMB80,100,000, but the certificate of title has not been issued yet. The current usage designation of those two land parcels is industrial land so it is presently not possible to be used for property development. As at 30 June 2015 and 31 December 2014, there had been no need to make provisions for impairment of these assets. As at 30 June 2015, land parcels No.0203450 and No.203353 had been mortgaged for long-term borrowings (Note 6(29)). As at 31 December 2014, land parcel No.0203450 had been mortgaged for long-term borrowings due within one year (Note 6(27)). As at 31 December 2013, land parcels No.0203450 and No.203353 had been mortgaged for long-term borrowings due within one year and long-term borrowings (Notes 6(27) and (29)).

(17) Provisions for impairment of assets

	31 December 2014	Increases (Note 6(41))	Decreases		30 June 2015
			Reversed	Transferred upon sales	
Inventory impairment provision (Note 6(6))	588,059,021	98,536,595	-	(26,799,375)	659,796,241

	31 December 2013	Increases (Note 6(41))	Decreases		31 December 2014
			Reversed	Transferred upon sales	
Inventory impairment provision (Note 6(6))	268,220,770	381,141,525	-	(61,303,274)	588,059,021

6 Notes to pro forma consolidated financial statement line items (cont'd)

(18) Short-term borrowings

	Currency	30 June 2015	31 December 2014
Bank loans			
— Entrusted loans (i)	RMB	700,000,000	-
— Mortgage loans (ii)	RMB	-	8,000,000
— Mortgage loans with guarantee (iii)	RMB or USD	686,881,610	473,439,332
— Pledged loans (iv)	RMB	500,000,000	1,397,000,000
		1,886,881,610	1,878,439,332

(i) In Year 2015, the Group obtained the entrusted loan of RMB100,000,000 through Yanceng Baoshang Community Bank Co., Ltd. (Note 6(29)).

In Year 2015, the Group obtained the entrusted loan of RMB600,000,000 through China Bohai Bank Shanghai Branch, mortgaged by the Group's properties under development for sale within inventories (Note 6(6)) and guaranteed irrevocably by Mr. Wang Zhenhua, the ultimate shareholder and Future Land Wanbo Real Estate Development Co., Ltd. and Changchun Future Land Yuesheng Real Estate Development Co., Ltd., two subsidiaries of the Group. The 100% shares of these two subsidiaries are also mortgaged for the entrusted loan

(ii) As at 31 December 2014, there had been mortgage loan of RMB8,000,000 mortgaged by the Group's properties held for sale within the inventories of the Group (Note 6(6)).

(iii) As at 30 June 2015, there had been mortgage loans of RMB686,881,610 mortgaged by the Group's investment properties and properties under development for sale within inventories (Note 6(6)(11)), which included an amount of RMB80,000,000 guaranteed by Jiangsu Future Land Co., Ltd. and an amount of USD99,267,471 (translated into RMB606,881,610) guaranteed by the Company. As at 31 December 2014, there had been mortgage loans of RMB473,439,332 mortgaged by the Group's investment properties and the properties under development for sale within the inventories (Notes 6(6) and 6(11)), and guaranteed by the subsidiary Jiangsu Future Land Co., Ltd. in amount of RMB100,000,000 and by Future Land Development Holdings Limited in the amount of USD61,029,471 (translated into RMB373,439,332).

(iv) As at 30 June 2015, there had been pledged loans of RMB500,000,000 secured by the pledge of deposit of RMB515,500,000 from Hong Kong Prosperity Development Ltd., a related party under the same ultimate shareholder.

6 Notes to pro forma consolidated financial statement line items (cont'd)

(18) Short-term borrowings (cont'd)

As at 31 December 2014, there had been pledged loan of RMB1,397,000,000 secured by the pledge of deposit of RMB1,442,250,000 from Hong Kong Prosperity Development Ltd., a related party under the same ultimate shareholder. The pledged loan has been repaid in 2015.

As at 30 June 2015 and 31 December 2014, the range of interser rate on the short-term borrowings had been from 2.29% to 11.50% and from 2.35% to 7.38% respectively.

(19) Notes payable

	30 June 2015	31 December 2014
Commercial acceptance notes	-	1,715,983
Bank acceptance notes	718,109,987	450,593,775
	718,109,987	452,309,758

(20) Accounts payable

	30 June 2015	31 December 2014
Construction payable	10,166,359,451	9,288,126,091

As at 30 June 2015 and 31 December 2014, there had been RMB 456,918,076 and RMB386,952,343 repectively of accounts payable with aging over one year, and most of them were the unpaid construction costs

(21) Advances from customers

	30 June 2015	31 December 2014
Advances from sales of properties (i)	15,070,005,247	13,081,453,036
Rentals received in advance	21,228,637	12,952,547
Property management fees received in advance	14,261,957	65,756,363
Other advances	2,676,009	2,958,928
	15,108,171,850	13,163,120,874

6 Notes to pro forma consolidated financial statement line items (cont'd)

(21) Advances from customers (cont'd)

As at 30 June 2015 and 31 December 2014, there had been RMB1,295,934,520 and RMB894,488,294 respectively of receipts in advance with aging over one year, and most of them were the advances from sales of properties which had not been delivered yet.

(i) Advances from sales of properties

	30 June 2015	31 December 2014	Completion of the latest batch (estimated)	Pre-sale ratio as at 30 June 2015
Nanjing Longwan Garden	3,052,204,656	1,879,467,412	Dec - 2015	63%
Danyang Luxury Mansion	1,441,615,751	950,042,298	Nov - 2015	68%
Zhangjiagang Injoy Plaza	1,345,006,664	674,693,556	Oct - 2015	64%
Wujiang Injoy Plaza	1,164,943,745	641,216,609	Dec - 2015	72%
Shanghai Fragrant View	792,816,879	747,304,408	Sep - 2015	73%
Suzhou New City Residence	615,176,766	746,747,065	Dec - 2015	99%
Changzhou Future France	602,243,269	356,019,242	Jul - 2015	87%
Hangzhou Whispering Hills	526,395,020	334,085,933	Dec - 2015	68%
Shanghai Fragrant Metropolis	514,711,758	49,739,385	Dec - 2015	34%
Changzhou Future Land Emporium	503,860,097	396,159,392	Dec - 2015	51%
Kunshan Beautiful Harbor	445,034,542	156,010,987	Dec - 2015	72%
Hangzhou Leisure Land	407,776,545	145,137,094	Jun - 2016	68%
Changzhou YOHO City	367,509,425	194,836,937	Dec - 2015	49%
Nanchang Injoy Plaza	361,983,107	-	Dec - 2016	64%
Changzhou Injoy Plaza	343,318,145	386,531,173	Dec - 2015	91%
Shanghai Park View International Community	295,451,957	42,976,104	Dec - 2015	83%
Changzhou Future Success	291,980,294	161,997,073	Jul - 2015	79%
Nantong Future France	252,155,220	138,989,727	Dec - 2015	87%
Changzhou In Spring Live	230,490,070	312,150,074	Dec - 2015	77%
Nanjing Future France	152,069,705	1,555,400,402	Jun - 2015	92%
Shanghai Shui Yun Jian	150,148,888	-	Jun - 2016	20%
Dantu Exalted Uptown	139,328,062	273,151,367	Dec - 2015	56%
Changzhou Golden Future Land	136,758,383	137,903,363	To be confirmed	100%
Suzhou Future Mangrove Bay	131,340,390	1,008,193,146	Sep - 2016	88%
Changchun Injoy Plaza	130,941,990	-	Oct - 2016	32%

6 Notes to pro forma consolidated financial statement line items (cont'd)

(21) Advances from customers (cont'd)

(i) Advances from sales of properties (cont'd)

(Table continued)

	30 June 2015	31 December 2014	Completion of the latest batch (estimated)	Pre-sale ratio as at 30 June 2015
Wuxi Up Town	96,328,761	15,559,797	Jun - 2016	84%
Future Land International Metropolis	87,025,378	32,473,568	Dec - 2016	87%
Anqing Injoy Plaza	77,358,250	-	To be confirmed	41%
Shanghai Garden House	77,083,704	519,930,743	Jun - 2015	84%
Changzhou Fragrant Legend	51,135,232	94,244,633	Completed but not delivered	83%
Shanghai Exalted Uptown	45,793,552	26,257,106	Completed but not delivered	84%
Changzhou Future Capital	33,635,647	21,940,312	Completed but not delivered	84%
Shanghai Fragrant Legend	30,709,841	85,614,671	Completed but not delivered	80%
Wuxi Future France	19,642,742	64,118,595	Completed but not delivered	92%
Suzhou Fragrant Legend	19,448,417	43,147,236	Completed but not delivered	83%
Shanghai Petrus Hacienda	17,592,154	83,519,988	Completed but not delivered	95%
Shanghai Park View International A Phase III	16,658,148	9,277,500	Completed but not delivered	83%
Wuxi East China Home Decor Centre	12,554,991	3,906,184	Completed but not delivered	64%
Changzhou Future Land Southern Metropolis	12,345,402	22,179,402	Completed but not delivered	98%
Injoy International Plaza	11,827,499	255,810,849	Completed but not delivered	100%
Shanghai YOHO City	10,706,711	25,627,925	Completed but not delivered	80%
Shanghai Bright Green Land	8,446,736	69,914,165	Completed but not delivered	99%

6 Notes to pro forma consolidated financial statement line items (cont'd)

(21) Advances from customers (cont'd)

(i) Advances from sales of properties (cont'd)

(Table continued)

	30 June 2015	31 December 2014	Completion of the latest batch (estimated)	Pre-sale ratio as at 30 June 2015
Shanghai New City Residence	6,953,000	9,061,764	Completed but not delivered	99%
Changzhou Park No.1	6,705,785	2,520,385	Jan.2019	98%
Kunshan Future France	6,522,572	313,885,606	To be confirmed	87%
Shanghai Gorgeous Mansion	6,497,543	18,916,894	Completed but not delivered	99%
Changzhou Park View International	6,450,539	6,450,539	Completed but not delivered	92%
Changzhou Future Consequence	5,523,680	13,553,046	Completed but not delivered	90%
Changzhou Future Royal Bay	3,591,189	13,546,180	Completed but not delivered	93%
Suzhou Park View International	1,409,843	8,123,834	Completed but not delivered	95%
Changzhou Future Land Town	435,445	435,445	Completed but not delivered	91%
Suzhou Future Land Town	400,000	198,987	Completed but not delivered	93%
Wuhan In Spring Live	195,000	826,201	Completed but not delivered	93%
Wuxi Glorious Century Future Land	18,000	888,463	Completed but not delivered	97%
Injoy International Plaza	-	6,737,100	Completed but not delivered	100%
Others	1,748,158	24,033,171		
	15,070,005,247	13,081,453,036		

6 Notes to pro forma consolidated financial statement line items (cont'd)

(22) Employee benefits payable

	30 June 2015	31 December 2014
Short-term compensation payable	24,130,175	119,357,327
Defined contribution plans payable	421,038	452,056
	24,551,213	119,809,383

(a) Short-term compensation

	31 December 2014	Increases	Decreases	30 June 2015
Wages, bonuses, allowances and subsidies	118,171,213	332,967,563	(428,160,238)	22,978,538
Welfares	658,055	22,050,965	(22,179,765)	529,255
Social insurance charges	175,241	14,286,504	(14,286,470)	175,275
Include: Medical insurance	156,630	12,279,489	(12,279,439)	156,680
Work injury insurance	8,506	914,380	(914,396)	8,490
Maternity insurance	10,105	1,092,635	(1,092,635)	10,105
Housing funds	116,728	12,424,022	(12,438,272)	102,478
Labour union and educational funds	236,090	3,767,064	(3,658,525)	344,629
	119,357,327	385,496,118	(480,723,270)	24,130,175

	31 December 2013	Increases	Decreases	31 December 2014
Wages, bonuses, allowances and subsidies	126,650,787	618,125,142	(626,604,716)	118,171,213
Welfares	27,310	40,429,213	(39,798,468)	658,055
Social insurance charges	39,882	24,765,914	(24,630,555)	175,241
Include: Medical insurance	29,765	21,033,913	(20,907,048)	156,630
Work injury insurance	4,642	1,707,550	(1,703,686)	8,506
Maternity insurance	5,475	2,024,451	(2,019,821)	10,105
Housing funds	31,536	20,544,276	(20,459,084)	116,728
Labour union and educational funds	275,547	7,495,071	(7,534,528)	236,090
	127,025,062	711,359,616	(719,027,351)	119,357,327

6 Notes to pro forma consolidated financial statement line items (cont'd)

(22) Employee benefits payable (cont'd)

(b) Defined contribution plans

	31 December 2014	Increases	Decreases	30 June 2015
Basic pension	419,232	31,324,902	(31,355,886)	388,248
Unemployment insurance	32,824	1,933,229	(1,933,263)	32,790
	452,056	33,258,131	(33,289,149)	421,038

	31 December 2013	Increases	Decreases	31 December 2014
Basic pension	66,589	54,610,611	(54,257,968)	419,232
Unemployment insurance	6,779	3,344,543	(3,318,498)	32,824
	73,368	57,955,154	(57,576,466)	452,056

(23) Taxes payable

	30 June 2015	31 December 2014
Enterprise income tax payable	315,765,413	674,405,703
Business tax payable	114,911,378	224,309,574
Land appreciation tax payable	59,341,478	68,797,857
Educational surcharges payable	5,876,065	11,301,677
City maintenance and construction tax payable	7,396,676	13,039,127
Stamp duty payable	2,244,060	4,407,372
Land use tax payable	3,644,727	2,757,153
Property tax payable	6,797,368	6,761,406
Others	7,885,863	11,439,246
	523,863,028	1,017,219,115

6 Notes to pro forma consolidated financial statement line items (cont'd)

(24) Interest payable

	30 June 2015	31 December 2014
Interest on long-term borrowings with interest settled by instalments and principal settled at maturity	12,623,855	24,728,128
Interest on bonds payable with interest settled by instalments and principal settled at maturity	167,271,233	79,002,740
Interest payable on short-term borrowings	3,334,297	1,354,198
	183,229,385	105,085,066

(25) Dividends payable

	30 June 2015	31 December 2014
Due to Wang Xiaosong	805,000	805,000

6 Notes to pro forma consolidated financial statement line items (cont'd)

(26) Other payables

	30 June 2015	31 December 2014
Payables to related parties (Note 10(6))	5,384,863,957	3,421,091,661
Accrued expenses	194,042,071	270,520,195
Construction bidding deposits	175,611,057	131,898,206
Deed tax collected on behalf (i)	53,372,968	46,709,823
Temporary funding	18,000,000	18,000,000
Equity consideration payable (ii)	17,312,000	17,312,000
Due to non-controlling shareholders (iii)	-	336,980,000
Property management collections on behalf (iv)	-	169,994,438
Others	87,376,512	103,162,372
	5,930,578,565	4,515,668,695

(i) Deed tax collected on behalf refers to the unpaid deed tax on sales of properties withheld from customers.

(ii) Equity consideration payable refers to the payable on acquisition of the subsidiary Changzhou Dingjia Property Real Estate Development Co., Ltd.

(iii) As at 31 December 2014, the amount of RMB 336,980,000 due to non-controlling shareholders refers to the payable of subsidiary Suzhou Future Land Chuangsheng Property Co., Ltd. to its non-controlling shareholder Shanghai Gefei Jingxi Investment Center (Limited Liability Partnership). This payable was non-interest bearing and was repaid in 2015.

(iv) Property management collections on behalf mainly refer to the collection and paying out of property fees such as maintenance funds by Jiangsu Future Land Property Management Co., Ltd. In March 2015, Jiangsu Future Land Property Management Co., Ltd. was disposed. Therefore, the balance became zero as at 30 June 2015.

As at 30 June 2015 and 31 December 2014, there had been other payables with aging over one year in the amounts of RMB 186,478,326 and RMB199,754,970 respectively, most of them had been collections on behalf.

6 Notes to pro forma consolidated financial statement line items (cont'd)

(27) Non-current liabilities due within one year

	30 June 2015	31 December 2014
Long-term borrowings due within one year	876,100,000	1,191,800,000

	Currency	30 June 2015	31 December 2014
Bank loans			
— Entrusted loans (Note 6(29))	RMB	260,100,000	799,800,000
— Mortgage loans (i)	RMB	446,000,000	362,000,000
— Mortgage loans with guarantee (ii)	RMB	170,000,000	30,000,000
		876,100,000	1,191,800,000

(i) As at 30 June 2015, there had been mortgage loans of RMB446,000,000 mortgaged by the Group's investment properties as well as the properties under development for sale and properties held for sale within the inventories (Note 6(6) and 6(11)). As at 31 December 2014, there had been mortgage loans of RMB362,000,000 mortgaged by the Group's other non-current assets, investment properties as well as the properties under development for sale and properties held for sale within the inventories (Notes 6(6), 6(11) and 6(16)).

(ii) As at 30 June 2015, there had been mortgage loans of RMB170,000,000 mortgaged by the Group's properties under development for sale within the inventories (Note 6(6)), and guaranteed by the subsidiary Jiangsu Future Land Co., Ltd.. As at 31 December 2014, there had been mortgage loans of RMB30,000,000 mortgaged by the Group's properties under development for sale within the inventories (Note 6(6)), and guaranteed by the subsidiary Jiangsu Future Land Co., Ltd.

As at 30 June 2015 and 31 December 2014, the range of interest on long-term borrowings due within one year had been from 6.00% to 8.00% and from 6.15% to 8.20% respectively. There had been no extended overdue loans in the long-term borrowings due within one year.

6 Notes to pro forma consolidated financial statement line items (cont'd)

(28) Other current liabilities

	30 June 2015	31 December 2014
Accruals for land appreciation tax (a)	447,150,854	702,722,646

(a) According to the *Regulation of the PRC on Land Appreciation Tax*, the Group accrued for land appreciation tax based on the value added amount derived from sales of properties at the progressive tax rates of 30% - 60%. Generally speaking, the value-added amount equals to the revenue from sales of properties less costs and expenses permitted to be deducted, including the land costs, borrowing costs and other related development costs. Since there is uncertainty on the actual levying of the land appreciation tax, the actual tax payment may exceed or be less than the estimated amounts as at the balance sheet dates. Any increases or decreases of the estimatied amounts will have an impact on the gains and losses in the following years.

(29) Long-term borrowings

	Currency	30 June 2015	31 December 2014
Bank loans			
— Entrusted loans (i)	RMB	437,630,000	-
— Mortgage loans (ii)	RMB	1,984,500,000	2,114,000,000
— Guaranteed loans (iii)	RMB	180,000,000	100,000,000
— Mortgage loans with guarantee (iv)	RMB	3,163,650,000	1,581,900,000
		5,765,780,000	3,795,900,000

(i) On 30 June 2015, an entrusted loan agreement was entered into pursuant to which the Company's subsidiary Wuhan Future Land Chuangzhi Property Co., Ltd. obtained an entrusted loan of RMB450,000,000 from Shenzhen Ping An Dahua Huitong Asset Management Co., Ltd. through Luohe City Yancheng Baoshang Community Bank. The entrusted loan is mortgaged by the Group's properties under development for sale within the the inventories, guaranteed by the Company and secured by the pledge of 100% shares of the subsidiary Wuhan Future Land Chuangzhi Property Co., Ltd.. The interest shall be paid once a quarter. Part of the principal of RMB100,000,000 is ought to be repaid before April 2016 and had been included in short-term borrowings as at 30 June 2015 (Note 6(18)); the remaining principal of RMB350,000,000 is ought to be repaid in October 2016 and April 2017, and had been included in long-term borrowings as at 30 June 2015.

6 Notes to pro forma consolidated financial statement line items (cont'd)

(29) Long-term borrowings (cont'd)

(i) In Year 2015, the Group obtained the entrusted loan through Bank of Jiangsu Changzhou Branch in the amount of RMB100,000,000, which is mortgaged by Group's properties under development for sale within the inventories (Note 6(6)). As at 30 June 2015, the accumulated repayments of principal amounted to RMB12,370,000, and the remaining principal of RMB87,630,000 is ought to be paid on or before 11 August 2016.

In Year 2013, the Group obtained two entrusted loans through Huaxia Bank Co., Ltd. Changzhou Branch both in the amount of RMB200,000,000, of which the principal was due for repayment on 23 March 2015 and 9 October 2015 respectively, and they had been presented in the non-current liabilities due within one year on 31 December 2014 (Note 6(27)). These entrusted loans are mortgaged by the Group's fixed assets and the properties held for sale within the inventories (Notes 6(6) and 6(12)), and guaranteed by the subsidiary Jiangsu Future Land Co., Ltd.

In Year 2013, the Group obtained the entrusted loan through Huishang Bank Hefei Chenghuangmiao Branch in the amount of RMB300,000,000, of which the principal was due for repayment on 14 June 2015, and it had been presented in the non-current liabilities due within one year on 31 December 2014 (Note 6(27)). The entrusted loan was guaranteed by the subsidiary Jiangsu Future Land Co., Ltd.

In Year 2013, the Group obtained the entrusted loan through Bank Of Dongguan Co., Ltd. Shenzhen Branch in the amount of RMB700,000,000, which was guaranteed by the Company. The entrust loan had been repaid in Year 2014.

In Year 2013, the Group obtained the entrusted loan through Industrial Bank Co., Ltd. Shanghai Branch SHSE Sub-Branch in the amount of RMB400,000,000. The entrusted loan had been repaid in Year 2014.

In Year 2013, the Group obtained the entrusted loan in the amount of RMB100,000,000 through Xiamen International Bank Co., Ltd. Shanghai Branch, which is secured by a pledge of 50,000,000 shares of non-tradable domestic legal person shares of Jiangsu Future Land Co., Ltd. held by the Company. The principal at RMB200,000 of the entrusted loan had been repaid in Year 2014, and the remaining principal in the amount of RMB99,800,000 shall be repaid on 18 December 2015 and had been presented in the non-current liabilities due within one year on 31 December 2014 (Note 6(27)).

(ii) As at 30 June 2015 and 31 December 2014, there had been mortgage loans of RMB1,984,500,000 and RMB2,114,000,000 respectively mortgaged by the Group's investment properties as well as the properties under development for sale and the properties held for sale within the inventories (Notes 6(6) and 6(11)), of which the interest shall be paid once a month or a quarter.

6 Notes to pro forma consolidated financial statement line items (cont'd)

(29) Long-term borrowings (cont'd)

(iii) As at 30 June 2015 and 31 December 2014, there had been guaranteed loans in the amount of RMB180,000,000 and RMB100,000,000 respectively, which are jointly guaranteed by the Company, the subsidiary Future Land Wanbo Property Co., Ltd. and Hong Kong Prosperity Development Ltd., a related party under the common ultimate shareholder, of which the interest shall be paid once a month.

(iv) As at 30 June 2015, there had been mortgage loans of RMB2,853,650,000 mortgaged by the Group's properties under development for sale within the inventories and other non-current assets (Notes 6(6) and 6(16)), and guaranteed by the subsidiary Jiangsu Future Land Co., Ltd. (Note 6(6)), of which the interest shall be paid once a month or a quarter. As at 31 December 2014, there had been mortgage loans in the amount of RMB1,581,900,000, mortgaged by the Group's properties under development for sale within the inventories (Note 6(6)), and guaranteed by the subsidiary Jiangsu Future Land Co., Ltd. (Note 6(6)), of which the interest shall be paid once a month or a quarter.

As at 30 June 2015 and 31 December 2014, the range of interest rates on long-term borrowings had been from 5.51% to 10.50% and from 6.00% to 7.86% respectively.

6 Notes to pro forma consolidated financial statement line items (cont'd)

(30) Bonds payable

	31 December 2014	Issued in the year	Amortisation of premium and discount	30 June 2015
Company bonds 2013 (a)	1,981,419,068	-	3,373,165	1,984,792,233

	31 December 2013	Issued in the year	Amortisation of premium and discount	31 December 2014
Company bonds 2013 (a)	-	1,978,520,000	2,899,068	1,981,419,068

Relevant information on the bonds:

	Face value	Issue date	Term to maturity	Amount
Company bond 2013 (a)	100.00	23 July 2014	5 years	2,000,000,000

Under the approval from China Securities Regulatory Commission in the document CSRC Permission [2014] No.589, Jiangsu Future Land Co., Ltd. issued Company bonds on 23 July 2014, which was called Company bonds 2013 of Jiangsu Future Land Co., Ltd. and briefed as "13 Suxincheng", of which the total amount was RMB2 billion, the term to maturity was 5 years. The attached options included the redemption by the issuer at the end of the third year, the increase of coupon rate by the issuer and the put-back by investors. These bonds are bearing annual simple interest, which will be paid once a year. The coupon annual rate is 8.9%, which is fixed within the first 3 years. At the end of the 3 year, if the option of coupon rate increase is exercised, those bonds that have not been put back will be bearing the new coupon rate, which will be fixed in the last 2 years.

6 Notes to pro forma consolidated financial statement line items (cont'd)

(31) Capital reserves

	31 December 2013	Increases in the year	Decreases in the year	31 December 2014
Capital premium (i)	1,973,455,231	520,909,741	(458,457,804)	2,035,907,168
Share-based payments (ii)	89,962,256	18,228,418	-	108,190,674
	2,063,417,487	539,138,159	(458,457,804)	2,144,097,842

	31 December 2014	Increases in the year	Decreases in the year	30 June 2015
Capital premium (i)	2,035,907,168	142,438,968	-	2,178,346,136
Share-based payments (ii)	108,190,674	4,052,028	-	112,242,702
	2,144,097,842	146,490,996	-	2,290,588,838

(i) In Year 2014, the subsidiary Hong Kong Injoy Development Limited had increased investments to 6 related parties to obtain the control of these companies and their subsidiaries, which were business combinations under common control (Note 7(2)). As at 31 December 2013, the net assets increased by the combination amounted to RMB409,949,714, and the accumulated deficit of the combined parties before combination was RMB30,063,156, which resulted in an increase of capital reserves by RMB440,012,870. The combination had been completed in Year 2014 and the increased capital reserves had been transferred out.

6 Notes to pro forma consolidated financial statement line items (cont'd)

(31) Capital reserves (cont'd)

(i) In Year 2014, the disinvestment at RMB13,790,000 and investment at RMB513,790,000, as described in Note 3(2), had been accounted into capital reserves.

In October 2014, the parent company of the Company, Changzhou Wealth Zone Development Co., Ltd., disinvested in the subsidiaries of the Company, Changzhou Future Land Wansheng Real Estate Co., Ltd. and Wuxi Future Land Wanbo Property Co., Ltd., both at RMB20,000,000. After the disinvestment, the Group's shareholdings to these two companies had raised from 83.33% to 100% and from 96% to 100% respectively (Note 10 (5)(o)). Before the disinvestment, the carrying amount of equity of these two companies held by Changzhou Wealth zone Development Co., Ltd. was RMB44,654,934, therefore the differences between the disinvestment and the decreased carrying amount of equity held by non-controlling shareholders at RMB4,654,934 had been transferred to increase the capital reserves

In November 2014, the subsidiary Hong Kong Excellent Development Limited paid RMB428,113,763 to Hong Kong Prosperity Development Ltd. for its holding 50% equity of Changzhou Future Land Huisheng Development Co., Ltd., Changzhou Future Land Yuesheng Development Co., Ltd. and Changzhou Future Land Zhuosheng Development Co., Ltd. Respectively (Note 10 (5)(i)). After the transaction, the Company's shareholdings to these three companies had all raised from 50% to 99.5%. The differences between the payment and the decreased carrying amount of equity held by non-controlling shareholders at RMB420,665,810 had been transferred to decrease the capital reserves at RMB4,654,934 and undistributed profits at RMB2,793,019.

In December 2014, the Group signed the investment agreement with a third party investor about Suzhou Future Land Bosheng Development Co., Ltd. ("Suzhou Bosheng"), under which the third party investor invested USD40,560,000, equivalent to RMB250,000,000, in Suzhou Bosheng. After the investment, the equity of Suzhou Bosheng held by non-controlling shareholders had been increased from 25% to 42.25%, therefore the differences at RMB2,464,807 between the increased carrying amount of equity held by non-controlling shareholders at RMB247,535,193 and the actual received investment had been transferred to increase the capital reserves.

In March 2015, sponsored by the shareholders of Original Company and under the resolution of its general meeting of shareholders, the Original Company was converted into a joint stock company. And the updated contribution of capital were accounted at the ratio of 1:0.9910 into the Company's equity of 1,166 million shares, based on the audited net assets of Original Company with the amount of RMB1,176,530,664 as at 31 December 2014 which was arrived at in accordance with the *Accounting Standards for Business Enterprises* and the relevant provisions. The difference of RMB10,530,664 was recorded as capital surplus (Note 1).

(ii) The holding company of the Company, Future Land Development Holdings Limited, had approved a share-based payment plan in 2011. It planned to grant a certain amount of shares to the employees in its group, including the 159,800,000 shares of Future Land Development Holdings Limited that were supposed to grant to the employees of the Group. The plan had been divided into four phases, of which the waiting periods were ended at 31 December 2012, 31 December 2013, 31 December 2014 and 31 December 2015 respectively. In the six months ended 30 June 2015 and Year 2014, the relevant expenses recognised by the Group was RMB4,052,027 and RMB18,228,418, and the corresponding capital reserves had been recognised.

6 Notes to pro forma consolidated financial statement line items (cont'd)

(32) Other comprehensive income

	Other comprehensive income in balance sheet			Other comprehensive income in the statement of income of the six months ended 30 June 2015				
	31 December 2014	Attributable to the Company's shareholders after tax	30 June 2015	Accrual before income tax	Less: Gains or losses transferred in the year included previously in other comprehensive income	Less: Income tax	Attributable to the Company's shareholders after tax	Attributable to non-controlling shareholders after tax
Other comprehensive income that may be reclassified subsequently to profit and loss								
— Profits and losses from changes in fair values of available-for-sale financial assets	19,415,700	10,067,400	29,483,100	14,000,000	-	(3,500,000)	10,067,400	432,600
— Gains upon transfer of inventories to investment properties	71,489,537	-	71,489,537	-	-	-	-	-
	90,905,237	10,067,400	100,972,637	14,000,000	-	(3,500,000)	10,067,400	432,600

6 Notes to pro forma consolidated financial statement line items (cont'd)

(32) Other comprehensive income (cont'd)

	Other comprehensive income in Balance Sheet			Other comprehensive income in the Statement of Income of 2014				
	31 December 2013	Attributable to the Company's shareholders after tax	31 December 2014	Accrual before income tax	Less: Gains or losses transferred in the year included previously in other comprehensive income	Less: Income tax	Attributable to the Company's shareholders after tax	Attributable to non-controlling shareholders after tax
Other comprehensive income that may be reclassified subsequently to profit and loss								
— Profits and losses from changes in fair values of available-for-sale financial assets	-	19,415,700	19,415,700	27,000,000	-	(6,750,000)	19,415,700	834,300
— Gains upon transfer of inventories to investment properties	-	71,489,537	71,489,537	99,064,001	-	(24,766,000)	71,489,537	2,808,464
	-	90,905,237	90,905,237	126,064,001	-	(31,516,000)	90,905,237	3,642,764

6 Notes to pro forma consolidated financial statement line items (cont'd)

(33) Surplus reserves

	31 December 2014	Increases in the year	Decreases in the year	30 June 2015
Legal surplus	47,653,066	-	(47,653,066)	-

	31 December 2013	Increases in the year	Decreases in the year	31 December 2014
Legal surplus	-	47,653,066	-	47,653,066

According to the *Company Law of the PRC* and the *Memorandum & Articles of Association* of the Company, the legal surplus has been extracted as per 10% of net profit in each year until the accumulated amount exceeds the 50% of registered capital. The legal surplus can be used to cover the losses or increase the equity after approval. The Company appropriated RMB0(2014: RMB47,653,066) as legal surplus in the six months ended 30 June 2015 which had been 10% of net profit after recovery of losses).

In March 2015, sponsored by the shareholders of Original Company and under the resolution of its general meeting of shareholders, the Original Company was converted into a joint stock company The contribution of capital were accounted based on the audited net assets of Original Company with the amount of RMB1,176,530,664 as at 31 December 2014 which had been accounted for in accordance with the Accounting Standards for Business Enterprises and the relevant provisions, therefore, all the statutory surplus reserve was transferred out. (Note 1)

(34) Undistributed profits

	Six months ended 30 June 2015	Year ended 31 December 2014
Beginning balance	6,124,061,121	4,994,828,261
Plus: Net profit attributable to the Company's shareholders	759,586,490	1,647,191,243
Less: Legal surplus (Note 6(33))	-	(47,653,066)
Less: Dividends of ordinary shares		
— Cash dividends	(45,882,143)	(467,512,298)
Less: Conversion into a joint stock company (Note 6(31))	(94,785,902)	-
Less: Acquisition of the equity from non-controlling shareholders (Note 6(31))	-	(2,793,019)
Ending balance	6,742,979,566	6,124,061,121

6 Notes to pro forma consolidated financial statement line items (cont'd)

(34) Undistributed profits (cont'd)

As at 30 June 2015 and 31 December 2014, the balances of undistributed profits had included the surplus reserves of the subsidiaries attributable to the Company at RMB1,692,539,933 and RMB1,692,539,933 respectively, in which the recorded surplus reserves by the subsidiaries in the six months ended 30 June 2015 and Year 2014 attributable to the Company had been RMB0 and RMB460,551,696 respectively.

According to the resolution of General Meeting on 10 March 2014, Jiangsu Future Land Co., Ltd. had distributed the cash dividends to all the shareholders at RMB1.03 per 10 shares. Based on the outstanding 1,593,187,200 shares, the cash dividends were totally RMB164,098,281.60, in which the distributed cash dividends to the non-controlling shareholders of Jiangsu Future Land Co., Ltd. were RMB67,512,298.

According to the resolution of General Meeting on 10 April 2015, Jiangsu Future Land Co., Ltd. had distributed the cash dividends to all the shareholders at RMB0.70 per 10 shares. Based on the outstanding 1,593,187,200 shares, the cash dividends were totally RMB111,523,104, in which the distributed cash dividends to the non-controlling shareholders of Jiangsu Future Land Co., Ltd. were RMB45,882,143.

In the six months ended 30 June 2015, the Company had not distributed the profit to the shareholders. On 10 December 2014, the Company had distributed the profits at RMB400,000,000 to all the shareholders according to the resolution of Annual General Meeting.

(35) Revenue and cost of sales

	Six months ended 30 June 2015	Year 2014
Major operating income	8,536,023,923	20,301,072,153
Other operating income	190,029,495	373,125,890
	8,726,053,418	20,674,198,043
Major operating costs	6,517,946,519	15,045,464,757
Other operating costs	118,861,375	227,558,319
	6,636,807,894	15,273,023,076

(a) Major revenue and cost of sales

Analysis by nature:

	Six months ended 30 June 2015		Year 2014	
	Major operating income	Major operating cost	Major operating income	Major operating cost
Revenue from sales of properties (i)	8,459,761,971	6,506,707,565	20,173,241,751	15,027,329,087
Rental income	76,261,952	11,238,954	127,830,402	18,135,670
	8,536,023,923	6,517,946,519	20,301,072,153	15,045,464,757

6 Notes to pro forma consolidated financial statement line items (cont'd)

(35) Revenue and cost of sales (cont'd)

(a) Major revenue and cost of sales (cont'd)

(i) Rental income

	Six months ended 30 June 2015		Year 2014	
	Major operating income	Major operating costs	Major operating income	Major operating costs
Nanjing Future France	1,963,245,135	1,370,417,407	1,987,563,406	1,566,281,770
Suzhou Future Mangrove Bay	1,280,040,995	990,160,876	313,052,143	217,089,506
Shanghai Garden House	690,114,284	542,084,737	409,355,694	288,417,986
Shanghai Fragrant View	590,974,690	458,544,252	517,544,905	454,671,820
Suzhou New City Residence	535,760,543	411,757,574	531,778,085	399,416,332
Changzhou Future Land Emporium	496,376,921	351,123,332	754,393,215	449,949,592
Changzhou In Spring Live	460,534,396	452,337,230	437,092,780	367,272,363
Kunshan Future France	373,932,473	329,555,161	696,258,588	692,582,800
Injoy International Plaza	251,537,006	166,005,208	191,636,171	149,435,306
Zhengjiang Exalted Uptown	233,259,183	190,329,775	-	-
Changzhou Fragrant Legend	175,506,347	175,409,725	1,165,965,290	1,002,886,507
Changzhou Injoy Plaza	166,208,485	115,453,880	250,094,201	85,212,286
Future Land International Metropolis	157,785,063	135,892,207	530,739,761	463,788,227
Shanghai Petrus Hacienda	154,757,623	67,603,629	810,699,403	334,968,721
Shanghai Fragrant Legend	135,805,885	95,624,530	1,012,117,260	778,650,371
Wuxi Future France	100,064,295	66,003,296	1,147,117,965	994,789,325
Shanghai Bright Green Land	97,106,266	49,279,717	1,179,797,522	790,055,216
Suzhou Fragrant Legend	94,986,070	71,651,932	1,372,947,513	1,016,953,065
Wujiang Injoy Plaza	94,761,733	14,499,032	1,169,992,869	627,586,360
Changzhou Future Success	72,164,524	56,166,246	683,452,730	627,325,461
Shanghai YOHO City	62,850,345	79,046,582	202,570,923	147,421,852
Changzhou Future Consequence	47,369,206	49,672,615	868,106,857	760,094,065
Wuxi East China Home Decor Centre	25,630,206	56,122,132	22,336,976	32,178,867
Shanghai Gorgeous Mansion	24,342,270	51,376,409	810,247,207	292,410,213
Changzhou Future Capital	21,810,463	17,430,710	191,618,043	151,220,631
Changzhou Future Land Southern Metropolis	20,558,040	19,205,645	205,587,939	87,206,333
Suzhou Park View International Community	17,948,391	7,540,010	91,839,940	175,047,955
Wuxi Up Town	15,518,833	14,220,047	291,474,672	283,727,461
Changzhou Future Royal Bay	14,184,237	10,357,852	179,503,098	160,830,721
Changzhou Future France	13,477,237	19,222,920	823,932,066	717,724,857

6 Notes to pro forma consolidated financial statement line items (cont'd)

(35) Revenue and cost of sales (cont'd)

(a) Major revenue and cost of sales (cont'd)

(i) Rental income (cont'd)

(Table continued)

	Six months ended 30 June 2015		Year 2014	
	Major operating income	Major operating costs	Major operating income	Major operating costs
Injoy Lifestyle Plaza	7,695,287	8,802,689	53,820,506	15,888,421
Shanghai Park View International Community A Phase III	5,723,031	5,014,458	115,470,210	46,082,251
Changzhou Future Land Town	5,079,000	8,873,960	4,643,263	2,977,603
Changzhou Park No.1	5,003,600	10,182,939	23,704,086	12,082,246
Shanghai New City Residence	4,151,779	2,826,601	163,956,090	151,700,434
Wuhan In Spring Live	4,037,291	7,019,218	534,857,665	401,510,246
Changzhou New City Residence	4,021,864	6,723,675	23,380,174	27,089,903
Wuxi Glorious Century Future Land	3,444,000	2,472,201	20,476,573	18,499,570
Shanghai Park View International Community	781,000	1,068,277	151,588,468	142,912,133
Changzhou Park View International Community	606,000	(1,372,002)	33,342,190	6,969,124
Shanghai Exalted Uptown	543,000	786,752	73,848,055	78,051,500
Nanjing Park View International Community	392,000	(206,300)	34,219,052	31,136,781
Changzhou Yulong Bay	37,601	272,236	9,302,759	18,644,962
Kunshan Future Land Town	-	-	15,412,487	3,317,465
Changzhou Geniality Bay	-	-	469,000	490,030
Inventory impairment provision transferred upon sales	-	(26,799,375)	-	(61,303,274)
Others	29,635,373	46,947,568	65,933,951	16,083,723
	8,459,761,971	6,506,707,565	20,173,241,751	15,027,329,087

6 Notes to pro forma consolidated financial statement line items (cont'd)

(35) Revenue and cost of sales (cont'd)

(b) Other operating income and other operating costs

	Six months ended 30 June 2015		Year 2014	
	Other operating income	Other operating costs	Other operating income	Other operating costs
Property management fees	90,258,608	51,910,803	282,889,195	184,793,095
Others	99,770,887	66,950,572	90,236,695	42,765,224
	190,029,495	118,861,375	373,125,890	227,558,319

(36) Sales taxes

	Criteria	Six months ended 30 June 2015	Year 2014
Business tax	Note 5	438,696,979	1,050,582,698
Land appreciation tax	Note 5	91,608,818	550,623,442
City maintenance and construction tax	Note 5	24,065,105	55,017,077
Educational surcharges	Note 5	22,925,058	51,115,734
Others		1,707,587	10,433,570
		579,003,547	1,717,772,521

(37) Selling expenses

	Six months ended 30 June 2015	Year 2014
Advertising expenses	123,198,755	273,326,037
Planning and agency fees	38,558,823	110,968,942
Employee benefits	76,708,142	145,380,976
Other expenses	54,303,200	83,422,532
	292,768,920	613,098,487

6 Notes to pro forma consolidated financial statement line items (cont'd)

(38) Administrative expenses

	Six months ended 30 June 2015	Year 2014
Employee benefits	238,314,632	435,342,625
Entertainment expenses	27,349,643	58,406,382
Office expenses	38,591,393	55,057,063
Tax expenses	24,410,666	38,600,938
Other expenses	67,109,574	66,078,498
	395,775,908	653,485,506

(39) Finance expenses - net

	Six months ended 30 June 2015	Year 2014
Interest expenses	557,685,727	1,166,501,872
Less: Interest expenses capitalised (Notes 6(6) and 6(11))	(502,621,469)	(1,066,766,703)
Less: Interest income	(25,635,996)	(81,386,677)
Exchange loss	(6,616,914)	6,645,213
Charges	12,144,182	27,143,351
	34,955,530	52,137,056

6 Notes to pro forma consolidated financial statement line items (cont'd)

(40) Expenses by nature

Classification of cost of sales, selling expenses and administrative expenses in the statement of income by nature is as follows:

	Six months ended 30 June 2015	Year 2014
Land use rights costs	2,642,989,449	5,653,082,939
Construction costs	3,576,925,829	8,688,847,225
Capitalised interest	313,591,662	746,702,197
Provision for inventory impairment transferred	(26,799,375)	(61,303,274)
Employee benefits	422,806,277	787,543,188
Advertising expenses	123,198,755	273,326,037
Planning and agency fees	38,558,823	110,968,942
Entertainment expenses	30,902,238	66,909,388
Office expenses	65,150,217	89,533,392
Depreciation and amortisation	41,345,874	35,109,454
Tax	24,410,666	53,853,913
Other costs	72,272,307	95,033,668
	7,325,352,722	16,539,607,069

(41) Assets impairment losses

	Six months ended 30 June 2015	Year 2014
Loss on inventory impairment (Note 6(17))	98,536,595	381,141,525

(42) Fair value gains on investment properties

	Six months ended 30 June 2015	Year 2014
Investment properties measured at fair value (Note 6(11))	282,643,481	365,993,919

6 Notes to pro forma consolidated financial statement line items (cont'd)

(43) Investment income

	Six months ended 30 June 2015	Year 2014
Cash dividend from available-for-sale financial assets held (Note 6(8))	6,000,000	6,552,722
Profits/(Losses) on long-term equity investments accounted for by equity method (Note 6(10))	58,569,670	(7,346,157)
Investment income from disposal of subsidiaries	51,022,384	26,195,020
	115,592,054	25,401,585

There is no material restriction to the Group on repatriation of investment income.

(44) Non-operating income

	Six months ended 30 June 2015	Year 2014	Amount of extraordinary gains or losses included in the six months ended 30 June 2015
Total profits from disposal of non-current assets	118	46,630	118
Include: Profits from disposal of fixed assets	118	46,630	118
Government subsidies (i)	4,637,400	30,350,208	4,637,400
Penalty income	4,415,962	10,967,064	4,415,962
Others	1,474,316	1,187,382	1,474,316
	10,527,796	42,551,284	10,527,796

(i) Breakdown of government subsidies

	Six months ended 30 June 2015	Year 2014	Related to assets / gains
GSE fund	200,000	1,327,730	Related to gains
Occupation training subsidy	-	1,876,629	Related to gains
Incentive for advanced enterprise	3,237,000	24,121,669	Related to gains
Taxation incentive	1,200,400	3,024,180	Related to gains
	4,637,400	30,350,208	

6 Notes to pro forma consolidated financial statement line items (cont'd)

(45) Non-operating expenses

	Six months ended 30 June 2015	Year 2014	Amount of extraordinary gains or losses included the six months ended 30 June 2015
Total losses on disposal of non-current assets	59,108	252,849	59,108
Include: Losses on disposal of fixed assets	59,108	252,849	59,108
Donations	2,325,000	2,405,110	2,325,000
Compensations, fines, penalties and others	1,831,606	5,432,101	1,831,606
	4,215,714	8,090,060	4,215,714

(46) Income tax expense

	Six months ended 30 June 2015	Year 2014
Current income tax	299,685,042	400,961,635
Deferred income tax	(34,326,846)	216,089,316
	265,358,196	617,050,951

Income tax is adjusted from total profits based on the consolidated statements of income by applicable tax rate:

	Six months ended 30 June 2015	Year 2014
Total profits	1,092,752,641	2,409,396,600
Income tax calculated at rate of 25%	273,188,160	602,349,150
Non-deductible costs, expenses and losses	17,477,188	17,633,130
Non-taxable income	(31,689,113)	(1,638,181)
Utilisation of previously unrecognised deductible losses on deferred income tax assets	-	(2,012,592)
Currently unrecognised deductible losses on deferred income tax assets (Note 6(15)(d))	5,972,015	343,943
Difference from settlement of income tax exchange for the previous years	409,946	375,501
Income tax	265,358,196	617,050,951

6 Notes to pro forma consolidated financial statement line items (cont'd)

(47) Earnings per share

(a) Basic earnings per share

Basic earnings per share equal the division of the consolidated net-profits attributable to the Company's shareholders of ordinary shares against the weighted average of the outstanding ordinary shares of the Company. As described in Note 3, in order to prepare the Pro Forma consolidated financial statements the Company had assumed that the shares conversion at 1,166,000,000 shares and the shares issuance at 542,064,758 shares had been completed before 1 January 2014.

	Six months ended 30 June 2015	Year 2014
Consolidated net-profits attributable to the shareholders of ordinary shares	759,586,490	1,647,191,243
Weighted average of the outstanding ordinary shares	1,708,064,758	1,708,064,758
Basic earnings per share	0.44	0.96
Include:		
— Earnings per share of continued operations	0.44	0.96
— Earnings per share of discontinued operations (Note 7(3))	-	-

(b) Diluted earnings per share

Diluted earnings per share equal the division of the adjusted consolidated net-profits attributable to the Company's shareholders of ordinary shares as per dilutive potential ordinary shares against the adjusted weighted average of the outstanding ordinary shares of the Company. In the six months ended 30 June 2015 and Year 2014, no dilutive potential ordinary shares had existed, thus the diluted earnings per share had been equal to the basic earnings per share.

6 Notes to pro forma consolidated financial statement line items (cont'd)

(48) Notes to the pro forma consolidated statement of cash flows line items

(a) Cash received from other operating activities

	Six months ended 30 June 2015	Year 2014
Received cash flows from related parties	2,512,124,436	4,302,399,000
Recovery of tender deposits	95,358,000	76,062,000
Recovery of deposits for equity transfer	50,000,000	-
Received project deposit	43,712,851	63,600,560
Interest income	25,635,996	81,386,677
Received restricted cash	21,887,757	-
Non-operating income	10,527,678	42,504,654
Pre-collected deed tax and property pre-collections	6,663,145	24,443,293
Recovery of designated trust arrangement	-	125,000,000
Others	86,956,170	86,963,828
	2,852,866,033	4,802,360,012

(b) Cash paid for other operating activities

	Six months ended 30 June 2015	Year 2014
Paid cash flows to related parties	1,174,615,299	2,462,604,116
Advance for related parties	499,940,738	2,322,439,157
Selling and administrative expenses	307,765,513	612,149,998
Payments collected by property management	169,994,438	-
Transactions from joint ventures	120,000,000	-
Paid housing security deposit	37,413,586	55,375,175
Paid equity transfer deposit	30,000,000	50,000,000
Paid current flows from non-controllin shareholders	30,000,000	-
Finance charges	12,144,182	27,143,351
Donation	2,325,000	2,405,110
Penalties and fines	1,831,606	5,432,101
Paid restricted deposit	-	101,098,494
Others	113,089,807	82,558,035
	2,499,120,169	5,721,205,537

6 Notes to pro forma consolidated financial statement line items (cont'd)

(48) Notes to the pro forma consolidated statement of cash flows line items (cont'd)

(c) Cash received from other financing activities

	Six months ended 30 June 2015	Year 2014
Received interest-bearing cash flows from related parties	1,407,076,108	1,340,646,428
Received capital of the combined parties in a business combination under common control	-	89,164,850
Received current flows from non-controlling shareholders	-	-
	1,407,076,108	1,429,811,278

(d) Cash paid for other financing activities

	Six months ended 30 June 2015	Year 2014
Paid current flows to non-controlling shareholders	336,980,000	218,600,000
Disinvestment from non-controlling shareholders	322,577,130	40,000,000
Received interest/bearing cash flows from related parties	233,513,074	-
Paid deposit for borrowings	80,805,462	111,768,500
Disinvestment from shareholders of the Company	-	13,790,000
	973,875,666	384,158,500

6 Notes to pro forma consolidated financial statement line items (cont'd)

(49) Further information on the pro forma consolidated statements of cash flows

(a) Supplementary information on pro forma consolidated statements of cash flows

(i) Consolidated net profit adjusted to net amount of operating cash flows

	Six months ended 30 June 2015	Year 2014
Consolidated net profit	827,394,445	1,792,345,649
Plus: Provision for impairment of assets (Note 6(41))	98,536,595	381,141,525
Transfer and set-off of provisions for inventory impairment (Note 6(5))	(26,799,375)	(61,303,274)
Depreciation of fixed assets (Note 6(12))	27,491,928	20,833,401
Amortisation of intangible assets (Note 6(13))	3,071,045	4,738,636
Amortisation of long-term prepaid expenses(Note 6(14))	10,782,901	9,537,417
Net losses on disposal of fixed assets, intangible assets and other long-term assets (Notes 6(44) and 6(45))	58,990	206,219
Finance costs	55,064,258	99,735,169
Gains from changes in fair value (Note 6(42))	(282,643,481)	(365,993,919)
Investment income (Note 6(43))	(115,592,054)	(25,401,585)
Decrease of deferred tax assets (Note 6(15))	4,126,739	14,978,177
Increase of deferred tax liabilities (Note 6(15))	(38,453,585)	201,111,139
Increase of inventories	(3,282,557,813)	(1,915,148,516)
Increase of operating receivables	(207,500,497)	(844,727,873)
Increase of operating payables	2,876,741,368	4,164,724,007
Share-based payments (Note 6(31))	4,052,028	18,228,418
Net cash flow generated from operating activities	(46,226,508)	3,495,004,590

(ii) Significant investing and financing activities not involving cash flows

	Six months ended 30 June 2015	Year ended 31 December 2014
Issue of shares by a subsidiary to purchase equity (Note 10 (5)(i))	-	259,177,720

(iii) Net change in cash and cash equivalents

	Six months ended 30 June 2015	Year ended 31 December 2014
Balance of cash and cash equivalents at end of year / period	4,139,174,665	4,257,952,444
Less: Balance of cash and cash equivalents at beginning of year / period	(4,257,952,444)	(5,462,249,811)
Decrease of cash and cash equivalents	(118,777,779)	(1,204,297,367)

6 Notes to pro forma consolidated financial statement line items (cont'd)

(49) Further information on the pro forma consolidated statements of cash flows (cont'd)

(b) Disposal of subsidiaries

On 27 March 2015, the Group transferred all of its 100% equity interests in Jiangsu Future Land Property Management Co., Ltd. and 10% of Shanghai Future Land Wanjia Property Management Co., Ltd. to Changzhou Wealth Zone Development Co., Ltd. at the consideration of RMB60,000,000 and RMB10,000,000 respectively.

On 22 December 2014, the Group transferred all of its 100% equity interests in Shanghai Future Land Wansheng Property Co., Ltd. to Changzhou Wealth Zone Development Co., Ltd. at the consideration of RMB10,000,000.

	Six months ended 30 June 2015	Year 2014
Cash and cash equivalents received in this year for disposal of subsidiaries by the Company this year	61,000,000	10,000,000
Include: Jiangsu Future Land Property Management Co., Ltd.	60,000,000	-
Shanghai Future Land Wanjia Property Service Co., Ltd.	1,000,000	-
Shanghai Future Land Wansheng Property Co., Ltd.	-	10,000,000
Less: Cash and cash equivalents held by the Company on the day of losing controlling power	(148,146,985)	(1,311,928)
Include: Jiangsu Future Land Property Management Co., Ltd.	(148,146,985)	-
Shanghai Future Land Wanjia Property Service Co., Ltd.	-	-
Shanghai Future Land Wansheng Property Co., Ltd.	-	(1,311,928)
Plus: Cash and cash equivalents received in this year for previous disposal of a subsidiary	-	35,156,000
Include: Changzhou Future Land Guangchang Property Co., Ltd.	-	35,156,000
Net cash (paid for) / received from disposal of subsidiaries	(87,146,985)	43,844,072

6 Notes to pro forma consolidated financial statement line items (cont'd)

(49) Further information on the pro forma consolidated statements of cash flows (cont'd)

(b) Disposal of subsidiaries (cont'd)

Price for disposal of a subsidiary ended 30 June 2015

Jiangsu Future Land Property Management Co., Ltd.	60,000,000
Shanghai Future Land Wansheng Property Co., Ltd.	1,000,000
	61,000,000

Price for disposal of a subsidiary in 2014

Shanghai Future Land Wansheng Property Co., Ltd.	10,000,000

Net liabilities from disposal of subsidiaries

	Six months ended 30 June 2015	Year 2014
Current assets	247,209,269	1,324,901
Non-current assets	2,896,061	8,661,509
Current liabilities	(240,127,714)	(26,181,430)
	9,977,616	(16,195,020)

(c) Cash and cash equivalents at end of the year / period

	30 June 2015	31 December 2014
Cash	4,139,174,665	4,257,952,44
Include: Cash on hand	2,812,449	10,995,89
Bank deposits immediately available for payment	4,136,362,216	4,246,956,54
Other currency cash immediately available for payment		
Cash equivalents		
Balance of cash and cash equivalents at end of the year / period	4,139,174,665	4,257,952,44

6 Notes to pro forma consolidated financial statement line items (cont'd)

(50) Foreign currency monetary items

	30 June 2015			31 December 2014		
	Balance in foreign currency	Exchange rate	RMB equivalent	Balance in foreign currency	Exchange rate	RMB equivalent
Cash and bank balances						
— USD	4,485,944	6.1136	27,425,269	56,680,185	6.1190	346,826,052
— HKD	291,372	0.7886	229,776	313,477	0.7889	247,293
Short-term borrowings						
— USD	99,267,471	6.1136	606,881,610	61,029,471	6.1190	373,439,332
Payables						
— USD	78,487,748	6.1136	479,842,693	298,155,867	6.1190	1,824,415,753
— HKD	401,731	0.7886	316,805	407,067	0.7889	321,123

7 Changes in scope of consolidation

(1) Business combinations not under common control

On 8 August 2014, the Group acquired 100% equity interests in Changzhou Dashun Elevator Co., Ltd. ("Dashun Elevator") at RMB1,589,459. On the acquisition date, the net carrying assets of Dashun Elevator were RMB1,589,459, representing the same fair value and carrying amount.

7 Changes in scope of consolidation (cont'd)

(2) Business combinations under common control

(a) Business combinations under common control in Year 2014

On 18 December 2014, Hong Kong Injoy Development Limited, a subsidiary of the Company, made respectively capital increases to 6 related parties that were under common control by an ultimate shareholder, and gained the controlling power over these companies and their subsidiaries. These companies and their subsidiaries were newly established in Year 2013 or 2014.

Combined party	Interest acquired	Its subsidiary	Shareholdings of its subsidiary by the combined party	Basis for constituting business combination under common control	Combination date	Basis for determination of combination date
Aceled Limited ("Aceled Limited")	99%	Hong Kong Excellent Development Limited Nanchang Future Land Yuesheng Real Estate Development Co., Ltd.	100% 100%	Controlled by the same ultimate shareholder before and after combination and not temporary in nature	18 December 2014	Payment made and changes in industrial and commercial procedures finished
Flourish Source Holdings Limited ("Flourish Source Holdings")	99%	Hong Kong Grand Development Limited Changchun Future Land Yuesheng Real Estate Development Co., Ltd. Zhenjiang Kaisheng Real Estate Development Co., Ltd.	100% 100% 100%	Controlled by the same ultimate shareholder before and after combination and not temporary in nature	18 December 2014	Payment made and changes in industrial and commercial procedures finished
Exalt Creation Ltd. ("Exalt Creation")	99%	Hong Kong Flourishing Development Ltd. Zhangjiagang Future Land Dingsheng Real Estate Co., Ltd.	100% 100%	Controlled by the same ultimate shareholder before and after combination and not temporary in nature	18 December 2014	Payment made and changes in industrial and commercial procedures finished
Heroic Time Global Ltd. ("Heroic Time Global")	99%	Hong Kong Perpetual Development Ltd. Danyang Future Land Hongsheng Real Estate Development Co., Ltd.	100% 100%	Controlled by the same ultimate shareholder before and after combination and not temporary in nature	18 December 2014	Payment made and changes in industrial and commercial procedures finished
Hong Kong Chuanglong Development Limited ("Hong Kong Chuanglong")	99%	Suzhou Kaituo Development Co., Ltd.(Note 8(1)(b))	11.08%	Controlled by the same ultimate shareholder before and after combination and not temporary in nature	18 December 2014	Payment made and changes in industrial and commercial procedures finished
Hong Kong Hengxuan Development Limited ("Hong Kong Hengxuan")	75%	Suzhou Future Land Bosheng Development Co., Ltd.	64.90%	Controlled by the same ultimate shareholder before and after combination and not temporary in nature	18 December 2014	Payment made and changes in industrial and commercial procedures finished

7 Changes in scope of consolidation (cont'd)

(2) Business combinations under common control (cont'd)

(a) Business combinations under common control in Year 2014 (cont'd)

Combined party	Combined party's income from 1 January 2014 to the combination date	Combined party's net loss from 1 January 2014 to the combination date	Combined party's income in Year 2013	Combined party's net loss in Year 2013	Combined party's operating cash flow from 1 January 2014 to the combination date	Combined party's net cash flow from 1 January 2014 to the combination date
Aceled Limited (combination)	-	(21,663,844)	N/A	N/A	(433,192,710)	1,438,501
Flourish Source Holdings (combination)	-	(4,360,905)	-	(13,961,936)	(325,377,594)	(95,126,202)
Exalt Creation (combination)	-	(24,580,278)	-	(4,411,322)	(1,103,162,482)	33,584,953
Heroic Time Global (combination)	-	(19,121,855)	-	(2,598,955)	(537,609,806)	(21,401,930)
Hong Kong Chuanglong (combination)	-	(39,700,848)	-	(13,598,395)	97,271,174	11,494,144
Hong Kong Hengxuan (combination)	-	(4,635,601)	-	(733,464)	(378,444,601)	147,161,356
	-	(114,063,331)	-	(35,304,072)	(2,680,516,019)	77,150,822
Net loss attributable to the Company		(98,885,501)		(30,063,156)		
Net loss attributable to non-controlling shareholders		(15,177,830)		(5,240,916)		

7 Changes in scope of consolidation (cont'd)

(2) Business combinations under common control (cont'd)

(b) The costs of the combinations and net carrying amount of the assets acquired are as follows:

	Aceled Limited (combination)	Flourish Source Holdings (combination)	Exalt Creation (combination)	Heroic Time Global (combination)	Hong Kong Chuanglong (combination)	Hong Kong Hengxuan (combination)	Total
Cost of combination - cash paid	606	606	606	606	78	777,533,160	777,535,662
Less: Net carrying amount of liability/(assets) acquired	21,446,600	18,139,008	28,701,077	21,502,995	35,129,676	(773,506,361)	(648,587,005)
Reduction/(increase) of capital reserve	21,447,206	18,139,614	28,701,683	21,503,601	35,129,754	4,026,799	128,948,657
On the combination date, the combined party's partial (accumulated losses)/undistributed profits realised before combination attributable to acquirer were transferred into undistributed profits	(21,447,206)	(18,139,614)	(28,701,683)	(21,503,601)	(35,129,754)	(4,026,799)	(128,948,657)
Amount included into capital reserve	-	-	-	-	-	-	-

7 Changes in scope of consolidation (cont'd)

(2) Business combinations under common control (cont'd)

(c) Combined party's carrying amount of assets and liabilities on the combination date are as follows:

	Aceled Limited (combination)		Flourish Source Holdings (combination)		Exalt Creation (combination)	
	Combination date Carrying amount	31 December 2013 Carrying amount	Combination date Carrying amount	31 December 2013 Carrying amount	Combination date Carrying amount	31 December 2013 Carrying amount
Cash and bank balances	1,438,501	N/A	10,121,872	105,248,075	86,741,781	1,306,928
Receivables	2,302,110	N/A	1,013,372	681,045	506,873,360	92,483
Inventories	632,433,386	N/A	504,362,169	297,417,021	947,789,939	4,958,765
Other current assets	2,900,852	N/A	462,548,832	2,142,394	61,030,302	366,710,961
Long-term equity investments	428,113,763	N/A	-	-	-	-
Investment properties	178,145,234	N/A	-	-	311,143,526	-
Other non-current assets	7,196,752	N/A	2,750,291	5,143,298	14,213,150	1,026,774
Less: Borrowings	-	N/A	-	-	(768,439,332)	-
Payables	(1,273,262,287)	N/A	(743,964,159)	(129,835,848)	(658,762,416)	(378,336,284)
Other liabilities	(931,543)	N/A	(255,154,607)	(24,757,922)	(529,581,297)	(170,941)
Net (liabilities)/assets	(21,663,232)	N/A	(18,322,230)	256,038,063	(28,990,987)	(4,411,314)
Attributable to the Company	(21,446,600)	N/A	(18,139,008)	256,177,682	(28,701,077)	(4,367,201)
Attributable to non-controlling shareholders	(216,632)	N/A	(183,222)	(139,619)	(289,910)	(44,113)

7 Changes in scope of consolidation (cont'd)

(2) Business combinations under common control (cont'd)

(c) Combined party's carrying amount of assets and liabilities on the combination date are as follows (cont'd):

	Heroic Time Global (combination)		Hong Kong Chuanglong (combination)		Hong Kong Hengxuan (combination)	
	Combination date Carrying amount	31 December 2013 Carrying amount	Combination date Carrying amount	31 December 2013 Carrying amount	Combination date Carrying amount	31 December 2013 Carrying amount
Cash and bank balances	63,006,995	83,708,825	183,280,956	168,935,038	259,091,716	92,742,958
Receivables	1,047,946,340	1	1,508,856,189	1,289,271,847	1,571,551,234	-
Inventories	954,019,905	18,469,755	830,024,801	322,949,615	538,980,165	135,057
Other current assets	47,098,398	271,100,000	262,642,866	47,398,043	17,945,764	76,503,000
Long-term equity investments	-	-	-	-	-	-
Investment properties	218,133,981	-	504,132,129	156,000,000	-	-
Other non-current assets	595,134	599,214	23,379,268	5,197,747	5,340,301	244,488
Less: Borrowings	(550,000,000)	-	(99,900,000)	(185,000,000)	(252,000,000)	-
Payables	(993,728,017)	(376,216,082)	(1,023,654,445)	(128,087,594)	(613,603,321)	(75,057)
Other liabilities	(808,792,933)	(260,661)	(1,119,483,797)	(567,685,960)	(495,964,044)	(271,041)
Net (liabilities)/assets	(21,720,197)	(2,598,948)	1,069,277,967	1,108,978,736	1,031,341,815	169,279,405
Attributable to the Company	(21,502,995)	(2,572,959)	(35,129,676)	(8,750,579)	773,506,361	169,462,771
Attributable to non-controlling shareholders	(217,202)	(25,989)	1,104,407,643	1,117,729,315	257,835,454	(183,366)

7 Changes in scope of consolidation (cont'd)

(2) Business combinations under common control (cont'd)

(c) Combined party's carrying amount of assets and liabilities on the combination date are as follows (cont'd):

	Total of the combined parties	
	Combination date	31 December 2013
	Carrying amount	Carrying amount
Currencies	603,681,821	451,941,824
Receivables	4,638,542,605	1,290,045,376
Inventories	4,407,610,365	643,930,213
Other current assets	854,167,014	763,854,398
Long-term equity investments	428,113,763	-
Investment properties	1,211,554,870	156,000,000
Other non-current assets	53,474,896	12,211,521
Less: Borrowings	(1,670,339,332)	(185,000,000)
Payables	(5,306,974,645)	(1,012,550,865)
Other liabilities	(3,209,908,221)	(593,146,525)
Net assets	2,009,923,136	1,527,285,942
Attributable to the Company	648,587,005	409,949,714
Attributable to non-controlling shareholders	1,361,336,131	1,117,336,228

7 Changes in scope of consolidation (cont'd)

(3) Disposal of subsidiaries

(a) Information on disposal of subsidiaries in the six months ended 30 June 2015 is summarised as follows:

Name of subsidiary	Consideration of disposal	% disposed	Method of disposal	Date of losing control
Jiangsu Future Land Property Management Co., Ltd.(i)	60,000,000	100%	Sale	27 March 2015
Shanghai Future Land Wanjia Property Service Co., Ltd.(i)	1,000,000	10%	Sale	27 March 2015

Name of subsidiary	Judgement basis for date of losing control	Difference of share of the subsidiary's net assets on the level of consolidated financial statements corresponding to consideration of disposal and disposal of investment	Amount transferred into investment income or losses from other comprehensive income related to equity investments by the subsidiary
Jiangsu Future Land Property Management Co., Ltd.(i)	Equity transfer finished	51,022,384	-
Shanghai Future Land Wanjia Property Service Co., Ltd.(i)	Equity transfer finished	-	-

7 Changes in scope of consolidation (cont'd)

(3) Disposal of subsidiaries (cont'd)

(a) Information on disposal of subsidiaries in the six months ended 30 June 2015 is summarised as follows (cont'd):

On 27 March 2015, in order to increase the performance of Future Land Property Management, expand the coverage of its business and improve profitability, the Group transferred all of its 100% equity interests in Jiangsu Future Land Property Management Co., Ltd. and 10% of Shanghai Future Land Wanjia Property Management Co., Ltd. to Changzhou Wealth Zone Development Co., Ltd. at the consideration of RMB60,000,000 and RMB10,000,000 respectively, which is not considered as termination of operation because the revenue is insignificant.

(b) Information on disposal of subsidiaries in Year 2014 is summarised as follows:

Name of subsidiary	Consideration of disposal	% disposed	Method of disposal	Date of losing control
Shanghai Future Land Wansheng Property Co., Ltd.(ii)	10,000,000	100%	Sale	22 December 2014

Name of subsidiary	Judgement basis for date of losing control	Difference of share of the subsidiary's net assets on the level of consolidated financial statements corresponding to consideration of disposal and disposal of investment	Amount transferred into investment income or losses from other comprehensive income related to equity investments by the subsidiary
Shanghai Future Land Wanjia Property Co., Ltd.(ii)	Equity transfer finished	26,195,020	-

7 Changes in scope of consolidation (cont'd)

(3) Disposal of subsidiaries (cont'd)

(c) Information on gains or losses of disposals and related cash flows are as follows:

(i) Jiangsu Future Land Property Management Co., Ltd.

Gains or losses of disposal calculated as:

	Amount
Price of disposal	60,000,000
Less: Share of net liabilities of Shanghai Future Land Wansheng Property Co., Ltd. on the level of consolidated financial statements	(8,977,616)
	51,022,384
Other comprehensive income transferred into current gains or losses	-
Investment income from disposal	51,022,384

7 Changes in scope of consolidation (cont'd)

(3) Disposal of subsidiaries (cont'd)

(c) Information on gains or losses of disposals and related cash flows are as follows: (cont'd)

(ii) Shanghai Future Land Wanjia Property Service Co., Ltd.

Gains or losses of disposal calculated as:

	Amount
Price of disposal	1,000,000
Less: Share of net liabilities of Shanghai Future Land Wansheng Property Co., Ltd. On the level of consolidated financial statements	(1,000,000)
Other comprehensive income transferred into current gains or losses	-
Investment income from disposal	-

Net gains or losses of the above disposed subsidiaries ended on the disposal date, i.e. 27 March 2015 and Year 2014 are as follows:

	Ended on the Disposal date, 27 March 2015	Year 2014
Revenue	37,447,135	258,994,545
Less: Cost of sales and expenses	(37,682,926)	(251,376,042)
Total profits	(235,791)	7,618,503
Less: Income tax	-	(260,149)
Net profit	(235,791)	7,358,353
Include: Net profit attributable to the ordinary shareholders of the parent company	(138,197)	4,312,731

7 Changes in scope of consolidation (cont'd)

(3) Disposal of subsidiaries (cont'd)

(c) Information on gains or losses of disposals and related cash flows are as follows (cont'd):

(iii) Shanghai Future Land Wansheng Property Co., Ltd.

Gains or losses of disposal calculated as:

	Amount
Price of disposal	10,000,000
Less: Share of net liabilities of Shanghai Future Land Wansheng Property Co., Ltd. on the level of consolidated financial statements	16,195,020
	26,195,020
Other comprehensive income transferred into current gains or losses	-
Investment income from disposal	26,195,020

(4) Change in scope of combination due to other reasons

(a) The subsidiaries established by the Company by cash contribution in 2014 and the six months ended 30 June 2015 are as follows:

	Date of establishment	Amount of contribution
Year 2014		
Nantong Future Land Chuangzhi Real Estate Co., Ltd.	26/01/2014	850,000,000
Shanghai Future Land Songjun Real Estate Development Co., Ltd.	13/03/2014	20,000,000
Changzhou Wanrui Intelligent System Engineering Co., Ltd.	19/03/2014	1,000,000
Qingdao Future Land Chuangzhi Real Estate Co., Ltd.	15/05/2014	10,000,000
Hong Kong Glorious Development Limited	22/08/2014	Not contributed yet
Shanghai Injoy Investment Management Co., Ltd.	22/08/2014	Not contributed yet
Wuhai Future Land Chuangzhi Real Estate Co., Ltd.	11/09/2014	10,000,000
Hong Kong Injoy Development Limited	12/09/2014	Not contributed yet
Danyang Future Land Injoy Commercial Management Co., Ltd.	14/11/2014	Not contributed yet
Zhangjiagang Future Land Injoy Commercial Management Co., Ltd.	20/11/2014	5,000,000
Anqing Future Land Yuesheng Development Co., Ltd.	01/12/2014	Not contributed yet
Future Land Commercial Management Co., Ltd.	02/12/2014	Not contributed yet

7 Changes in scope of consolidation (cont'd)

(4) Changes in scope of consolidations due to other reasons (cont'd)

(Table continued)

	Date of establishment	Amount of contribution
Six months ended 30 June 2015		
Haikou Future Land Real Estate Development Co.,Ltd.	05/01/2015	100,000,000
Nanjing Future Land Wanshun Real Estate Co., Ltd.	16/01/2015	30,000,000
Taizhou Future Land Wanbo Real Estate Development Co., Ltd.	09/02/2015	100,000,000
Shanghai Songrui Real Estate Development Co., Ltd.	10/02/2015	Not contributed yet
Nanchang Future Land Injoy Commercial Management Co., Ltd.	25/03/2015	Not contributed yet
Shanghai Future Land Chuangxian Real Estate Co., Ltd.	01/04/2015	10,000,000
Chengdu Future Land Wanbo Development Co., Ltd.	08/04/2015	100,000,000
Jintan Future Land Wanbo Real Estate Development Co., Ltd.	10/04/2015	100,000,000
Changzhou Future Land Jiarui Property Co., Ltd.	16/04/2015	Not contributed yet
Anqing Future Land Injoy Commercial Management Co., Ltd.	16/04/2015	Not contributed yet
Changchun Future Land Injoy Commercial Management Co., Ltd.	27/05/2015	Not contributed yet
Yongsheng Venture Capital Co., Ltd.	28/05/2015	1
Zunfeng Investment Co., Ltd.	29/05/2015	1
Hangzhou Chuangxian Real Estate Consultancy Co., Ltd.	03/06/2015	Not contributed yet
Hangzhou Songming Real Estate Consultancy Co., Ltd.	03/06/2015	Not contributed yet
Hangzhou Chuanglong Real Estate Consultancy Co., Ltd.	03/06/2015	Not contributed yet
Yongkang Enterprise Co., Ltd.	21/04/2015	1
Jintan Future Land Injoy Commercial Management Co., Ltd.	19/06/2015	Not contributed yet
Hong Kong Xisheng Development Co., Ltd.	19/06/2015	1
Hong Kong Ruisheng Development Co., Ltd.	19/06/2015	1
Hong Kong Zesheng Development Co., Ltd.	19/06/2015	1
Shanghai Jiamu Investment Management Co., Ltd.	23/06/2015	Not contributed yet
Hangzhou Future Land Real Estate Development Co., Ltd.	23/06/2015	Not contributed yet
Hangzhou Songrui Industrial Group Limited	24/06/2015	Not contributed yet

7 Changes in scope of consolidation (cont'd)

(4) Changes in scope of consolidation due to other reasons (cont'd)

(b) On 14 April 2014, the Company's subsidiary, Shanghai Future Land Chuangyu Real Estate Co., Ltd. acquired 100% equity interests in Shanghai Jiading Huarui Real Estate Co., Ltd. ("Shanghai Huarui ") at RMB466,004,200. As the subject matter acquired did not constitute business, its carrying assets were leasehold lands to be developed, the Group made accounting treatment by assets acquisition method. Shanghai Huarui still exists after being acquired.

(c) In October 2014, the Company's subsidiary, Changzhou Future Land Hongye Real Estate Co., Ltd. passed a resolution by shareholders' meeting to be spun off into two companies, i.e. Changzhou Future Land Hongye Real Estate Co., Ltd. and Changzhou Future Land Honghao Commercial Management Co., Ltd. Its credits and debts before the spin-off shall be shared jointly by the two companies after the spin-off. The spin-off was finished in December 2014.

(d) On 16 March 2015, the Group acquired 100% equity interests in Jinan Tianhong Yongye Real Estate Development Co., Ltd. ("Jinan Tianhong ") at RMB42,163,977. As the subject matter acquired did not constitute business, its carrying assets were lands to be developed, the Group made accounting treatment by assets acquisition method. Jinan Tianhong still exists after being acquired.

8 Interests in other entities

(1) Interests in subsidiaries

(a) Composition of the consolidated group

Name of subsidiary	Principal place of business and place of incorporation	Nature of business	% of shareholdings		Method of obtaining ownership
			Direct	Indirect	
Changzhou Future Land Real Estate Development Co., Ltd.	Changzhou	Real estate development	-	56.39%	Business combination under common control
Nanjing Future Land Chuangzhi Real Estate Co., Ltd.	Nanjing	Real estate development	-	56.64%	Establishment
Shanghai Future Land Chuangzhi Real Estate Co., Ltd.	Shanghai	Real estate development	-	56.64%	Establishment
Shanghai Future Land Wanjia Real Estate Co., Ltd.	Shanghai	Real estate development	-	56.64%	Establishment
Changzhou Xinlong Chuangzhi Real Estate Development Co., Ltd.	Changzhou	Real estate development	-	58.37%	Business combination not under common control
Suzhou Future Land Wanjia Real Estate Co., Ltd.	Suzhou	Real estate development	-	56.64%	Establishment
Changzhou Future Land Wan Jia Construction Design Co., Ltd.	Changzhou	Design service	-	57.38%	Establishment
Changzhou Dingjia Real Estate Development Co., Ltd.	Changzhou	Real estate development	-	56.70%	Business combination not under common control
Changzhou Future Land Dongjun Real Estate Development Co., Ltd.	Changzhou	Real estate development	-	58.66%	Establishment
Kunshan Future Land Chuangzhi Development Co., Ltd.	Kunshan	Real estate development	-	56.44%	Establishment
Changzhou Future Land Assets Operation and Management Co., Ltd.	Changzhou	Asset management	-	58.61%	Establishment

8 Interests in other entities (cont'd)

(1) Interests in subsidiaries (cont'd)

(a) Composition of the consolidated group (cont'd)

Name of subsidiary	Principal place of business and place of incorporation	Nature of business	% of shareholdings Direct	Indirect	Method of obtaining ownership
Changzhou Future Land Zhidi Real Estate Development Co., Ltd.	Changzhou	Real estate development	-	56.39%	Establishment
Changzhou Jia Chi Auto Parts Co., Ltd.	Changzhou	Design, manufacture and sale of auto parts	-	56.39%	Establishment
Changzhou Wanfang Future Land Real Estate Development Co., Ltd.	Changzhou	Real estate development	-	56.45%	Business combination not under common control
Changzhou Fu Long Real Estate Development Co., Ltd.	Changzhou	Real estate development	-	100.00%	Business combination under different control
Changzhou Future Land Wanbo Property Co., Ltd.	Changzhou	Real estate development	-	100.00%	Establishment
Shanghai Dongjun Real Estate Development Co., Ltd.	Shanghai	Real estate development	-	58.86%	Establishment
Wuxi Future Land Wanjia Property Co., Ltd.	Wuxi	Real estate development	-	58.86%	Establishment
Suzhou Future Land Chuangjia Property Co., Ltd.	Suzhou	Real estate development	-	58.86%	Establishment
Changzhou Wanjia Property Consultancy Co., Ltd.	Changzhou	Property consultancy service	-	58.86%	Establishment
Future Land Wanbo Property Co., Ltd.	Changzhou	Real estate development	100.00%	-	Establishment
Shanghai Future Land Chuangjia Property Co., Ltd.	Shanghai	Real estate development	-	56.64%	Establishment
Changzhou Future Land Dongsheng Real Estate Co., Ltd.	Changzhou	Real estate development	-	58.66%	Establishment
Nanjing Future Land Chuangjia Real Estate Co., Ltd.	Nanjing	Real estate development	-	56.64%	Establishment
Changzhou Future Land Jinjun Real Estate Co., Ltd.	Changzhou	Real estate development	-	56.64%	Establishment
Changzhou Hengfu Property Co., Ltd.	Changzhou	Real estate development	-	56.39%	Business combination not under common control
Changzhou Future Land Wanjia Real Estate Co., Ltd.	Changzhou	Real estate development	-	56.39%	Establishment
Changzhou Future Land Hongye Real Estate Co., Ltd.	Changzhou	Real estate development	-	100.00%	Establishment
Nanjing Future Land Wanjia Real Estate Co., Ltd.	Nanjing	Real estate development	-	56.64%	Establishment
Changzhou Future Land Chuangjia Real Estate Development Co., Ltd.	Changzhou	Real estate development	-	56.64%	Establishment
Shanghai Future Land Chuanghong Real Estate Co., Ltd.	Shanghai	Real estate development	-	56.64%	Establishment
Changzhou Future Land Keda Investment Consultancy Co., Ltd.	Changzhou	Consultancy service	100.00%	-	Establishment
Changzhou Future Land Jingdian Architectural Design Co., Ltd.	Changzhou	Design service	100.00%	-	Establishment
Shanghai Future Land Jinjun Real Estate Co., Ltd.	Shanghai	Real estate development	-	56.64%	Establishment
Wuxi Future Land Chuangzhi Real Estate Co., Ltd.	Wuxi	Real estate development	-	58.86%	Establishment
Changzhou Future Land Wansheng Real Estate Co., Ltd.	Changzhou	Real estate development	-	100.00%	Establishment
Changzhou Future Land Injoy Commercial Management Co., Ltd.	Changzhou	Commercial operation and management	-	100.00%	Establishment
Nanjing Future Land Yunsheng Real Estate Co., Ltd.	Nanjing	Real estate development	-	56.64%	Establishment
Wuxi Future Land Wanbo Property Co., Ltd.	Wuxi	Real estate development	-	100.00%	Business combination not under common control
Jintan Future Land Wanjun Property Co., Ltd.	Jintan	Real estate development	50.00%	28.19%	Establishment
Changsha Future Land Wanbo Property Co., Ltd.	Changsha	Real estate development	-	100.00%	Establishment

8 Interests in other entities (cont'd)

(1) Interests in subsidiaries (cont'd)

(a) Composition of the consolidated group (cont'd)

Name of subsidiary	Principal place of business and place of incorporation	Nature of business	% of shareholdings Direct	% of shareholdings Indirect	Method of obtaining ownership
Shanghai Future Land Chuangyu Real Estate Co., Ltd.	Shanghai	Real estate development	-	56.64%	Establishment
Kunshan Future Land Chuanghong Real Estate Co., Ltd.	Kunshan	Real estate development	-	58.86%	Establishment
Kunshan Future Land Chuangyu Real Estate Co., Ltd.	Kunshan	Real estate development	50.00%	29.43%	Establishment
Changzhou Future Land Rui Yi International Hotel Co., Ltd.	Changzhou	Hotel management	-	56.39%	Establishment
Changzhou Jiafeng Market Research Co., Ltd.	Changzhou	Construction design	-	56.39%	Establishment
Changzhou Injoy International Plaza Commercial Management Co., Ltd.	Changzhou	Commercial operation and management	-	100.00%	Establishment
Wuhan Future Land Hongsheng Property Co., Ltd.	Wuhan	Real estate development	-	100.00%	Establishment
Shanghai Fuming Real Estate Development Co., Ltd.	Shanghai	Real estate development	-	56.64%	Assets acquisition
Suzhou Future Land Chuangheng Real Estate Co., Ltd.	Suzhou	Real estate development	-	58.86%	Establishment
Shanghai Qingpu Injoy Commercial Management Co., Ltd.	Shanghai	Commercial operation and management	-	100.00%	Establishment
Shanghai Future Land Baojun Property Co., Ltd.	Shanghai	Real estate development	-	56.64%	Establishment
Changzhou Wansheng Commercial Management Co., Ltd.	Changzhou	Commercial operation and management	-	100.00%	Spin-off
Nanjing Future Land Chuanglong Real Estate Co., Ltd.	Nanjing	Real estate development	-	56.64%	Establishment
Changzhou Future Land Huisheng Development Co., Ltd.	Changzhou	Real estate development	-	99.50%	Establishment
Changzhou Future Land Yuesheng Development Co., Ltd.	Changzhou	Real estate development	-	99.50%	Establishment
Changzhou Future Land Zhuosheng Development Co., Ltd.	Changzhou	Real estate development	-	99.50%	Establishment
Heroic Time Global Ltd.	British Virgin Islands	Investment company	-	99.00%	Business combination under common control
Zhenjiang Kaisheng Real Estate Development Co., Ltd.	Zhenjiang	Real estate development	-	99.00%	Business combination under common control
Suzhou Kaituo Real Estate Development Co., Ltd. (i)	Suzhou	Real estate development	-	14.74%	Business combination under common control
Suzhou Bosheng Development Co., Ltd. (i)	Suzhou	Real estate development	-	48.68%	Business combination under common control
Exalt Creation Ltd.	British Virgin Islands	Investment company	-	99.00%	Business combination under common control
Suzhou Future Land Chuangsheng Property Co., Ltd. (i)	Suzhou	Real estate development	-	41.20%	Establishment
Hong Kong Flourishing Development Ltd.	Hong Kong	Investment company	-	99.00%	Business combination under common control
Hong Kong Perpetual Development Ltd.	Hong Kong	Investment company	-	99.00%	Business combination under common control
Suzhou Injoy Commercial Management Co., Ltd.	Suzhou	Commercial operation and management	-	100.00%	Establishment
Flourish Source Holdings Limited	British Virgin Islands	Investment company	-	99.00%	Business combination under common control
Hangzhou Future Land Chuanghong Real Estate Development Co., Ltd.	Hangzhou	Real estate development	-	58.86%	Establishment
Hangzhou Future Land Dinghong Real Estate Development Co., Ltd.	Hangzhou	Real estate development	-	58.86%	Establishment
Zhangjiagang Dingsheng Real Estate Co., Ltd.	Zhangjiagang	Real estate development	-	99.00%	Business combination under common control
Aceled Limited	British Virgin Islands	Investment company	-	99.00%	Business combination under common control
Danyang Future Land Hongsheng Real Estate Development Co., Ltd.	Danyang	Real estate development	-	99.00%	Business combination under common control

8 Interests in other entities (cont'd)

(1) Interests in subsidiaries (cont'd)

(a) Composition of the consolidated group (cont'd)

Name of subsidiary	Principal place of business and place of incorporation	Nature of business	% of shareholdings Direct	Indirect	Method of obtaining ownership
Hangzhou Future Land Chuangsheng Real Estate Development Co., Ltd.	Hangzhou	Real estate development	-	58.86%	Establishment
Kunshan Future Land Wanlong Real Estate Development Co., Ltd.	Kunshan	Real estate development	-	56.44%	Establishment
Shanghai Jiading Huarui Property Co., Ltd.	Shanghai	Real estate development	-	56.64%	Assets acquisition
Hong Kong Excellent Development Limited	Hong Kong	Investment company	-	99.00%	Business combination under common control
Hong Kong Grand Development Limited	Hong Kong	Investment company	-	99.00%	Business combination under common control
Nantong Future Land Chuangzhi Real Estate Co., Ltd. (i)	Nantong	Real estate development	-	45.31%	Establishment
Shanghai Future Land Songjun Real Estate Development Co., Ltd.	Shanghai	Real estate development	-	56.64%	Establishment
Qingdao Future Land Chuangzhi Real Estate Co., Ltd.	Qingdao	Real estate development	-	58.86%	Establishment
Hong Kong Glorious Development Limited	Hong Kong	Investment company	100.00%	-	Establishment
Shanghai Injoy Investment Management Co., Ltd.	Shanghai	Investment company	-	100.00%	Establishment
Nanchang Future Land Yuesheng Real Estate Development Co., Ltd.	Nanchang	Real estate development	-	99.00%	Business combination under common control
Wuhan Future Land Chuangzhi Real Estate Co., Ltd.	Wuhan	Real estate development	-	58.86%	Establishment
Hong Kong Injoy Development Limited	Hong Kong	Investment company	-	100.00%	Establishment
Hong Kong Hengxuan Development Limited	Hong Kong	Investment company	-	75.00%	Business combination under common control
Changchun Future Land Yuesheng Real Estate Development Co., Ltd.	Changchun	Real estate development	-	99.00%	Business combination under common control
Hong Kong Chuanglong Development Limited	Hong Kong	Investment company	-	99.00%	Business combination under common control
Danyang Future Land Injoy Commercial Management Co., Ltd.	Danyang	Commercial operation and management	-	100.00%	Establishment
Zhangjiagang Future Land Injoy Commercial Management Co., Ltd.	Zhangjiagang	Commercial operation and management	-	100.00%	Establishment
Anqing Future Land Yuesheng Real Estate Development Co., Ltd.	Anqing	Real estate development	-	100.00%	Establishment
Future Land Commercial Management Co., Ltd.	Changzhou	Commercial operation and management	-	100.00%	Establishment
Changzhou Future Land Honghao Commercial Management Co., Ltd.	Changzhou	Commercial operation and management	-	100.00%	Division
Nanjing Future Land Wanshun Real Estate Co., Ltd.	Nanjing	Real estate development	-	56.64%	Establishment
Shanghai Future Land Chuangxian Real Estate Co., Ltd.	Shanghai	Real estate development	-	56.64%	Establishment
Changzhou Future Land Jiarui Property Co., Ltd.	Changzhou	Real estate development	-	56.39%	Establishment
Shanghai Jiamu Investment Management Co., Ltd.	Shanghai	Investment Company	-	100.00%	Establishment
Jinan Tianhong Yongye Real Estate Development Co., Ltd.	Jinan	Real estate development	-	58.86%	Assets Acquisition
Nanchang Future Land Injoy Commercial Management Co., Ltd.	Nanchang	Commercial operation and management	-	100.00%	Establishment
Anqing Future Land Injoy Commercial Management Co., Ltd.	Anqing	Commercial operation and management	-	100.00%	Establishment

8 Interests in other entities (cont'd)

(1) Interests in subsidiaries (cont'd)

(a) Composition of the consolidated group (cont'd)

Name of subsidiary	Principal place of business and place of incorporation	Nature of business	% of shareholdings Direct	Indirect	Method of obtaining ownership
Changchun Future Land Injoy Commercial Management Co., Ltd.	Changchun	Commercial operation and management	-	100.00%	Establishment
Jintan Future Land Injoy Commercial Management Co., Ltd.	Changzhou	Commercial operation and management	-	100.00%	Establishment
Haikou Future Land Wanbo Real Estate Development Co., Ltd.	Haikou	Real estate development	-	100.00%	Establishment
Taizhou Future Land Wanbo Real Estate Development Co., Ltd.	Taizhou	Real estate development	-	100.00%	Establishment
Jintan Future Land Wanbo Real Estate Development Co., Ltd.	Changzhou	Real estate development	-	100.00%	Establishment
Chengdu Future Land Wanbo Real Estate Development Co., Ltd.	Chengdu	Real estate development	-	100.00%	Establishment
Yongkang Enterprise Co., Ltd.	British Virgin Islands	Investment Company	-	100.00%	Establishment
Yongsheng Venture Capital Co., Ltd.	British Virgin Islands	Investment Company	-	100.00%	Establishment
Zunfeng Investment Co., Ltd.	British Virgin Islands	Investment Company	-	100.00%	Establishment
Hong Kong Xisheng Development Co., Ltd.	Hong Kong	Investment Company	-	100.00%	Establishment
Hong Kong Ruisheng Development Co., Ltd.	Hong Kong	Investment Company	-	100.00%	Establishment
Hong Kong Zesheng Development Co., Ltd.	Hong Kong	Investment Company	-	100.00%	Establishment
Shanghai Songrui Real Estate Development Co., Ltd.	Shanghai	Real estate development	-	58.86%	Establishment
Hangzhou Chuangxian Real Estate Consultancy Co., Ltd.	Hangzhou	Real Estate Information Consultancy	-	58.86%	Establishment
Hangzhou Songming Real Estate Consultancy Co., Ltd.	Hangzhou	Real Estate Information Consultancy	-	58.86%	Establishment
Hangzhou Chuanglong Real Estate Consultancy Co., Ltd.	Hangzhou	Real Estate Information Consultancy	-	58.86%	Establishment
Hangzhou Future Land Dingjia Real Estate Co., Ltd.	Hangzhou	Real estate development	-	58.86%	Establishment
Hangzhou Songrui Industrial Co., Ltd.	Hangzhou	Real Estate Information Consultancy	-	58.86%	Establishment

There is no restriction on the Group for the application of group assets or repayment of its liabilities.

(i) Though the Group holds not more than 50% shareholdings in these companies, according to the agreements with other investors, the Group owns their majority voting rights and rights to earnings. Therefore these companies are included in the scope of consolidation by the Group.

8 Interests in other entities (cont'd)

(1) Interests in subsidiaries (cont'd)

(b) Subsidiaries with substantial non-controlling shareholders' interests

Name of subsidiary	Non-controlling shareholders' % of shareholdings	Gains or losses attributable to non-controlling shareholders in the six months ended 30 June 2015	Dividends paid to non-controlling shareholders in the six months ended 30 June 2015	Accumulated non-controlling shareholders' interests at 30 June 2015
Suzhou Kaituo Development Co., Ltd. (i)	85.26%	13,587,507	-	906,429,863

Name of subsidiary	Non-controlling shareholders' % of shareholdings	Gains or losses attributable to non-controlling shareholders in the year ended 2014	Dividends paid to non-controlling shareholders in the year ended 2014	Accumulated non-controlling shareholders' interests at 31 December 2014
Suzhou Kaituo Development Co., Ltd. (i)	89.03%	97,690,184	-	1,215,419,486

(i) In June 2013, Suzhou Kaituo Development Co., Ltd. ("Suzhou Kaituo") was founded by Hong Kong Achievement Development Ltd. ("Hong Kong Achievement"), an indirect holding company of the Company, with original registered capital of USD75,000,000. In November 2013, Hong Kong Achievement signed a capital increase agreement with a third investor who would inject USD129,800,000 into Suzhou Kaituo. In November 2014, Hong Kong Chuanglong increased investment of USD22,700,000 to Suzhou Kaituo. On 18 December 2014, Hong Kong Injoy Development Limited, a subsidiary of the Company, increased its investment to Hong Kong Achievement (Note 7(2)). Since then, the Group's shareholdings in Suzhou Kaituo change to 14.74%. However, according to relevant agreements, the Group is entitled to 65% of its distributable profits and Suzhou Kaituo is subject to the control of the Group. Therefore, it is included in the scope of consolidation.

8 Interests in other entities (cont'd)

(1) Interests in subsidiaries (cont'd)

(b) Subsidiaries with substantial non-controlling shareholders' interests (cont'd)

The main financial information of the above important non-wholly owned subsidiaries are as follows:

	30 June 2015						Six months ended 30 June 2015			
	Current assets	Non-current assets	Total assets	Current liabilities	Non-current liabilities	Total liabilities	Turnover	Net profit	comprehensive income	Cash flow from operating activities
Suzhou Kaituo Development Co., Ltd.	1,512,244,733	714,814,454	2,227,059,187	983,751,510	5,828,587	989,580,097	95,185,072	38,113,623	38,113,623	553,583,616

	31 December 2014						Year 2014			
	Current assets	Non-current assets	Total assets	Current liabilities	Non-current liabilities	Total liabilities	Turnover	Net profit	comprehensive income	Cash flow from operating activities
Suzhou Kaituo Development Co., Ltd.	2,194,379,168	515,847,170	2,710,226,338	1,184,773,048	3,510,694	1,188,283,742	1,169,992,869	274,025,761	274,025,761	154,562,481

8 Interests in other entities (cont'd)

(2) Interests in joint ventures and associates

(a) Basic information on key joint ventures and associates

	Principal place of business and place of incorporation	Nature of business	Whether strategic to the Group's activities	% of shareholdings Direct	% of shareholdings Indirect
Joint venture –					
Shanghai Xincheng Xudi Real Estate Co., Ltd. (i)	Shanghai	Real estate development	Yes	0%	50%
Suzhou Future Land Wanrui Real Estate Co., Ltd. (ii)	Suzhou	Real estate development	Yes	0%	68%
Nanjing Future Land Wanlong Real Estate Co., Ltd. (iii)	Nanjing	Real estate development	Yes	0%	70%
Associate –					
Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd. (iv)	Shanghai	Real estate development	Yes	0%	50%

The Group accounts for all the above equity investments with equity method.

(i) The subsidiaries of the Company hold 50% shareholdings in Shanghai Xincheng Xudi Real Estate Co., Ltd. According to the related agreement and articles of association, major operating related activities such as project development and sales are subject to the unanimous agreement by the investors. The Group and other investors take common control over the company. Therefore, the investment is accounted for as a joint venture with equity method.

(ii) The subsidiaries of the Company hold 68% shareholdings in Suzhou Future Land Wanrui Real Estate Co., Ltd. According to the related agreement and articles of association, major operating related activities such as project development and sale are subject to the unanimous agreement by the investors. The Group and other investors take common control over the company. Therefore, the investment is accounted for as a joint venture with equity method.

(iii) The subsidiaries of the Company hold 70% shareholdings in Nanjing Future Land Wanlong Real Estate Co., Ltd. According to the related agreement and articles of association, major operating related activities such as project development and sale are subject to the unanimous agreement by the investors. The Group and other investors take common control over the company. Therefore, the investment is accounted for as an associate with equity method.

(iv) The subsidiaries of the Company hold 50% shareholdings in Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd. According to the related agreement and articles of association, the Group owns its 40% voting rights that have significant influence but not control over it. Therefore, the investment is accounted for as an associate with equity method.

8 Interests in other entities (cont'd)

(2) Interests in joint ventures and associates (cont'd)

(b) Major financial information on key joint ventures

	30 June 2015		
	Shanghai Xincheng Xudi Real Estate Co., Ltd.	Suzhou Future Land Wanrui Real Estate Co., Ltd.	Nanjing Future Land Wanlong Real Estate Co., Ltd.
Current assets	1,640,517,600	1,182,894,248	4,358,799,319
Include: Cash and cash equivalents	148,375,927	108,224,906	323,380,575
Non-current assets	121,515	1,872,874	6,333,919
Total assets	1,640,639,115	1,184,767,122	4,365,133,238
Current liabilities	830,633,290	443,478,880	883,876,597
Non-current liabilities	700,000,000	450,000,000	2,500,000,000
Total liabilities	1,530,633,290	893,478,880	3,383,876,597
Net assets	110,005,825	291,288,242	981,256,641
Share of net assets based on % of shareholdings (i)	55,002,913	198,076,004	686,879,648
Adjustments	-	-	-
Carrying amount of investment in the joint venture	55,002,913	198,076,004	686,879,648

	31 December 2014		
	Shanghai Xincheng Xudi Real Estate Co., Ltd.	Suzhou Future Land Wanrui Real Estate Co., Ltd.	Nanjing Future Land Wanlong Real Estate Co., Ltd.
Current assets	1,143,767,927	824,549,913	3,440,937,707
Include: Cash and cash equivalents	113,563,970	2,713,160	19,830,355
Non-current assets	135,895	128,576	3,055,700
Total assets	1,143,903,822	824,678,489	3,443,993,407
Current liabilities	375,161,825	668,814,215	153,007,724
Non-current liabilities	656,000,000	-	2,300,000,000
Total liabilities	1,031,161,825	668,814,215	2,453,007,724
Net assets	112,741,997	155,864,274	990,985,683
Share of net assets based on % of shareholdings (i)	56,370,999	105,987,706	693,689,978
Adjustments	6,360	-	-
Carrying amount of investment in the joint venture	56,377,359	105,987,706	693,689,978

8 Interests in other entities (cont'd)

(2) Interests in joint ventures and associates (cont'd)

(b) Major financial information on key joint ventures (cont'd)

	Six months ended 30 June 2015		
	Shanghai Xincheng Xudi Real Estate Co., Ltd.	Suzhou Future Land Wanrui Real Estate Co., Ltd.	Nanjing Future Land Wanlong Real Estate Co., Ltd.
Turnover	-	-	-
Finance costs	524,966	75,754	89,764
Income tax	-	1,733,677	3,053,599
Net loss	(2,748,894)	(5,201,031)	(9,729,043)
Other comprehensive income	-	-	-
Total comprehensive income	(2,748,894)	(5,201,031)	(9,729,043)
Dividend received by the Group from joint ventures in the year	-	-	-

	Year 2014		
	Shanghai Xincheng Xudi Real Estate Co., Ltd.	Suzhou Future Land Wanrui Real Estate Co., Ltd.	Nanjing Future Land Wanlong Real Estate Co., Ltd.
Turnover	-	-	-
Finance costs	656,260	5,342	680,566
Income tax	-	128,576	2,957,421
Net loss	(7,173,633)	(385,727)	(9,014,317)
Other comprehensive income	-	-	-
Total comprehensive income	(7,173,633)	(385,727)	(9,014,317)
Dividend received by the Group from joint ventures in the year	-	-	-

Note: Shanghai Xincheng Xudi Real Estate Co., Ltd is a newly established company in Year 2013; Suzhou Future Land Wanrui Real Estate Co., Ltd. and Nanjing Future Land Wanlong Real Estate Co., Ltd. are newly established companies in Year 2014.

(i) The Group accounted for its share of assets by shareholdings, based on the amounts attributable to parent company in the consolidated financial statements of the joint ventures. The amounts in the consolidated financial statements of the joint ventures have reflected the fair value of identifiable assets and liabilities of the joint ventures at the time of acquisition, as well as the influence by adoption of consistent accounting policies.

8 Interests in other entities (cont'd)

(2) Interests in joint ventures and associates (cont'd)

(c) Major financial information on key associates

	30 June 2015	31 December 2014
	Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.	
Current assets	857,627,725	1,783,231,145
Include: Cash and cash equivalents	159,955,990	261,890,415
Non-current assets	174,599	8,840,347
Total assets	857,802,324	1,792,071,492
Current liabilities	638,816,916	1,719,437,778
Non-current liabilities	-	-
Total liabilities	638,816,916	1,719,437,778
Net assets	218,985,408	72,633,714
Share of net assets based on % of shareholdings (i)	109,492,704	36,316,857
Adjustment	-	-
Carrying amount of the investment to associates	109,492,704	36,316,857

	Six months ended 30 June 2015	Year 2014
	Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.	
Turnover	980,195,996	460,622,560
Net profit	146,351,695	5,697,600
Other comprehensive income	-	-
Total comprehensive income	146,351,695	5,697,600
Dividend received by the Group from associate during the year	-	-

(i) The Group accounted for its share of assets by shareholdings, based on the amounts attributable to parent company in the consolidated financial statements of the associates. The amounts in the consolidated financial statements of the joint ventures have reflected the fair value of identifiable assets and liabilities of the associates at the time of acquisition, as well as the influence by adoption of consistent accounting policies.

8 Interests in other entities (cont'd)

(2) Interests in joint ventures and associates (cont'd)

(d) Summary of information on insignificant joint ventures and associates

	Six months ended 30 June 2015	Year 2014
Joint venture:		
Total carrying amount of investment	143,715,301	5,000,000
Total amounts of the following by % of shareholdings		
Net loss (i)	(2,951,232)	(158,604)
Other comprehensive income (i)	-	-
Total comprehensive income	(2,951,232)	(158,604)
Associate:		
Total carrying amount of investment	10,000,000	10,000,000
Total amounts of the following by % of shareholdings		
Net profit (i)	(8,031)	2,259
Other comprehensive income (i)	-	-
Total comprehensive income	(8,031)	2,259

(i) Net profit and other comprehensive income have reflected the fair value of identifiable assets and liabilities of the associates at the time of investing, as well as the influence by adoption of consistent accounting policies.

(e) In the six months ended 30 June 2015 and Year 2014, none of the Group's joint ventures or associates suffered excessive losses.

9 Segment information

The Group's reporting segments are business units for service of different real estates. As different businesses require different techniques and market strategies, the Group independently manages the operating activities of each reporting segment, with separate appraisal of their operating results to decide their resource allocation as well as results evaluation.

The Group has two reporting segments as follows:

Jiangsu Future Land Co., Ltd., a RMB special stock (B share) company whose shares are listed on Shanghai Stock Exchange, and its subsidiaries ("B Share Group"), i.e. B Share Group reporting segments, which is engaged in sale of products of residential properties;

Non-B Share Group subsidiaries, i.e. non-B Share Group reporting segments, which is engaged in sale of products of mixed commercial and residential properties.

Inter-segment prices are determined by reference to that in a sale to a third party.

Assets are allocated based on segment's operations and the locations of assets, while liabilities are allocated based on segment's operations. The expenses indirectly payable by segments are shared among them based on the ratio of income.

9 Segment information (cont'd)

(a) The segment information for the six months ended 30 June 2015 and as at 30 June 2015 is as follows:

	B Share Group	Non-B Share Group	Inter-segment setoff	Total
Revenue from external sales	7,205,130,512	1,520,922,906	-	8,726,053,418
Revenue from inter-segment sales	-	2,187,923	(2,187,923)	-
Cost of major business	(5,412,501,766)	(1,226,494,051)	2,187,923	(6,636,807,894)
Interest income	22,336,650	3,299,346	-	25,635,996
Interest expenses	(24,723,987)	(30,340,271)	-	(55,064,258)
Loss from investment to associates and joint ventures	58,569,670	-	-	58,569,670
Loss on impairment of assets	(50,156,336)	(48,380,259)	-	(98,536,595)
Depreciation and amortisation expenses	(28,824,822)	(12,521,052)	-	(41,345,874)
Total profits	1,012,423,912	145,969,689	(65,640,960)	1,092,752,641
Income tax	(227,449,727)	(37,908,469)	-	(265,358,196)
Net profit	784,974,185	108,061,220	(65,640,960)	827,394,445
Total assets	34,467,506,962	22,653,470,606	(164,698,000)	56,956,279,568
Total liabilities	25,488,566,086	18,908,824,200	(164,698,000)	44,232,692,286
Other non-cash expenses other than depreciation and amortisation expenses	2,363,260	1,688,768	-	4,052,028
Long-term equity investments to associates and joint ventures	1,203,166,570	-	-	1,203,166,570
Increase in other non-current assets other than long-term equity investments	8,287,715	1,534,418,158	-	1,542,705,873

9 Segment information (cont'd)

(b) The segment information for Year 2014 and as at 31 December 2014 is as follows:

	B Share Group	Non-B Share Group	Inter-segment setoff	Total
Revenue from external sales	17,100,229,292	3,573,968,751	-	20,674,198,043
Revenue from inter-segment sales	-	24,147,515	(24,147,515)	-
Cost of major business	(12,924,503,281)	(2,372,667,310)	24,147,515	(15,273,023,076)
Interest income	67,815,529	13,571,148	-	81,386,677
Interest expenses	(17,486,712)	(82,248,457)	-	(99,735,169)
Loss from investment to associates and joint ventures	(7,346,157)	-	-	(7,346,157)
Loss on impairment of assets	(341,162,775)	(39,978,750)	-	(381,141,525)
Depreciation and amortisation expenses	(21,750,649)	(13,358,805)	-	(35,109,454)
Total profits	1,613,443,042	892,539,542	(96,585,984)	2,409,396,600
Income tax	(409,941,764)	(207,109,187)	-	(617,050,951)
Net profit	1,203,501,278	685,430,355	(96,585,984)	1,792,345,649
Total assets	33,898,129,926	17,220,359,879	(4,692,000)	51,113,797,805
Total liabilities	25,605,503,392	13,262,886,331	(4,692,000)	38,863,697,723
Other non-cash expenses other than depreciation and amortisation expenses	10,631,343	7,597,075	-	18,228,418
Long-term equity investments to associates and joint ventures	907,371,900	-	-	907,371,900
Increase in other non-current assets other than long-term equity investments	1,739,170,362	1,222,454,747	-	2,961,625,109

10 Related party relationships and transactions

(1) Information of the parent of the Company

(a) General information on the parent of the Company

Company name	Registered address	Nature of business
Changzhou Wealth Zone Development Co., Ltd.	Changzhou, Jiangsu Province	Real estate investment, development and sales

The ultimate shareholder of Company is Mr. Wang Zhenhua.

(b) Registered capital and changes in registered capital of the parent company

Company name	31 December 2014	Increases during the period	Decreases during the period	30 June 2015
Changzhou Wealth Zone Development Co., Ltd.	301,800,000	-	-	301,800,000

Company name	31 December 2013	Increases during the year	Decreases during the year	31 December 2014
Changzhou Wealth Zone Development Co., Ltd.	321,800,000	-	(20,000,000)	301,800,000

(c) The percentages of share holding and voting rights in the Company held by the parent company

	30 June 2015		31 December 2014	
Company name	% of shareholdings	% of voting rights	% of shareholdings	% of voting rights
Changzhou Wealth Zone Development Co., Ltd.	90.91%	90.91%	90.91%	90.91%

(2) Information of subsidiaries

The general information and other related information of the subsidiaries is set out in Note 8.

10 Related party relationships and transactions (cont'd)

(3) Information on joint ventures and associates

Save as information of key joint ventures and associates disclosed in Note 8, information on the other joint ventures and associates who had related party transactions with the Group are as follows:

	Principal place of business and place of incorporation	Nature of business	Whether strategic to the Group's activities	% of shareholdings Direct	% of shareholdings Indirect
Joint ventures –					
Shanghai Henggu Real Estate Development Co., Ltd.	Shanghai	Real estate development	Yes	0%	28%
Shanghai Songming Real Estate Development Co., Ltd	Shanghai	Real estate development	Yes	0%	16%
Qingdao Zhuoyue Future Land Property Co., Ltd. (i)	Qingdao	Real estate development	Yes	0%	50%
Kunshan Derui Real Estate Development Co., Ltd. (ii)	Suzhou	Real estate development	Yes	0%	100%
Changshu Zhongzhi Real Estate Co., Ltd.	Changshu	Real estate development	Yes	0%	65%
Changshu Wan Zhong Cheng Real Estate Co., Ltd.	Changshu	Real estate development	Yes	0%	20%
Associate –					
Shanghai Lan Tian Business Development Property Co., Ltd.	Shanghai	Real estate development	Yes	0%	20%

(i) The Group holds 50% shareholdings in Qingdao Zhuoyue Future Land Property Co., Ltd. According to the related agreement and articles of association, major operating related activities such as project development and sale are subject to the unanimous agreement by the investors. The Group and other investors take common control over the company, and therefore it is accounted for as joint venture with equity method.

(ii): On 30 June 2015, the subsidiary of the Company, Jiangsu Future Land Co., Ltd., holds 100% nominal holding proportion of Kunshan Derui Real Estate Development Co., Ltd. (Kunshan Derui). However, before the establishment of the Kunshan Derui, the Group has signed the agreement with Greenland Group Shanghai Qingpu Real Estate Co., Ltd. (Greenland Qingpu). Therefore, Greenland Qingpu would hold 60% shares of Kunshan Derui. From the date of signing agreement, major operating related activities of Kunshan Derui are subject to the unanimous agreement by the investors, therefore the Group accounted Kunshan Derui as a joint venture with equity method.

10 Related party relationships and transactions (cont'd)

(4) Information on other related parties

Company name	Relationship with the Group
Mr. Wang Xiaosong	Mr. Wang Zhenhua' family member
Future Land Development Holdings Limited	Indirect holding company
Hong Kong Achievement Development Ltd.	Indirect holding company
Changzhou Derun Consultancy Co., Ltd.	Controlled by the common ultimate shareholder
Changzhou Future Land Wande Investment Co., Ltd.	Controlled by the same ultimate shareholder
Hong Kong Chuangyu Development Limited	Controlled by the same ultimate shareholder
Hong Kong Prosperity Development Ltd.	Controlled by the same ultimate shareholder
Qingdao Future Land Dongjun Real Estate Development Co., Ltd.	Subsidiaries of the joint ventures
Qingdao Zhuoyue Dongjun Real Estate Co., Ltd.	Subsidiaries of the joint ventures

(5) Related party transactions

The Company had the major related party transactions as follows:

(a) Related party provided guarantee for the Group

Guaranteed party	Guaranteed amount	Starting date	Ending date	Fully performed or not
Qingdao Future Land Dongjun Real Estate Development Co., Ltd.	195,000,000	19 March 2015	18 March 2019	No
Qingdao Zhuoyue Dongjun Real Estate Co., Ltd.	305,000,000	19 March 2015	18 March 2019	No
Nanjing Wanlong Real Estate Real Estate Co., Ltd.	800,000,000	30 January 2015	2 December 2019	No

10 Related party relationships and transactions (cont'd)

(5) Related party transactions (cont'd)

(b) Related parties provides guarantee for the Group

Guarantee provider	Guaranteed amount	Starting date	Ending date	Fully performed or not
Provision of guarantee:				
— Future Land Development Holdings Limited. (Note 4(18))	USD61,029,471 (translated into RMB373,439,332)	23 December 2014	3 June 2015	Yes
— Hong Kong Prosperity Development Ltd. (Note 4(29))	100,000,000	28 September 2014	27 March 2017	No
— Hong Kong Prosperity Development Ltd. (Note 4(29))	80,000,000	4 January 2015	27 March 2017	No
Provision of deposit pledge:				
— Hong Kong Prosperity Development Ltd. (Note 4(18))	260,000,000	17 June 2014	17 March 2015	Yes
— Hong Kong Prosperity Development Ltd. (Note 4(18))	135,000,000	18 August 2014	17 March 2015	Yes
— Hong Kong Prosperity Development Ltd. (Note 4(18))	550,000,000	21 November 2014	21 November 2015	Yes
— Hong Kong Prosperity Development Ltd. (Note 4(18))	200,000,000	24 December 2014	24 December 2015	Yes
— Hong Kong Prosperity Development Ltd. (Note 4(18))	252,000,000	26 August 2014	26 February 2015	Yes

Guarantor	Amount guaranteed	Beginning date of guarantee	Maturity date of guarantee	Whether guarantee has been finished
— Hong Kong Prosperity Development Ltd. (Note 4(18))	500,000,000	30 January 2015	30 July 2015	No
— Mr. Wang Zhenhua(Note 4(18))	600,000,000	8 June 2015	22 December 2017	No

(c) Service income from a related party

	Six months ended 30 June 2015	Year 2014
Shanghai Wan Zhi Cheng Real estate Development Co., Ltd.	-	1,870,000

10 Related party relationships and transactions (cont'd)

(5) Related party transactions (cont'd)

(d) The Group made advance for related parties

	Six months ended 30 June 2015	Year 2014
Changshu Zhongzhi Real Estate Co., Ltd.	288,863,250	-
Kunshan Derui Real Estate Development Co., Ltd.	131,100,488	-
Changshu Wan Zhong Cheng Real Estate Development Co., Ltd.	79,977,000	-
Nanjing Future Land Wanlong Real Estate Co., Ltd.	-	1,501,752,686
Qingdao Zhuoyue Future Land Property Co., Ltd.	-	433,780,000
Suzhou Future Land Wanrui Real Estate Co., Ltd.	-	386,906,471
	499,940,738	2,322,439,157

(e) Related parties made advance for the Group

	Six months ended 30 June 2015	Year 2014
Changzhou Wealth Zone Development Co., Ltd	470,248,966	-
Future Land Development Holdings Limited	-	110,776
Hong Kong Chuangyu Development Limited	-	6,146
	470,248,966	116,922

(f) Advances to related party

	Six months ended 30 June 2015	Year 2014
Qingdao Zhuoyue Future Land Property Co., Ltd.	594,893,217	-
Nanjing Future Land Wanlong Real Estate Co., Ltd.	405,300,000	1,697,352,000
Changzhou Wealth Zone Development Co., Ltd.	155,702,082	131,372,116
Shanghai Henggu Real Estate Development Co., Ltd.	11,200,000	-
Shanghai Songming Real Estate Development Co., Ltd.	7,520,000	-
Suzhou Future Land Wanrui Real Estate Co., Ltd.	-	434,000,000
Changzhou Future Land Wande Investment Co., Ltd.	-	199,880,000
	1,174,615,299	2,462,604,116

10 Related party relationships and transactions (cont'd)

(5) Related party transactions (cont'd)

(g) Advances from related party

	Six months ended 30 June 2015	Year 2014
Suzhou Future Land Wanrui Real Estate Co., Ltd.	864,610,000	153,250,000
Nanjing Future Land Wanlong Real Estate Co., Ltd.	737,000,000	3,403,999,000
Qingdao Zhuoyue Future Land Property Co., Ltd.	595,500,000	-
Changzhou Wealth Zone Development Co., Ltd	244,987,949	-
Shanghai Xincheng Xudi Real Estate Co., Ltd.	700,000,000	435,000,000
Xincheng Development Holding Limited	26,487	-
Changzhou Derun Consultancy Co., Ltd.	-	200,150,000
Shanghai Wan Zhi Cheng Real estate development Co., Ltd.	-	110,000,000
	2,512,124,436	4,302,399,000

(h) Interest-bearing advance repaid to a related party

	Six months ended 30 June 2015	Year 2014
Hong Kong Prosperity Development Ltd. (Note 10(6))	233,513,074	-

(i) Interest-bearing advance from a related party

	Six months ended 30 June 2015	Year 2014
Hong Kong Prosperity Development Ltd. (Note 10(6))	1,409,529,378	1,340,646,428

(j) Interest charge by a related party

	Six months ended 30 June 2015	Year 2014
Hong Kong Prosperity Development Ltd.	189,102,464	270,899,081

10 Related party relationships and transactions (cont'd)

(5) Related party transactions (cont'd)

(k) Sale of subsidiary to related party

(i) On 27 March 2015, the Group transferred all of its 100% equity interests in Jiangsu Future Land Property Management to Changzhou Wealth Zone Development Co., Ltd. at a consideration of RMB60,000,000 (Note 7(3)). The Group transferred 10% equity interests in Shanghai Future Land Wanjia Property Service Co., Ltd. to Changzhou Wealth Zone Development Co., Ltd. at a consideration of RMB1,000,000 (Note 7(3)).

(ii) In December 2014, the Company transferred all of its 100% equity interests in Shanghai Future Land Wansheng Property Co., Ltd.to Changzhou Wealth Zone Development Co., Ltd. at a consideration of RMB10,000,000 (Note 7(3)).

(iii) In December 2014, Future Land Wanbo Property Co., Ltd. ("Future Land Wanbo", a subsidiary of the Company) transferred all of its 100% equity interests in Changzhou Future Land Boyuan Property Co., Ltd. ("Changzhou Boyuan") to Changzhou Wealth Zone Development Co., Ltd. ("Changzhou Wealth Zone"). As no capital had been contributed by Future Land Wanbo yet, no amount shall be paid by Changzhou Wealth Zone for the equity transfer. The transaction was a transfer of asset in substance, where Changzhou Wealth Zone received the prepaid land premium of RMB495,721,572 from Changzhou Boyuan and assumed the relevant payables simultaneously.

(l) Acquisition of equity from related party

(i) In November 2014, the Company's subsidiary, Hong Kong Grand Development Limited acquired from Hong Kong Prosperity Development Ltd. its owned 100% equity interests in Zhenjiang Kaisheng Real Estate Development Co., Ltd. at the consideration of RMB270,000,000.

In November 2014, the Company's subsidiary, Hong Kong Excellent Development Limited acquired from Hong Kong Prosperity Development Ltd. each of its owned 50% equity interests in Changzhou Future Land Huisheng Development Co., Ltd., Changzhou Future Land Yuesheng Development Co., Ltd. and Changzhou Future Land Zhuosheng Development Co., Ltd. at the consideration of RMB428,113,763. After the transactions, the Group's shareholdings to each of these 3 companies have increased from 50% to 99.5% (Note 6(31)).

As at 30 June 2015, the Group has not paid the consideration above.

10 Related party relationships and transactions (cont'd)

(5) Related party transactions (cont'd)

(l) Acquisition of equity from related party (cont'd)

(ii) In November 2014, the Company's subsidiary, Hong Kong Hengxuan Development Limited issued shares amounting to RMB259,177,720 to Hong Kong Achievement Development Ltd. to acquire its owned 100% equity interests in Suzhou Future Land Bosheng Development Co., Ltd.

(m) Increase of investment to related party

On 18 December 2014, the subsidiary Hong Kong Injoy Development Limited invested into Aceled Ltd., Flourish Source Holdings Ltd., Exalt Creation Ltd., Heroic Time Global Ltd., Hong Kong Chuanglong Development Ltd. and Hong Kong Hengxuan Ltd. respectively to obtain the control these companies and their subsidiaries (Note 7(2)).

(n) Received property management services

	Six months ended 30 June 2015	Year 2014
Jiangsu Future Land Property Service Co., Ltd.	10,059,423	-

(o) Related party made capital reduction to the Company's subsidiary

(i) On 17 June 2015, the Company's related company, Hong Kong Achievement Development Ltd. reduced respectively RMB52,300,000 to the company's subsidiary Suzhou Kaituo Real Estate Development Co., Ltd.. After the reduction, the Group's shareholdings to the subsidiary increased from 10.97% to 14.74% (Note 8(1))

(ii) In October 2014, the Company's parent company, Changzhou Wealth Zone Development Co., Ltd. reduced respectively RMB20,000,000 to each of the Company's subsidiaries Changzhou Future Land Wansheng Real Estate Co., Ltd. and Wuxi Future Land Wanbo Property Co., Ltd. After the reduction, the Group's shareholdings to these two subsidiaries have both increased from 83.33% and 96% to 100% (Note 6(31)).

(p) Remuneration of key managements

	Six months ended 30 June 2015	Year 2014
Remuneration of key managements	15,229,367	43,342,971

10 Related party relationships and transactions (cont'd)

(5) Related party transactions (cont'd)

(q) Share-based payments

	Six months ended 30 June 2015	Year 2014
Future Land Development Holdings Limited (Note 6(31))	4,052,028	18,228,418

(6) Balance of receivables from and payables to related parties

Receivables from related parties:

	30 June 2015	31 December 2014
Other receivables (Note 6(4))		
— Qingdao Zhuoyue Xincheng Property Co., Ltd.	433,173,216	433,780,000
— Changshu Zhongzhi Real Estate Co., Ltd.	288,863,250	-
— Kunshan Derui Real Estate Development Co., Ltd.	131,100,488	-
— Changshu Wan Zhong Cheng Real Estate Co., Ltd.	79,977,000	-
— Shanghai Henggu Real Estate Development Co., Ltd.	11,200,000	-
— Shanghai Songming Real Estate Development Co., Ltd.	7,520,000	-
— Suzhou Xincheng Wanrui Real Estate Co., Ltd.	-	667,656,471
— Changzhou Wealth Zone Development Co., Ltd.	-	559,534,833
	951,833,954	1,660,971,304

10 Related party relationships and transactions (cont'd)

(6) Related party transactions (cont'd)

Payables to related parties:

	30 June 2015	31 December 2014
Dividends payable (Note 6(25))		
— Wang Xiaosong	805,000	805,000
Other payables (Note 6(26))		
— Hong Kong Prosperity Development Ltd.(Note)	4,348,696,200	2,983,603,920
— Nanjing Future Land Wanlong Real Estate Co., Ltd.	536,594,314	204,894,314
— Suzhou Xincheng Wanrui Real Estate Co., Ltd.	196,953,529	-
— Shanghai Wan Zhi Cheng Real estate Development Co., Ltd.	160,000,000	160,000,000
— Shanghai Xincheng Xudi Real Estate Co., Ltd.	142,434,850	72,434,850
— Future Land Development Holdings Limited	178,918	152,431
— Hong Kong Chuangyu Development Limited	6,146	6,146
	5,384,863,957	3,421,091,661

Note: As at 30 June 2015 and 31 December 2014, the payables to Hong Kong Prosperity Development Ltd. are interest-bearing and weighted average interest rate of the six months ended 30 June 2015 and Year 2014 are 10.10% and 10.73% respectively. As at 30 June 2015 and 31 December 2014, the payables to Hong Kong Prosperity Development Ltd. included interest payables are at RMB460,001,545 and RMB270,899,081 respectively. Save as the payables above to Hong Kong Prosperity Development Ltd., all the other receivables from and payables to related parties are not guaranteed, not interest bearing, and no fixed term of repayment.

Except for the payables above to Hong Kong Prosperity Development Ltd., all the other receivables from and payables to related parties are not guaranteed, not interest bearing, and no fixed term of repayment.

11 Contingencies

The Group's contingencies are contingent liabilities resulted from provision of financial guarantee, which is generated by the Group's provision of phased joint liability guarantee warranty for the secured bank loans by the Group's clients. Where some clients pay for the commercial houses developed by the Group by way of bank mortgage (secured loan), based on bank's requirement for release of individual housing secured loan, the Group will provide phased joint liability guarantee warranty for the secured bank loans by the clients. The liabilities for the guarantees will be released after the clients have completed all the procedures for application of house ownership certificates and housing pledge registration procedures. As at 30 June 2015, the Group's liabilities for provision of phased joint liability guarantee warranty for the secured bank loans by its clients amounted to RMB5,258,711,600 (31 December 2014: RMB4,478,634,500).

12 Commitments

(1) Commitment of project expense for real estate development

Under the contracted non-cancellable state-owned land use right transfer contract, the Group's minimum payables on land-transferring fees in the future are summarised as follows:

	30 June 2015	31 December 2014
Land-transferring fees	3,107,170,888	4,530,573,526

(2) Commitments of external investment

As at the balance sheet date, the Group has contracted commitments of external investment that need not to be stated in the balance sheet as follows:

	30 June 2015	31 December 2014
Acceptance of creditors' rights(i)	333,070,000	286,640,000
Subscription of joint ventures' interests(ii)	312,500,000	95,625,000
Equity acquisition(i)	60,003,200	42,164,000
	705,573,200	424,429,000

12 Commitments (cont'd)

(2) Commitments of external investment (cont'd)

(i) According to the Agreement with Jinnan Future Land Real Estate Co., Ltd.in June 2015, the Group committed to be assigned with 100% of the equity and creditor's rights of Jinan Tianhong Yongye Real Estate Development Co., Ltd. The total consideration paid in this deal was RMB393 million, in which RMB60 million for equity transfer and RMB333 million for creditor's rights' transfer. Considering that the acquired company held only a piece of undeveloped land of 98,294 square metres, the deal does not form a business combination and is treated by the Group as asset acquisition in accounting. As of 30 June 2015, the Group had not paid the consideration above.

According to the Agreement with Shandong Tianhong Development Co., Ltd. in December 2014, the Group committed to be assigned with 100% of the equity and creditor's rights of Jinan Tianhong Yongye Real Estate Development Co., Ltd. The total consideration paid in this deal was RMB329 million, in which RMB42 million for equity transfer and RMB287 million for creditor's rights' transfer. Considering that the acquired company held only a piece of undeveloped land of 84,392 square metres, the deal does not form a business combination and is treated by the Group as asset acquisition in accounting. As of 31 December 2014, the Group had not paid the consideration above.

(ii) According to the Agreement with Changshu Zhongnan Century Town Real Estate Development Co., Ltd. in May 2015, the Group committed to subscribe a capital contribution of RMB292.5 million to acquire 65% of the equity of Changshu Zhongzhi Real Estate Co., Ltd. As of 30 June 2015, the Group had not paid the consideration above.

According to the Agreement with Jiangsu Sunan Wanke Real Estate Development Co., Ltd. and Changshu Zhongnan Century Town Real Estate Development Co., Ltd. in May 2015, the Group committed to subscribe a capital contribution of RMB20.0 million to acquire 20% of the equity of Changshu Wan Zhong Cheng Real Estate Co., Ltd. As of 30 June 2015, the Group had not paid the consideration above.

(3) Operating lease commitments

Under the contracted non-cancellable operating lease contracts, the Group's minimum rental payables in the future are summarised as follows:

	30 June 2015	31 December 2014
Within 1 year	21,912,641	22,006,502
1 to 2 years	11,669,000	15,367,732
2 to 3 years	9,045,146	9,689,172
Over 3 years	47,971,492	50,828,029
	90,598,279	97,891,435

12 Commitments (cont'd)

(4) Rental receivables under operating leases

Under the contracted non-cancellable operating lease contracts, the Group's minimum rental receivables in the future are summarised as follows:

	30 June 2015	31 December 2014
Within 1 year	167,165,521	174,823,721
1 to 5 years	466,435,340	364,198,267
Over 5 years	343,448,072	151,551,988
	977,048,933	690,573,976

13 Subsequent events

(1) Important non-adjustments

In July 2015, the subsidiary of the Group, Shanghai Jiamu Investment management Co., Ltd. signed Shanghai Commodity Housing Pre-sale Contract with Shanghai Xinhaolong Real Estate Co., Ltd. on purchasing Guohaochangfengcheng No.5 office building (33,300 square metres in total) located at lane 388, Zhongjiang Road at the cost of RMB832,508,300. This building will be delivered to the Group in October 2015 respectively.

(2) Information on profit distribution

None.

14 Financial risk management

The Group deals with many financial risks in its operating activities, mainly including market risk (mainly foreign exchange risk and interest rate risk), credit risk and liquidity risk. In its overall risk management, the Group focuses on the unpredictability of financial market, and seeks to reduce the potential negative influences on the Group's financial conditions. The policies considered and adopted by the managements for managing such risks are summarised as follows:

(1) Market risk

(a) Foreign exchange risk

The Group mainly does its businesses in China, and adopts RMB for business settlement. However, exchange risk still exists with the Group's foreign currency assets and liabilities already confirmed, and its future foreign currency transactions (the pricing currency of foreign-currency assets and liabilities, and foreign-currency transactions is mainly USD). The financial department of the Group's headquarters takes charge of monitoring the scale of the Group's foreign currency transactions, foreign currency assets and liabilities, in order to minimise exchange risk.

As at 30 June 2015 and 31 December 2014, the RMB amount converted of the foreign currency financial assets and that of foreign currency financial liabilities held by the Group are as follows:

	30 June 2015		
	USD	Other foreign currencies	Total
Foreign currency financial assets			
—Cash on hand and at bank	27,425,269	229,776	27,655,045
Foreign currency financial liabilities			
—Short-term borrowings	606,881,610	-	606,881,610
—Payables	479,842,693	316,805	480,159,498
	1,086,724,303	316,805	1,087,041,108

14 Financial risk management (cont'd)

(1) Market risk (cont'd)

(a) Foreign exchange risk (cont'd)

	31 December 2014		
	USD	Other foreign currencies	Total
Foreign currency financial assets			
—Cash on hand and at bank	346,826,052	247,293	347,073,345
Foreign currency financial liabilities			
—Short-term borrowings	373,439,332	-	373,439,332
—Payables	1,824,415,753	321,123	1,824,736,876
	2,197,855,085	321,123	2,198,176,208

As at 30 June 2015, for various USD financial assets and USD financial liabilities of the Group, if RMB appreciates or depreciates by 10% against USD, and other factors remained unchanged, the Group's net profit would increase or decrease by RMB79,447,428. (31 December 2014: RMB138,827,178)

(b) Interest rate risk

The Group's interest rate risk is mainly from long-term interest-bearing liabilities, such as long-term bank deposit and bonds payable, etc. The loans with interest calculated as per floating market rate make the Group face cash flow interest rate risk; the loans with interest calculated as per fixed interest rate make the Group face fair value interest rate risk. The Group determines the relative proportion of fixed interest rate and floating interest rate. As at 30 June 2015, the Group's long-term interest-bearing liabilities with interest calculated as per floating market rate (excluding long-term loans coming due within one year) were mainly the bank loans priced in RMB, and the amount was RMB5,328,150,000(31 December 2014: RMB3,795,900,000).

14 Financial risk management (cont'd)

(1) Market risk (cont'd)

(b) Interest rate risk (cont'd)

The Group focuses on the fluctuation trend of interest rate and considers the influences on the interest rate risk faced by the Group. The Group has not applied any derivative instrument contract to hedge interest rate risk at present, but the management level will consider whether to hedge the major interest rate risk faced in future.

As at 30 June 2015, if the loan interest rate calculated as per floating interest rate rises or drops by 50 basis points, and other factors remained unchanged, the Group's interest expenditure would increase or decrease by RMB26,640,750 (31 December 2014: RMB18,979,500).

(2) Credit risk

The carrying amount of bank deposit, restricted deposit, receivables, and other current assets except for prepayments and inventories is the major credit risk faced by the Group in terms of financial assets. Nearly all bank deposits of the Group are in China's main financial institutions that the management level considers to have high credit quality. The Group has related systems to surely evaluate and record clients' credit. The Group has also implemented other management procedures to surely take subsequent actions to recover overdue receivables. In addition, the Group will periodically check the carrying amount of the receivables, in order to ensure the withdrawal of sufficient bad debt reserve. The Group does not have major centralised credit risk, since the risk is distributed among plentiful clients.

The Group provides phased joint liability guarantee warranty for the mortgage loans granted by banks to our clients. In this period, if our clients cannot repay mortgage loan, the Group will possibly pay the mortgage bank loan that is unavailable to repay to the banks for the above our clients for reason of undertaking joint liability guarantee warranty guaranty. Under such circumstances, the Group may recover the above advance money for clients by means of preferentially disposing related real estates according to the stipulations of related house purchasing contract. Therefore, the Group considers that related credit risk is very low.

As at 30 June 2015, the Group has no substantial overdue receivables. (31 December 2014: Nil).

14 Financial risk management (cont'd)

(3) Liquidity risk

Through the financial plan system based on the Group's strategy and operation results, the Group predicts and plans its future fluidity status, in order to guarantee continuous good fluidity. The Group updates annual capital budget by month.

The capital for obtaining land use right is generally granted from the Group's funds available. The capital sources of other project costs include not only self-owned capital, but also bank loan and deposit received, etc.

The Group has established strategic partnership with multiple large-scale state-owned banks, joint-stock banks and trust companies. In case a new project obtains approval document from related government departments, the Group could generally obtain capital support from such financial institutions.

As at the balance sheet date, the Group's various financial liabilities were listed as non-discounted contract cash flow by due date:

	30 June 2015				
	Within 1 year	1 to 2 years	2 to 5 years	Over 5 years	Total
Short-term borrowings	1,942,780,621	-	-	-	1,942,780,621
Payables	16,815,048,003	-	-	-	16,815,048,003
Non-current liabilities due within one year	910,313,877	-	-	-	910,313,877
Long-term borrowings	390,935,890	2,162,707,512	3,906,886,923	187,679,244	6,648,209,569
Bonds payable	178,000,000	178,000,000	2,534,000,000	-	2,890,000,000
	20,237,078,391	2,340,707,512	6,440,886,923	187,679,244	29,206,352,070

	31 December 2014				
	Within 1 year	1 to 2 years	2 to 5 years	Over 5 years	Total
Short-term borrowings	1,906,059,885	-	-	-	1,906,059,885
Payables	14,256,104,544	-	-	-	14,256,104,544
Non-current liabilities due within one year	1,243,981,774	-	-	-	1,243,981,774
Long-term borrowings	263,473,553	1,378,261,340	2,573,617,223	255,595,101	4,470,947,217
Bonds payable	178,000,000	178,000,000	2,534,000,000	-	2,890,000,000
	17,847,619,756	1,556,261,340	5,107,617,223	255,595,101	24,767,093,420

14 Financial risk management (cont'd)

(4) Price risk

The price risk faced by the Group mainly comprises the available-for-sale financial assets (Note 6(8)) held by the Group. The available-for-sale financial assets are the equity interests of non-listed enterprises. The Group pays close attention to the status of capital market and invested enterprises, and reasonably estimates their fair value.

15 Fair value estimates

The level to which the fair value measurement results belong is determined according to the lowest level to which the input value having great significance for overall fair value measurement belongs:

Level 1: The non-adjusted offer of the same assets or liabilities in active market.

Level 2: The directly or indirectly observable input value of related assets or liabilities other than level-1 input value.

Level 3: Non-observable input value of related assets or liabilities.

(1) Assets measured continuously at fair value

As at 30 June 2015, the assets measured continuously at fair value were listed as follows as per the above three levels:

	Level 1	Level 2	Level 3	Total
Financial assets				
Available-for-sale financial assets				
—Equity investments	-	-	269,542,374	269,542,374
Non-financial assets				
Investment properties				
—Completed properties	-	-	4,569,000,000	4,569,000,000
—Properties under development	-	-	3,160,000,000	3,160,000,000
Total non-financial assets	-	-	7,729,000,000	7,729,000,000
Total assets	-	-	7,998,542,374	7,998,542,374

15 Fair value estimates (cont'd)

(1) Assets measured continuously at fair value (cont'd)

As at 31 December 2014, the assets measured continuously at fair value were listed as follows as per the above three levels:

	Level 1	Level 2	Level 3	Total
Financial assets				
Available-for-sale financial assets				
—Equity investments	-	-	259,628,913	259,628,913
Non-financial assets				
Investment properties				
—Completed properties	-	-	4,361,000,000	4,361,000,000
—Properties under development	-	-	1,575,000,000	1,575,000,000
Total non-financial assets	-	-	5,936,000,000	5,936,000,000
Total assets	-	-	6,195,628,913	6,195,628,913

The Group takes the date when the matters inducing the conversion among each level occur as the time point for confirming the conversion among each level. This year, no conversion occurred between levels within the Group.

For financial instruments traded in active market, the Group determines their fair value as per market quotation in active market; for financial instruments not traded in active market, the Group determines their fair value with appraisal technology. The appraisal models used mainly include cash flow discount model and market comparable company model, etc. The input value of appraisal technology mainly includes risk-free interest rate, benchmark interest rate, exchange rate, credit spread, fluidity premium, EBITDA multiplier, lack of marketability discount, etc.

For Investment properties, the Group entrusts external appraisers to appraise their fair value. The methods adopted mainly include rent income model and comparable market process, etc. The input value used mainly includes capital growth rate, capitalisation rate, and unit price, etc.

15 Fair value estimates (cont'd)

(1) Assets measured continuously at fair value (cont'd)

The changes in the above level-3 assets are as follows:

	Available-for-sale financial assets	Investment properties		Total
	-Equity investments	Completed properties	Properties under development	
1 January 2015	259,628,913	4,361,000,000	1,575,000,000	6,195,628,913
Additions in the year	-	185,748,170	1,324,608,349	1,510,356,519
Recovery of investment	(4,086,539)	-	-	(4,086,539)
Inventory converted into Investment properties	-	-	-	-
Dispose in the year	-	-	-	-
Total gains included in profit or loss	-	22,251,830	260,391,651	282,643,481
Total gains included in other comprehensive income	14,000,000	-	-	14,000,000
30 June 2015	269,542,374	4,569,000,000	3,160,000,000	7,998,542,374
Change in unrealised profits or losses included in profit or loss for assets in 2015 held on 30 June 2015				
— Gains from changes in fair value	-	22,251,830	260,391,651	282,643,481

15 Fair value estimates (cont'd)

(1) Assets measured continuously at fair value (cont'd)

The changes in the above level-3 assets are as follows (cont'd):

	Available-for-sale financial assets	Investment properties		Total
	-Equity investments	Completed properties	Properties under development	
1 January 2014	221,186,605	3,151,000,000	156,000,000	3,528,186,605
Additions in the year	15,000,000	134,651,211	1,055,554,870	1,205,206,081
Recovery of investment	(3,557,692)	-	-	(3,557,692)
Inventory converted into Investment properties	-	1,077,000,000	-	1,077,000,000
Dispose in the year	-	(4,200,000)	-	(4,200,000)
Total gains included in profit or loss	-	2,548,789	363,445,130	365,993,919
Total gains included in other comprehensive income	27,000,000	-	-	27,000,000
31 December 2014	259,628,913	4,361,000,000	1,575,000,000	6,195,628,913
Change in unrealised profits or losses included in profit or loss for assets in 2014 held on 31 December 2014				
— Gains from changes in fair value	-	2,548,789	363,445,130	365,993,919

The Group arranges its financial department to take charge of the evaluation of financial assets and financial liabilities, and meanwhile, entrusts external independent appraisers to appraise the fair value of the Group's Investment properties. The Group's financial department carries out independent verification and accounting treatment of the above evaluation results, and prepares disclosure information related to fair value based on the verified evaluation results.

15 Fair value estimates (cont'd)

(1) Assets measured continuously at fair value (cont'd)

Information on Level 3 fair value measurement is as follows:

	Fair value at 30 June 2015	Valuation technique	Inputs			
			Name	Range	Relation with fair value	Observable / Unobservable
Available-for-sale financial assets -						
Equity investments	269,542,374	Market approach	PBR	1.2-2.4	Positively correlated	Unobservable
Investment properties -						
Completed properties	4,569,000,000	Investment approach	Term yield	4.0%-5.5%	Negatively correlated	Unobservable
			Reversionary yield	4.5%-6.5%	Negatively correlated	Unobservable
			Market unit rent	RMB38 – RMB352 per square metre per month	Positively correlated	Unobservable
Properties under development	3,160,000,000	Investment approach	Reversionary yield	6.5%	Negatively correlated	Unobservable
			Market unit rent	RMB23 – RMB174 per square metre per month	Positively correlated	Unobservable
			Estimated construction costs to completion	RMB 55,137,789 – RMB 444,626,107	Negatively correlated	Unobservable
			Estimated profit margin required to hold and develop property to completion	3%-20%	Negatively correlated	Unobservable

(2) The financial instruments not subsequently measured at fair value

The Group's financial assets and financial liabilities measured at amortised cost mainly include receivables, payables, loans, and bonds payable.

There is a very small difference between the carrying amount and fair value of the Group's financial assets and financial liabilities not measured subsequently at fair value.

16 Capital management

The Group's capital management policy aims to guarantee the Group's sustained operation, in order to provide return to shareholders, benefit other stakeholders, and meanwhile, maintain the best capital structure to reduce capital cost.

In order to maintain or adjust capital structure, the Group will possibly adjust the amount of dividends paid to shareholders, refund capital to shareholders, issue new stocks, or sell assets in order to reduce debts.

The Group uses asset-liability ratio to monitor capital in accordance with the relevant national regulations. The ratio is calculated by the net amount of liabilities divided by total amount of capital, and here, net amount of liabilities is calculated as per total amount of loan minus cash and cash equivalents, while the total amount of capital is calculated as per the total amount of equity listed in the consolidated balance sheet plus the net amount of liabilities.

As at 30 June 2015 and 31 December 2014, the Group's gearing ratio is as follows:

	30 June 2015	31 December 2014
Gearing ratio	33.38%	27.25%

1 Breakdown of extraordinary gains or losses

	Six months ended 30 June 2015	Year 2014
Gains or losses from disposal of non-current assets	(58,990)	(206,219)
Government subsidies included in current profit and loss	4,637,400	30,350,208
Current net gains or losses of a subsidiary from the beginning of the period up to combination date generated from business combination under common control	-	(114,063,331)
Other than effective hedging related to the Group's normal operating business, gains or losses from changes in fair value of transactional financial assets and financial liabilities held, as well as investment income from disposal of transactional financial assets, transactional financial liabilities and available-for-sale financial assets	6,000,000	6,552,722
Gains or losses from changes in fair value of Investment properties by adoption of fair value model for subsequent measurement	282,643,481	365,993,919
Investment income from disposal of subsidiaries	51,022,384	26,195,020
Other non-operating income or expenses other than the above	1,733,672	4,317,235
	345,977,947	319,139,554
Effect of income tax	(73,524,060)	(100,985,455)
Effect of non-controlling shareholders' interests (after tax)	(4,520,805)	16,415,206
	267,933,082	234,569,305

Basis for preparation of the breakdown of extraordinary gains and losses

In accordance with the regulations of the Explanatory Announcement on Information Disclosure for Companies Offering Their Securities to the Public No. 1 --- Extraordinary Profit and Loss [2008] of China Securities Regulatory Commission, extraordinary profit and loss refers to the gain and loss arising from various transactions and matters which have no immediate relationship with a company's normal business operation, or which have relationship with normal business operation, but affect statement users' correct judgement on the company's business performance and profitability due to their particular nature and contingency.

2 Net assets yield and earnings per share

	Weighted average Net return on assets (%)		Earnings per share Basic earnings per share		Earnings per share Diluted earnings per share	
	Six months ended 30 June 2015	Year 2014	Six months ended 30 June 2015	Year 2014	Six months ended 30 June 2015	Year 2014
Net profit attributable to ordinary shareholders of the Company	7.26%	17.24%	0.44	0.96	0.96	0.96
Net profit attributable to ordinary shareholders of the Company after deduction of extraordinary gains or losses	4.7%	15.36%	0.29	0.83	0.83	0.83

In the event that there is any discrepancy between the Chinese version and the English version, the Chinese version shall prevail.

Future Land Holdings Co., Ltd.

Financial Statements
— Years ended 31 December 2012, 2013, 2014 and
— Six Months ended 30 June 2015
together with Auditor's Report

【English translation for reference only. Should there be any inconsistency between the Chinese and English versions, the Chinese version shall prevail.】

Future Land Holdings Co., Ltd.

Financial Statements
— Years ended 31 December 2012, 2013, 2014 and
— Six Months ended 30 June 2015
together with Auditor's Report

Auditor's Report

PwC ZT Shen Zi (2015) No. 11030
(Page 1 of 2)

To the Shareholders of Future Land Holdings Co., Ltd.:

We have audited the accompanying financial statements of Future Land Holdings Co., Ltd. (the "Company"), which comprise the consolidated and company balance sheets as at 31 December 2012, 2013, 2014 and 30 June 2015, the consolidated and company statements of income, the consolidated and company statements of cash flows and the consolidated and company statements of changes in equity for each of the years ended 31 December 2012, 2013, 2014 and the six months ended 30 June 2015, and the notes to the financial statements.

Management's responsibility for the financial statements

Management of the Company is responsible for the preparation and fair presentation of these financial statements in accordance with the requirements of Accounting Standards for Business Enterprises, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with China Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

Auditor's Report (cont'd)

PwC ZT Shen Zi (2015) No. 11030
(Page 2 of 2)

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated and Company's financial position as at 31 December 2012, 2013, 2014 and 30 June 2015, and their financial performance and cash flows for each of the years ended 31 December 2012, 2013, 2014 and the six months ended 30 June 2015 in accordance with the requirements of Accounting Standards for Business Enterprises.

PricewaterhouseCoopers Zhong Tian LLP
Chinese Certified Public Accountant: Wang Xiao
Chinese Certified Public Accountant: Shen Jiazhen

Shanghai, the People's Republic of China

29 July 2015

Future Land Holdings Co., Ltd.

Consolidated Balance Sheets
As at 31 December 2012, 2013, 2014 and 30 June 2015
(Unit: RMB, Unless otherwise stated)

Assets	Note	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Current assets					
Cash on hand and at bank	4(1)	5,290,469,607	5,082,813,469	6,263,522,398	4,382,141,256
Notes receivable	4(2)	31,574,827	31,317,340	4,400,000	300,000
Accounts receivable	4(3)	14,297,253	11,375,913	2,261,544	3,276,885
Prepayments	4(5)	3,220,410,432	2,880,650,813	3,442,903,697	4,403,337,692
Other receivables	4(4)	1,691,570,231	2,308,359,362	1,097,057,331	543,887,105
Inventories	4(6)	33,493,726,794	29,830,428,291	28,672,797,635	24,467,309,966
Other current assets	4(7)	1,381,447,923	1,260,127,205	947,039,099	1,021,731,086
Total current assets		45,123,497,067	41,405,072,393	40,429,981,704	34,821,983,990
Non-current assets					
Available-for-sale financial assets	4(8)	269,542,374	259,628,913	221,186,605	181,186,605
Long-term receivables	4(9)	113,492,847	98,107,795	198,537,795	-
Long-term equity investments	4(10)	1,203,166,570	907,371,900	53,468,057	229,890,447
Investment properties	4(11)	7,729,000,000	5,936,000,000	3,307,000,000	3,105,600,000
Fixed assets	4(12)	691,559,852	711,603,652	103,318,650	91,147,106
Intangible assets	4(13)	43,505,219	45,029,186	9,835,912	7,266,575
Long-term prepaid expenses	4(14)	34,391,347	27,335,005	12,470,514	25,659,965
Deferred income tax assets	4(15)	473,838,654	477,965,393	499,696,272	358,219,235
Other non-current assets	4(16)	1,274,285,638	1,245,683,568	367,247,647	367,247,647
Total non-current assets		11,832,782,501	9,708,725,412	4,772,761,452	4,366,217,580
Total assets		56,956,279,568	51,113,797,805	45,202,743,156	39,188,201,570

Future Land Holdings Co., Ltd.

Consolidated Balance Sheets (cont'd)
As at 31 December 2012, 2013, 2014 and 30 June 2015
(Unit: RMB, Unless otherwise stated)

Liabilities and Owners' Equity	Note	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Current liabilities					
Short-term borrowings	4(18)	1,886,881,610	1,878,439,332	577,500,000	1,522,576,250
Notes payable	4(19)	718,109,987	452,309,758	659,238,031	637,482,085
Accounts payable	4(20)	10,166,359,451	9,288,126,091	8,073,819,090	8,118,823,402
Advances from customers	4(21)	15,108,171,850	13,163,120,874	10,216,494,845	11,652,865,090
Employee benefits payable	4(22)	24,551,213	119,809,383	127,098,430	71,874,266
Taxes payable	4(23)	523,863,028	1,017,219,115	1,014,910,386	750,854,195
Interest payable	4(24)	183,229,385	105,085,066	38,849,663	125,395,749
Dividends payable	4(25)	805,000	805,000	805,000	805,000
Other payables	4(26)	5,930,578,565	4,515,668,695	2,088,329,530	514,503,712
Non-current liabilities due within one year	4(27)	876,100,000	1,191,800,000	1,531,459,011	3,607,860,000
Other current liabilities	4(28)	447,150,854	702,722,646	849,484,402	524,325,251
Total current liabilities		35,865,800,943	32,435,105,960	25,177,988,388	27,527,365,000
Non-current liabilities					
Long-term borrowings	4(29)	5,765,780,000	3,795,900,000	9,048,000,000	4,509,670,000
Bonds payable	4(30)	1,984,792,233	1,981,419,068	-	-
Deferred income tax liabilities	4(15)	616,319,110	651,272,695	418,645,556	402,871,596
Total non-current liabilities		8,366,891,343	6,428,591,763	9,466,645,556	4,912,541,596
Total liabilities		44,232,692,286	38,863,697,723	34,644,633,944	32,439,906,596
Owners' equity					
Paid-in capital / Share capital	1	1,166,000,000	1,100,000,000	600,000,000	600,000,000
Capital reserves	4(31)	125,238,173	110,655,481	529,975,126	64,221,031
Other comprehensive income	4(32)	59,432,494	53,506,822	-	-
Surplus reserves	4(33)	-	47,653,066	-	-
Undistributed profits	4(34)	6,075,876,692	5,645,680,614	4,928,919,957	3,754,591,318
Total equity attributable to owners of the Company		7,426,547,359	6,957,495,983	6,058,895,083	4,418,812,349
Non-controlling interests		5,297,039,923	5,292,604,099	4,499,214,129	2,329,482,625
Total owners' equity		12,723,587,282	12,250,100,082	10,558,109,212	6,748,294,974
Total liabilities and owners' equity		56,956,279,568	51,113,797,805	45,202,743,156	39,188,201,570

The accompanying Notes to the Financial Statements are integral parts of the Financial Statements.

Responsible person for the Company:
Wang Zhenhua

Person in charge of Accounting:
Wang Zhenhua

Responsible person for the Accounting Department:
Liang Zhicheng

Future Land Holdings Co., Ltd.

Company Balance Sheets
As at 31 December 2012, 2013, 2014 and 30 June 2015
(Unit: RMB, Unless otherwise stated)

Assets	Note	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Current assets					
Cash on hand and at bank		4,651,258	23,959,277	72,635,178	2,105,490
Prepayments		-	-	50,000,000	-
Other receivables	15(1)	934,033,766	616,374,632	27,296,291	576,360,381
Other current assets		33,290	33,290	33,290	34,482
Total current assets		938,718,314	640,367,199	149,964,759	578,500,353
Non-current assets					
Long-term equity investments	15(2)	1,061,559,870	1,061,559,870	983,608,870	983,608,870
Fixed assets		2,171,474	1,886,398	2,424,591	3,286,751
Intangible assets		1,556,141	2,205,856	2,153,144	2,708,288
Long-term prepaid expenses		484,457	788,632	1,376,467	-
Deferred income tax assets		23,345,299	5,666,416	-	-
Total non-current assets		1,089,117,241	1,072,107,172	989,563,072	989,603,909
Total assets		2,027,835,555	1,712,474,371	1,139,527,831	1,568,104,262
Liabilities and Owners' Equity					
Current liabilities					
Short-term borrowings		600,000,000	-	-	80,000,000
Accounts payable		-	71,071	71,071	49,783
Employee benefits payable		-	19,250,978	3,089,032	4,390,686
Taxes payable		5,119,908	4,700,442	2,565,869	206,647
Interest payable		-	-	-	39,040,583
Dividends payable		805,000	805,000	805,000	805,000
Other payables		231,978,850	511,116,216	598,905,163	735,877,585
Non-current liabilities due within one year		-	-	-	328,000,000
Total liabilities		837,903,758	535,943,707	605,436,135	1,188,370,284
Owners' equity					
Share capital / Paid-in capital		1,166,000,000	1,100,000,000	600,000,000	600,000,000
Capital reserves		10,530,664	-	-	-
Surplus reserves		-	47,653,066	-	-
Undistributed profits / (Accumulated losses)		13,401,133	28,877,598	(65,908,304)	(220,266,022)
Total owners' equity		1,189,931,797	1,176,530,664	534,091,696	379,733,978
Total liabilities and owners' equity		2,027,835,555	1,712,474,371	1,139,527,831	1,568,104,262

The accompanying Notes to the Financial Statements are integral parts of the Financial Statements.

Responsible person for the Company: Wang Zhenhua
Person in charge of Accounting: Wang Zhenhua
Responsible person for the Accounting Department: Liang Zhicheng

Future Land Holdings Co., Ltd.

Consolidated Statements of Income

Years 2012, 2013, 2014 and Six Months ended 30 June 2015

(Unit: RMB, Unless otherwise stated)

	Note	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
1. Revenue	4(35)	8,726,053,418	20,674,198,043	20,736,461,344	17,446,195,286
Less: Cost of sales	4(35)	(6,636,807,894)	(15,273,023,076)	(14,834,451,501)	(12,587,272,697)
Sales taxes	4(36)	(579,003,547)	(1,717,772,521)	(2,030,044,054)	(1,605,643,728)
Selling expenses	4(37)	(292,768,920)	(613,098,487)	(591,180,913)	(474,458,469)
Administrative expenses	4(38)	(395,775,908)	(653,485,506)	(652,326,265)	(550,691,661)
Finance expenses - net	4(39)	(34,955,530)	(52,137,056)	(286,030,024)	(122,253,494)
Assets impairment losses	4(41)	(98,536,595)	(381,141,525)	(79,588,142)	-
Plus: Fair value gains on investment properties	4(42)	282,643,481	365,993,919	37,838,584	31,085,989
Investment income / (losses)	4(43)	115,592,054	25,401,585	41,183,412	(67,739)
Include: Investment income / (losses) from associates and joint ventures		58,569,670	(7,346,157)	(11,422,390)	(5,109,553)
2. Operating profits		1,086,440,559	2,374,935,376	2,341,862,441	2,136,893,487
Plus: Non-operating income	4(44)	10,527,796	42,551,284	155,984,059	20,155,659
Include: Gains from disposal of non-current assets		118	46,630	112,844	13,192
Less: Non-operating expenses	4(45)	(4,215,714)	(8,090,060)	(12,296,972)	(21,091,658)
Include: Losses from disposal of non-current assets		(59,108)	(252,849)	(494,749)	(68,569)
3. Total profits		1,092,752,641	2,409,396,600	2,485,549,528	2,135,957,488
Less: Income tax expense	4(46)	(265,358,196)	(617,050,951)	(635,634,372)	(578,299,149)
4. Net profit		827,394,445	1,792,345,649	1,849,915,156	1,557,658,339
Include: Prior net losses up to combination date of subsidiaries acquired through business combinations under common control		-	(114,063,331)	(35,304,072)	-
Net profit attributable to shareholders of the Company		459,073,676	1,167,206,742	1,174,328,639	967,461,317
Net profit attributable to non-controlling interests		368,320,769	625,138,907	675,586,517	590,197,022

Consolidated Statements of Income (cont'd)
Years 2012, 2013, 2014 and Six Months ended 30 June 2015
(Unit: RMB, Unless otherwise stated)

	Note	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
5. Other comprehensive income, net of tax	4(32)	10,500,000	94,548,001	-	-
Other comprehensive income attributable to shareholders of the Company, net of tax, which may be reclassified subsequently to profit or loss					
- Changes in fair values of available-for-sale financial assets		5,925,672	11,428,081	-	-
- Gains upon transfer of inventories to investment properties		-	42,078,741	-	-
Other comprehensive income attributable to non-controlling interests, net of tax		4,574,328	41,041,179	-	-
6. Total comprehensive income		837,894,445	1,886,893,650	1,849,915,156	1,557,658,339
Total comprehensive income attributable to shareholders of the Company		464,999,348	1,220,713,564	1,174,328,639	967,461,317
Total comprehensive income attributable to non-controlling interests		372,895,097	666,180,086	675,586,517	590,197,022
7. Earnings per share					
Basic earnings per share (RMB)	4(47)	0.39	Not applicable	Not applicable	Not applicable
Diluted earnings per share (RMB)	4(47)	0.39	Not applicable	Not applicable	Not applicable

The accompanying Notes to the Financial Statements are integral parts of the Financial Statements.

Responsible person for the Company: **Wang Zhenhua** **Person in charge of Accounting:** **Wang Zhenhua** **Responsible person for the Accounting Department:** **Liang Zhichen**

Future Land Holdings Co., Ltd.

Company Statements of Income
Years 2012, 2013, 2014 and Six Months ended 30 June 2015
(Unit: RMB, Unless otherwise stated)

	Note	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
1. Revenue	15(3)	39,398,282	40,014,672	44,000,000	-
Less: Cost of sales	15(3)	(40,148,520)	(38,340,162)	-	-
Sales taxes		(1,526,203)	(1,646,873)	(2,464,000)	-
Administrative expenses		(67,103,348)	(37,689,448)	(33,355,932)	(31,343,627)
Finance (expenses) / income - net		(545,811)	(2,926,178)	347,785	(55,903,713)
Plus: Investment income	15(4)	65,640,960	556,585,984	93,772,800	46,886,400
Include: Investment income from associates and joint ventures		-	-	-	-
2. Operating (losses) / profits		(4,284,640)	515,997,995	102,300,653	(40,360,940)
Plus: Non-operating income		7,000	22,116,669	52,076,082	2,800,000
Include: Gains from disposal of non-current assets		-	-	-	-
Less: Non-operating expenses		(110)	-	(19,017)	(10,000)
Include: Losses from disposal of non-current assets		-	-	-	-
3. Total (losses) / profits		(4,277,750)	538,114,664	154,357,718	(37,570,940)
Less: Income tax		17,678,883	4,324,304	-	-
4. Net profits / (losses)		13,401,133	542,438,968	154,357,718	(37,570,940)
5. Other comprehensive income / (losses), net of tax		-	-	-	-
6. Total comprehensive income / (losses)		13,401,133	542,438,968	154,357,718	(37,570,940)

The accompanying Notes to the Financial Statements are integral parts of the Financial Statements.

Responsible person for the Company: Wang Zhenhua
Person in charge of Accounting: Wang Zhenhua
Responsible person for the Accounting Department: Liang Zhicheng

Consolidated Statements of Cash Flows
Years 2012, 2013, 2014 and Six Months ended 30 June 2015
(Unit: RMB, Unless otherwise stated)

	Note	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
1. Cash flows from operating activities					
Cash from sales of goods or rendering of services		10,723,424,648	23,584,792,363	19,297,006,440	16,369,105,018
Refunds of taxes and levies		-	-	1,347,900	622,465
Cash received from other operating activities	4(48)(a)	2,852,866,033	4,802,360,012	1,044,187,326	130,494,935
Total cash inflows from operating activities		13,576,290,681	28,387,152,375	20,342,541,666	16,500,222,418
Cash paid for purchases of goods or services		(8,839,803,527)	(15,779,466,683)	(17,003,217,907)	(10,426,199,052)
Cash paid to and for the employees		(511,453,170)	(776,603,817)	(528,223,595)	(429,991,322)
Taxes and levies paid		(1,772,140,323)	(2,614,871,748)	(2,187,362,131)	(1,915,859,662)
Cash paid for other operating activities	4(48)(b)	(2,499,120,169)	(5,721,205,537)	(1,815,743,771)	(1,510,753,796)
Total cash outflows for operating activities		(13,622,517,189)	(24,892,147,785)	(21,534,547,404)	(14,282,803,832)
Net amount of cash flows (used for) / generated from operating activities	4(49)(a)	(46,226,508)	3,495,004,590	(1,192,005,738)	2,217,418,586
2. Cash flows from investing activities					
Cash from disinvestments		4,086,539	3,557,692	175,000,000	-
Cash from investment gains		6,000,000	6,552,722	6,605,802	5,041,814
Net amount of cash from disposal of fixed assets, intangible assets and other long-term assets		69,089	3,051,781	15,583,293	889,171
Net amount of cash from disposal of subsidiaries and other business units	4(49)(b)	-	43,844,072	89,843,253	-
Total cash inflows from investment activities		10,155,628	57,006,267	287,032,348	5,930,985
Cash paid for fixed assets, intangible assets and other long-term assets		(1,521,209,712)	(2,236,550,717)	(203,696,264)	(574,290,877)
Cash paid for investments		(237,225,000)	(876,250,000)	(50,000,000)	(25,186,605)
Net amount of cash paid for disposal of subsidiaries and other business units	4(49)(b)	(87,146,985)	-	-	-
Total cash outflows for investing activities		(1,845,581,697)	(3,112,800,717)	(253,696,264)	(599,477,482)
Net amount of cash flows (used for) / generated from investing activities		(1,835,426,069)	(3,055,794,450)	33,336,084	(593,546,497)

Consolidated Statements of Cash Flows (cont'd)
Years 2012, 2013, 2014 and Six Months ended 30 June 2015
(Unit: RMB, Unless otherwise stated)

	Note	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
3. Cash flows from financing activities					
Cash received from capital contributions		-	933,790,012	1,559,690,907	-
Include: Cash received from capital contributions by non-controlling shareholders of subsidiaries		-	420,000,012	1,559,690,907	-
Cash received from borrowings		5,142,521,837	8,059,580,321	12,707,349,022	6,249,311,250
Cash received from issue of bonds		-	1,978,520,000	-	-
Cash received from other financing activities	4(48)(c)	1,407,076,108	1,429,811,278	1,032,951,270	170,410,100
Total cash inflows from financing activities		6,549,597,945	12,401,701,611	15,299,991,199	6,419,721,350
Cash repayments of borrowings		(3,479,899,559)	(12,350,400,000)	(11,190,496,261)	(7,475,767,928)
Cash paid for distribution of dividend, profit or interest		(332,947,922)	(1,310,650,618)	(1,122,893,201)	(1,065,932,951)
Include: Cash paid to non-controlling shareholders of subsidiaries		(45,882,143)	(84,182,298)	(65,545,920)	(32,772,960)
Cash paid for other financing activities	4(48)(d)	(973,875,666)	(384,158,500)	-	-
Total cash outflows for financing activities		(4,786,723,147)	(14,045,209,118)	(12,313,389,462)	(8,541,700,879)
Net amount of cash flows generated from / (used for) financing activities		1,762,874,798	(1,643,507,507)	2,986,601,737	(2,121,979,529)
4. Significant effect of foreign exchange rate changes on cash and cash equivalents		-	-	-	-
5. Net (decrease) / increase of cash and cash equivalents	4(49)(a)	(118,777,779)	(1,204,297,367)	1,827,932,083	(498,107,440)
Plus: Cash and cash equivalents at beginning of year / period		4,257,952,444	5,462,249,811	3,634,317,728	4,132,425,168
6. Cash and cash equivalents at end of year / period	4(49)(c)	4,139,174,665	4,257,952,444	5,462,249,811	3,634,317,728

The accompanying Notes to the Financial Statements are integral parts of the Financial Statements.

Responsible person for the Company: Wang Zhenhua

Person in charge of Accounting: Wang Zhenhua

Responsible person for the Accounting Department: Liang Zhicheng

Future Land Holdings Co., Ltd.

Company Statements of Cash Flows
Years 2012, 2013, 2014 and Six Months ended 30 June 2015
(Unit: RMB, Unless otherwise stated)

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
1. Cash flows from operating activities				
Cash from sales of goods or rendering of services	39,398,282	40,014,672	44,000,000	-
Cash received from other operating activities	2,937,601	22,212,426	1,226,137,938	270,102,605
Total cash inflows from operating activities	42,335,883	62,227,098	1,270,137,938	270,102,605
Cash paid to and on behalf of the employees	(73,914,049)	(38,501,126)	(20,031,955)	(19,236,364)
Payments of taxes and levies	(1,106,737)	(854,412)	(252,549)	(36,061)
Cash paid for other operating activities	(648,207,418)	(645,340,203)	(805,373,867)	(159,571,160)
Total cash outflows for operating activities	(723,228,205)	(684,695,741)	(825,658,371)	(178,843,585)
Net amount of cash flows (used for) / generated from operating activities	(680,892,322)	(622,468,643)	444,479,567	91,259,020
2. Cash flows from investing activities				
Cash from disinvestments	-	470,000,000	-	-
Cash from investment gains	65,640,960	556,585,984	93,772,800	46,886,400
Net amount of cash from disposal of fixed assets	-	-	7,093	-
Net amount of cash from disposal of subsidiaries	-	20,000,000	-	-
Total cash inflows from investment activities	65,640,960	1,046,585,984	93,779,893	46,886,400
Cash paid for fixed assets, intangible assets and other long-term assets	(649,490)	(1,841,270)	(2,087,139)	(1,774,405)
Cash paid for investments	-	(567,951,000)	-	-
Total cash outflows for investing activities	(649,490)	(569,792,270)	(2,087,139)	(1,774,405)
Net amount of cash flows generated from investment activities	64,991,470	476,793,714	91,692,754	45,111,995
3. Cash flows from financing activities				
Cash received from capital contributions	-	513,790,000	-	-
Cash received from borrowings	600,000,000	550,000,000	638,000,000	124,200,000
Cash received from other financing activities	-	-	-	80,000,000
Total cash inflows from financing activities	600,000,000	1,063,790,000	638,000,000	204,200,000
Cash repayments of borrowings	-	(550,000,000)	(1,046,000,000)	(286,200,000)
Cash paid for distribution of dividend or profit	(3,407,167)	(403,000,972)	(57,642,633)	(57,581,194)
Cash paid for other financing activities	-	(13,790,000)	-	-
Total cash outflows for financing activities	(3,407,167)	(966,790,972)	(1,103,642,633)	(343,781,194)
Net amount of cash generated from / (used for) financing activities	596,592,833	96,999,028	(465,642,633)	(139,581,194)
4. Significant effect of foreign exchange rate changes on cash and cash equivalents	-	-	-	-
5. Net (decrease) / increase of cash and cash equivalents	(19,308,019)	(48,675,901)	70,529,688	(3,210,179)
Plus: Cash and cash equivalents at beginning of year / period	23,959,277	72,635,178	2,105,490	5,315,669
6. Cash and cash equivalents at end of year / period	4,651,258	23,959,277	72,635,178	2,105,490

The accompanying Notes to the Financial Statements are integral parts of the Financial Statements.

Responsible person for the Company:	Person in charge of Accounting:	Responsible person for the Accounting Department:
Wang Zhenhua	Wang Zhenhua	Liang Zhicheng

Future Land Holdings Co., Ltd.

Consolidated Statements of Changes in Equity
Years 2012, 2013, 2014 and Six Months ended 30 June 2015
(Unit: RMB, Unless otherwise stated)

	Note	Equity attributable to owners of the Company					Non-controlling interests	Total owners' equity
		Paid-in capital	Capital reserves	Other comprehensive income	Surplus reserves	Undistributed profits		
Year-end balance as at 31 December 2011		600,000,000	-	-	-	2,787,130,001	1,772,058,563	5,159,188,564
Business combinations under common control	5(2)	-	-	-	-	-	-	-
Beginning balance as at 1 January 2012 (revised)		600,000,000	-	-	-	2,787,130,001	1,772,058,563	5,159,188,564
Increases and decreases in 2012:								
Comprehensive income								
- Net profit		-	-	-	-	967,461,317	590,197,022	1,557,658,339
- Other comprehensive income		-	-	-	-	-	-	-
Total comprehensive income		-	-	-	-	967,461,317	590,197,022	1,557,658,339
Investments and disinvestments from owners								
- Amounts of share-based payments included in owners' equity	4(31)	-	64,221,031	-	-	-	-	64,221,031
Profit distributions								
- Distributions to non-controlling interests of subsidiaries		-	-	-	-	-	(32,772,960)	(32,772,960)
Year-end balance as at 31 December 2012		600,000,000	64,221,031	-	-	3,754,591,318	2,329,482,625	6,748,294,974
Year-end balance as at 31 December 2012		600,000,000	64,221,031	-	-	3,754,591,318	2,329,482,625	6,748,294,974
Business combinations under common control	5(2)	-	-	-	-	-	-	-
Beginning balance as at 1 January 1 2013 (revised)		600,000,000	64,221,031	-	-	3,754,591,318	2,329,482,625	6,748,294,974
Increases and decreases in 2013:								
Comprehensive income								
- Net profit		-	-	-	-	1,174,328,639	675,586,517	1,849,915,156
- Other comprehensive income		-	-	-	-	-	-	-
Total comprehensive income		-	-	-	-	1,174,328,639	675,586,517	1,849,915,156
Investments and disinvestments from owners								
- Contributions from non-controlling interests		-	-	-	-	-	1,559,690,907	1,559,690,907
- Amounts of share-based payments included in owners' equity	4(31)	-	25,741,225	-	-	-	-	25,741,225
- Capital contributed to subsidiaries acquired through business combinations under common control	4(31)	-	440,012,870	-	-	-	-	440,012,870
Profit distributions								
- Distributions to non-controlling interests of subsidiaries		-	-	-	-	-	(65,545,920)	(65,545,920)
Year-end balance as at 31 December 2013		600,000,000	529,975,126	-	-	4,928,919,957	4,499,214,129	10,558,109,212

Future Land Holdings Co., Ltd.

Consolidated Statements of Changes in Equity (cont'd)
Years 2012, 2013, 2014 and Six Months ended 30 June 2015
(Unit: RMB, Unless otherwise stated)

	Note	Equity attributable to owners of the Company					Non-controlling interests	Total owners' equity
		Paid-in capital	Capital reserves	Other comprehensive income	Surplus reserves	Undistributed profits		
Year-end balance as at 31 December 2013		600,000,000	89,962,256	-	-	4,958,983,113	3,381,877,901	9,030,823,270
Business combinations under common contro	5(2)	-	440,012,870	-	-	(30,063,156)	1,117,336,228	1,527,285,942
Beginning balance as at 1 January 2014 (revised)		600,000,000	529,975,126	-	-	4,928,919,957	4,499,214,129	10,558,109,212
Increases and decreases in 2014:								
Comprehensive income								
- Net profit		-	-	-	-	1,167,206,742	625,138,907	1,792,345,649
- Other comprehensive income	4(32)	-	-	53,506,822	-	-	41,041,179	94,548,001
Total comprehensive income		-	-	53,506,822	-	1,167,206,742	666,180,086	1,886,893,650
Investments and disinvestments from owners								
- Capital contributions		513,790,000	2,464,807	-	-	-	676,712,926	1,192,967,733
- Capital reductions		(13,790,000)	4,654,934	-	-	-	(44,654,934)	(53,790,000)
- Share-based payments	4(31)	-	18,228,418	-	-	-	-	18,228,418
- Returns of capital from subsidiaries acquired through business combinations under common control	4(31)	-	(440,012,870)	-	-	-	-	(440,012,870)
- Purchases of equity from non-controlling interests		-	(4,654,934)	-	-	(2,793,019)	(420,665,810)	(428,113,763)
Profit distributions								
- Appropriations to surplus reserves	4(33)	-	-	-	47,653,066	(47,653,066)	-	-
- Distributions to owners		-	-	-	-	(400,000,000)	(84,182,298)	(484,182,298)
Year-end balance as at 31 December 2014		1,100,000,000	110,655,481	53,506,822	47,653,066	5,645,680,614	5,292,604,099	12,250,100,082

Consolidated Statements of Changes in Equity (cont'd)
Years 2012, 2013, 2014 and Six Months ended 30 June 2015
(Unit: RMB, Unless otherwise stated)

	Note	Equity attributable to owners of the Company					Non-controlling interests	Total owners' equity
		Paid-in capital / Share capital	Capital reserves	Other comprehensive income	Surplus reserves	Undistributed profits		
Beginning balance as at 1 January 2015		1,100,000,000	110,655,481	53,506,822	47,653,066	5,645,680,614	5,292,604,099	12,250,100,082
Increases and decreases in six months ended 30 June 2015:								
Comprehensive income								
- Net profit		-	-	-	-	459,073,676	368,320,769	827,394,445
- Other comprehensive income	4(32)	-	-	5,925,672	-	-	4,574,328	10,500,000
Total comprehensive income		-	-	5,925,672	-	459,073,676	372,895,097	837,894,445
Investments and disinvestments from owners								
- Conversion into a joint stock company	1	66,000,000	10,530,664	-	(47,653,066)	(28,877,598)	-	-
- Capital reductions		-	-	-	-	-	(322,577,130)	(322,577,130)
- Amounts of share-based payments included in owners' equity	4(31)	-	4,052,028	-	-	-	-	4,052,028
Profit distributions								
- Distributions to owners		-	-	-	-	-	(45,882,143)	(45,882,143)
Period-end balance as at 30 June 2015		1,166,000,000	125,238,173	59,432,494	-	6,075,876,692	5,297,039,923	12,723,587,282

The accompanying Notes to the Financial Statements are integral parts of the Financial Statements.

Responsible person for the Company:
Wang Zhenhua

Person in charge of Accounting:
Wang Zhenhua

Responsible person for the Accounting Department:
Liang Zhicheng

Company Statements of Changes in Equity
Years 2012, 2013, 2014 and Six Months ended 30 June 2015
(Unit: RMB, Unless otherwise stated)

	Note	Paid-in capital	Surplus reserves	(Accumulated losses) / Undistributed profits	Total owners' equity
Beginning balance as at 1 January 2012		600,000,000	-	(182,695,082)	417,304,918
Increases and decreases in 2012:					
Comprehensive losses					
- Net loss		-	-	(37,570,940)	(37,570,940)
- Other comprehensive income / (losses)		-	-	-	-
Total comprehensive losses		-	-	(37,570,940)	(37,570,940)
Year-end balance as at 31 December 2012		600,000,000	-	(220,266,022)	379,733,978
Beginning balance as at 1 January 1 2013		600,000,000	-	(220,266,022)	379,733,978
Increases and decreases in 2013:					
Comprehensive income					
- Net profit		-	-	154,357,718	154,357,718
- Other comprehensive income / (losses)		-	-	-	-
Total comprehensive income		-	-	154,357,718	154,357,718
Year-end balance as at 31 December 2013		600,000,000	-	(65,908,304)	534,091,696
Beginning balance as at 1 January 2014		600,000,000	-	(65,908,304)	534,091,696
Increases and decreases in 2014:					
Comprehensive income					
- Net profit		-	-	542,438,968	542,438,968
- Other comprehensive income / (losses)		-	-	-	-
Total comprehensive income		-	-	542,438,968	542,438,968
Investments and disinvestments from owners					
- Investments from owners		513,790,000	-	-	513,790,000
- Disinvestments from owners		(13,790,000)	-	-	(13,790,000)
Profit distributions					
- Appropriations to surplus reserves	4(33)	-	47,653,066	(47,653,066)	-
- Distributions to owners	4(34)	-	-	(400,000,000)	(400,000,000)
Year-end balance as at 31 December 2014		1,100,000,000	47,653,066	28,877,598	1,176,530,664

Company Statements of Changes in Equity (cont'd)
Years 2012, 2013, 2014 and Six Months ended 30 June 2015
(Unit: RMB, Unless otherwise stated)

	Note	Paid-in capital / Share capital	Capital reserves	Surplus reserves	(Accumulated losses) / Undistributed profits	Total owners' equity
Beginning balance as at 1 January 2015		1,100,000,000	-	47,653,066	28,877,598	1,176,530,664
Increases and decreases in six months ended 30 June 2015:						
Comprehensive income						
- Net profit		-	-	-	13,401,133	13,401,133
- Other comprehensive income / (losses)		-	-	-	-	-
Total comprehensive income		-	-	-	13,401,133	13,401,133
Investments and disinvestments from owners						
Conversion into a joint stock company		66,000,000	10,530,664	(47,653,066)	(28,877,598)	-
Period-end balance as at 30 June 2015		1,166,000,000	10,530,664	-	13,401,133	1,189,931,797

The accompanying Notes to the Financial Statements are integral parts of the Financial Statements.

Responsible person for the Company: **Wang Zhenhua**

Person in charge of Accounting: **Wang Zhenhua**

Responsible person for the Accounting Department: **Liang Zhicheng**

1 Basic information on the Company

Future Land Holdings Group Co., Ltd. (the "Original Company"), the predecessor of Future Land Holdings Co., Ltd. (the "Company"), was established on 14 June 1996 in Changzhou, Jiangsu Province, the People's Republic of China (the "PRC"). as a limited company, by Wang Zhenhua, Wang Xingdi and Tang Yuping as individual shareholders, and Guozhou Economic Development Company of Wujing as corporate shareholder.

The registered capital of Original Company on the establishment date was RMB2 million, and had been increased to RMB600 million on 1 January 2012 after several capital increases and changes in ownership, in which the capital contributions and shareholdings are as follows:

	Capital contributions (RMB)	Shareholdings
Changzhou Wealth Zone Development Co., Ltd.	586,210,000	97.70%
Wang Zhenhua	12,410,000	2.07%
Wang Xiaosong	1,380,000	0.23%
	600,000,000	100.00%

In October 2014 the registered capital of Original Company decreased from RMB600 million to RMB586.21 million which was resulted from the decrease of capital contributions from individual shareholders, Wang Zhenhua and Wang Xiaosong, by RMB12.41 million and RMB1.38 million respectively, under the resolution of its general meeting of shareholders. Later in December 2014, the registered capital of Original Company increased to RMB1.10 billion which was resulted from the increase of capital contributions from Changzhou Wealth Zone Development Co., Ltd. and Changzhou Derun Consultancy Co., Ltd., by RMB413.79 million and RMB100 million respectively.

As at 31 December 2014, the shareholders' capital contributions and shareholdings of Original Company were as follows:

	Capital contributions (RMB)	Shareholdings
Changzhou Wealth Zone Development Co., Ltd.	1,000,000,000	90.91%
Changzhou Derun Consultancy Co., Ltd.	100,000,000	9.09%
	1,100,000,000	100.00%

On 27 March 2015, sponsored by the shareholders of Original Company and under the resolution of its general meeting of shareholders, the Original Company was converted into a joint stock company and changed its name as Future Land Holdings Co., Ltd. The registered capital of the Company after conversion is RMB1,166 million, which was divided into 1,166 million of ordinary shares at par value of RMB1.00 each. Before and after the conversion, there was no change in the shareholding ratio of the shareholders, whose updated contributions of capital were accounted at the ratio of 1:0.9910 into the Company's equity of 1,166 million shares, based on the audited net assets of Original Company with the amount of RMB1,176,530,664 as at 31 December 2014 which was arrived at in accordance with the *Accounting Standards for Business Enterprises* and the relevant provisions. The difference of RMB10,530,664 was recorded as capital surplus (Note 4(31)).

1 Basic information on the Company (cont'd)

As at 30 June 2015, the shareholders' capital contributions and shareholdings of the Company were as follows:

	Capital contributions (RMB)	Shareholdings
Changzhou Wealth Zone Development Co., Ltd.	1,060,010,600	90.91%
Changzhou Derun Consultancy Co., Ltd.	105,989,400	9.09%
	1,166,000,000	100.00%

The Company and its subsidiaries (collectively referred to as the "Group") are mainly engaged in real estate development, property leasing and provision of property management services.

The registered address of the Company is Injoy Plaza, Hutang, No. 19 Wuyi North Road, Wujing District, Changzhou, Jiangsu Province, while the headquarters is located at The Great Wall Tower, No. 3000 Zhongshan North Road, Shanghai. As at 30 June 2015, Mr. Wang Zhenhua was the ultimate shareholder of the Company, whose parent company was Changzhou Wealth Zone Development Co., Ltd.

The main subsidiaries consolidated in the financial statements in each year have been described in Note 6, while the newly consolidated subsidiaries are described in Note 5.

These financial statements have been approved and authorised for issue by the Board of Directors of the Company on 29 July 2015.

2 Principal accounting policies and accounting estimates

The Group determines specific accounting policies and accounting estimates based on its production and operation characteristics, mainly reflected in inventory costing (Note 2 (12)), criteria for available-for-sale equity instruments impairment assessment (Note 2 (10)), fixed assets depreciation and intangible assets amortisation (Notes 2 (15) and 2 (18)), measurement of investment properties (Note 2 (14)), and revenue recognition (Note 2 (24)), etc.

For the Group's critical judgements in applying significant accounting policies, please refer to Note 2 (30).

(1) Basis of preparation

The financial statements have been prepared in accordance with the *Accounting Standards for Business Enterprises - Basic Standard*, and the specific accounting standards and other relevant regulations issued by the Ministry of Finance on 15 February 2006 and in subsequent periods (hereafter collectively referred to as "the Accounting Standards for Business Enterprises" or "CAS"), and *Information Disclosure Rule No. 15 for Companies with Public Traded Securities - Financial Reporting General Provisions* issued by the China Securities Regulatory Commission.

The financial statements are prepared on a going concern basis.

(2) Statement of compliance with the Accounting Standards for Business Enterprises

The financial statements of the Company for the Years 2012, 2013, 2014 and the six months ended 30 June 2015 are in compliance with the Accounting Standards for Business Enterprises, and truly and completely present the consolidated and Company's financial position as at 31 December 2012, 2013, 2014 and 30 June 2015 and of their financial performance, cash flows and other information for each of the years and period then ended.

2 Principal accounting policies and accounting estimates (cont'd)

(3) Accounting year

The Company's accounting year starts on 1 January and ends on 31 December.

(4) Operating cycle

Except for the real estate business, the operating cycle for other businesses of the Group is relatively short, so that a period of 12 months is set to be the criteria in classification of current assets and current liabilities for those businesses. The operating cycle of real estate business is from its development to sale and generally over 12 months. Depending on specific circumstances of individual real estate project, its operating cycle is determined and used for classifying the liquidity of its assets and liabilities.

(5) Recording currency

The recording currency is Renminbi (RMB).

(6) Business combinations

(a) Business combinations involving entities under common control

The consideration paid and net assets obtained by the absorbing party in such a business combination are measured at the carrying amount. The difference between the carrying amount of the net assets obtained from the combination and the carrying amount of the consideration paid for the combination is treated as an adjustment to capital surplus (share premium). If the capital surplus (share premium) is not sufficient to absorb the difference, the remaining balance is adjusted against retained earnings. Costs directly attributable to the combination are included in profit or loss. Transaction costs associated with the issue of equity or debt securities for the business combination are included in the initially recognised amounts of the equity or debt securities.

(b) Business combinations involving entities not under common control

The cost of combination and identifiable net assets obtained by the acquirer in such a business combination are measured at fair value at the acquisition date. Where the cost of the combination exceeds the acquirer's interest in the fair value of the acquiree's identifiable net assets, the difference is recognised as goodwill; where the cost of combination is lower than the acquirer's interest in the fair value of the acquiree's identifiable net assets, the difference is recognised in profit or loss. Costs directly attributable to the combination are included in profit or loss.

(7) Preparation of consolidated financial statements

The consolidated financial statements comprise the financial statements of the Company and all of its subsidiaries.

Subsidiaries are consolidated from the date on which the Group obtains control and are de-consolidated from the date that such control ceases. For a subsidiary that is acquired in a business combination involving entities under common control, it is included in the consolidated financial statements from the date when it, together with the Company, comes under common control of the ultimate controlling party. The portion of the net profit or loss of the subsidiary realised before the combination date is presented separately in the consolidated income statement.

In preparing the consolidated financial statements, where the accounting policies and the accounting periods of the Company and subsidiaries are inconsistent, the financial statements of the subsidiaries are adjusted in accordance with the accounting policies and the accounting period of the Company. For subsidiaries acquired from business combinations involving entities not under common control, the individual financial statements of the subsidiaries are adjusted based on the fair value of the identifiable net assets at the acquisition date.

2 Principal accounting policies and accounting estimates (cont'd)

(7) Preparation of consolidated financial statements (cont'd)

All significant intra-group balances, transactions and unrealised profits are eliminated in the consolidated financial statements. The portion of subsidiaries' equity, net profit and loss, and comprehensive income for the period not attributable to the Company are recognised as non-controlling interests and presented separately in the consolidated financial statements under equity, net profit and comprehensive income respectively. Unrealised profits and losses resulting from the sale of assets by the Company to a subsidiary are all eliminated against the net profit attributable to shareholders of the Company. The unrealised profits and losses resulting from the sale of assets by a subsidiary to the Company are eliminated against and allocated between the net profit attributable to shareholders of the Company and non-controlling interests in accordance with the shareholding of the Company in the subsidiary. The unrealised profits and losses resulting from the sale of assets by one subsidiary to another subsidiary are eliminated against and allocated between the net profit attributable to shareholders of the Company and non-controlling interests in accordance with the shareholding of the Company in the subsidiary making the sale.

If the accounting treatments for a transaction are different from the perspective of the Group, as a reporting entity, and the Company or its subsidiaries, as another reporting entity, adjustment is made according to the Group's perspective.

(8) Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, deposits that can be readily drawn on demand, and short-term and highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

(9) Foreign currency translation

Foreign currency transactions are translated into RMB using the exchange rates prevailing at the dates of the transactions.

At the balance sheet date, monetary items denominated in foreign currencies are translated into RMB using the spot exchange rates on the balance sheet date. Exchange differences arising from these translations are recognised in profit or loss, except for those attributable to foreign currency borrowings that have been taken out specifically for the acquisition or construction of qualifying assets, which are capitalised as part of the cost of those assets. Non-monetary items denominated in foreign currencies that are measured at historical costs are translated using the spot exchange rates at the date of the transactions. The significant effect of exchange rate changes on cash and cash equivalents is presented separately in the statement of cash flows.

(10) Financial instruments

(a) Financial assets

(i) Classification of financial assets

Financial assets are classified into the following categories at initial recognition: financial assets at fair value through profit or loss, receivables, available-for-sale financial assets and held-to-maturity investments. The classification of financial assets depends on the Group's intention and ability to hold the financial assets.

2 Principal accounting policies and accounting estimates (cont'd)

(10) Financial instruments (cont'd)

(a) Financial assets (cont'd)

(i) Classification of financial assets (cont'd)

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss include financial assets held for the purpose of selling in the short term.

Receivables (Note 2(11))

Receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market.

Available-for-sale financial assets

Available-for-sale financial assets are non-derivative financial assets that are either designated in this category or not classified in any of the other categories at initial recognition. Available-for-sale financial assets are included in other current assets on the balance sheet if management intends to dispose of them within 12 months after the balance sheet date.

Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed maturity and fixed or determinable payments that management has the positive intention and ability to hold to maturity. Held-to-maturity investments with maturities over 12 months when the investments were made but are due within 12 months at the balance sheet date are included in the current portion of non-current assets; held-to maturity investments with maturities no more than 12 months when the investments were made are included in other current assets.

(ii) Recognition and measurement

Financial assets are recognised at fair value on the balance sheet when the Group becomes a party to the contractual provisions of the financial instrument. In the case of financial assets at fair value through profit or loss, the related transaction costs incurred at the time of acquisition are recognised in profit or loss. For other financial assets, transaction costs that are attributable to the acquisition of the financial assets are included in their initially recognised amounts.

Financial assets at fair value through profit or loss and available-for-sale financial assets are subsequently measured at fair value. Investments in equity instruments are measured at cost when they do not have a quoted market price in an active market and whose fair value cannot be reliably measured. Receivables and held-to-maturity investments are measured at amortised cost using the effective interest method.

Gains or losses arising from change in the fair value of financial assets at fair value through profit or loss are recognised in profit or loss. Interests and cash dividends received during the period in which such financial assets are held, as well as the gains or losses arising from disposal of these assets are recognised in profit or loss.

2 Principal accounting policies and accounting estimates (cont'd)

(10) Financial instruments (cont'd)

(a) Financial assets (cont'd)

(ii) Recognition and measurement (cont'd)

Gains or losses arising from change in fair value of available-for-sale financial assets are recognised directly in equity, except for impairment losses and foreign exchange gains and losses arising from translation of monetary financial assets. When such financial assets are derecognised, the cumulative gains or losses previously recognised directly into equity are recycled into profit or loss. Interest on available-for-sale investments in debt instruments calculated using the effective interest method during the period in which such investments are held and cash dividends declared by the investee on available-for-sale investments in equity instruments are recognised as investment income in profit or loss.

(iii) Impairment of financial assets

The Group assesses the carrying amounts of financial assets other than those at fair value through profit or loss at each balance sheet date. If there is objective evidence that a financial asset is impaired, an impairment loss is provided for.

Objective evidence showing that a financial asset is impaired refers to events happened subsequent to the initial recognition of financial assets, having effects on the estimated future cash flows of such financial assets and such effects can be reliably measured by the Group.

Objective evidences that indicate available-for-sale investments in equity instruments are impaired include the significant or non-temporary decline of the fair value of investments in equity instruments. The Group inspects each available-for-sale investment in equity instrument individually at balance sheet date. If the fair value of the investment in equity instrument at the balance sheet date is less than its initial investment cost for more than 50% (including 50%) or is less than its initial investment cost continually for more than one year (including one year), then it is impaired; if the fair value of the investment in equity instrument is less than its initial investment cost for more than 20% (including 20%) but no more than 50%, the Group would take comprehensive consideration of other relevant factors such as price volatility, etc. to determine whether such investment in equity instrument is impaired. The initial cost of investments on available-for-sale equity instruments is determined using weighted average method.

When an impairment loss on a financial asset carried at amortised cost has occurred, the amount of loss is provided for at the difference between the asset's carrying amount and the present value of its estimated future cash flows (excluding future credit losses that have not been incurred). If there is objective evidence that the value of the financial asset recovered and the recovery is related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed and the amount of reversal is recognised in profit or loss.

2 Principal accounting policies and accounting estimates (cont'd)

(10) Financial instruments (cont'd)

(a) Financial assets (cont'd)

(iii) Impairment of financial assets (cont'd)

If an impairment loss on available-for-sale financial assets at fair value incurs, the cumulative losses arising from the decline in fair value that has been recognised directly in equity are transferred out from equity and into impairment loss. For an investment in debt instrument classified as available-for-sale on which impairment losses have been recognised, if, in a subsequent period, its fair value increases and the increase can be objectively related to an event occurring after the impairment loss was recognised in profit or loss, the previously recognised impairment loss is reversed in profit or loss. For an investment in an equity instrument classified as available-for-sale on which impairment losses have been recognised, the increase in its fair value in a subsequent period is recognised directly in equity.

If an impairment loss on an available-for-sale financial asset measured at cost incurs, the impairment loss measured at the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the current market rate of return for a similar financial asset is recognised in profit or loss. The recognised impairment loss is not allowed to be reversed in subsequent periods.

(iv) Derecognition of financial assets

A financial asset is derecognised when any of the below criteria is met: (i) the contractual rights to receive the cash flows from the financial asset expire; (ii) the financial asset has been transferred and the Group transfers substantially all the risks and rewards of ownership of the financial asset to the transferee; or (iii) the financial asset has been transferred and the Group does not retain control of the financial asset, although the Group neither transfers nor retains substantially all the risks and rewards of ownership of the financial asset.

On derecognition of a financial asset, the difference between the carrying amount and the sum of the consideration received and the cumulative changes in fair value that had been recognised directly in equity, is recognised in profit or loss.

(b) Financial liabilities

Financial liabilities are classified into the following categories at initial recognition: financial liabilities at fair value through profit or loss and other financial liabilities. The financial liabilities of the Group mainly comprise other financial liabilities, including payables, borrowings and bonds payable.

Payables, including accounts payable and other payables, are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

2 Principal accounting policies and accounting estimates (cont'd)

(10) Financial instruments (cont'd)

(b) Financial liabilities (cont'd)

Borrowings and bonds payable are recognised initially at fair value, net of transaction costs incurred, and subsequently measured at amortised cost using the effective interest method.

Other financial liabilities with maturities no more than one year (including one year) are classified as current liabilities. Other financial liabilities with maturities over one year but are due within one year (including one year) at the balance sheet date are classified as the current portion of non-current liabilities. Others are classified as non-current liabilities.

A financial liability is derecognised or partly derecognised when the current obligation is discharged or partly discharged. The difference between the carrying amount of the financial liability or the derecognised part of the financial liability and the consideration paid is recognised in profit or loss.

(c) Determination of fair value of financial instruments

The fair value of a financial instrument that is traded in an active market is determined at the quoted price in the active market. The fair value of a financial instrument that is not traded in an active market is determined by using a valuation technique. During the valuation, the Group adopts the valuation technique that is appropriate in current situation and is supported by sufficient available data and other information, selects the inputs that are in line with the characteristics of assets or liabilities considered by market participants in the relevant transactions of assets or liabilities, and gives priority to use relevant observable inputs. If the relevant observable inputs cannot be obtained or are infeasible to be obtained, unobservable inputs are used.

(11) Receivables

Receivables comprise accounts receivable, other receivables and long-term receivables. Accounts receivable arising from sale of goods or rendering of services are initially recognised at fair value of the contractual payments from the buyers or service recipients.

(a) Receivables with amounts that are individually significant and subject to separate assessment for provision for bad debt

Receivables with amounts that are individually significant are subject to assessment for impairment on the individual basis. If there exists objective evidence that the Group will not be able to collect the amount under the original terms, a provision for impairment of that receivable is made.

The criterion for determining "individually significant" amounts is that any individual amount is more than RMB3,000,000.00.

The provision for bad debts for those individually significant amounts is determined based on the amount of the present value of the future cash flows expected to be derived from the receivable below its carrying amount.

2 Principal accounting policies and accounting estimates (cont'd)

(11) Receivables (cont'd)

(b) Receivables that are subject to provision for bad debts on the grouping basis

Receivables with amounts that are not individually significant and those receivables that have been individually assessed for impairment and have not been found impaired are classified into certain groupings based on their credit risk characteristics. The provision for bad debts is determined based on the historical loss experience for the groupings of receivables with similar credit risk characteristics, taking into consideration of the current circumstances.

The provision for bad debts on the grouping basis is determined through assessing the historical loss experience, current economic conditions and expected losses existing in groupings of receivables based on the grouping structure of receivables and the similar features of credit risk (the repayment capability of the creditor under the contract terms).

(c) Receivables with amounts that are not individually significant but subject to separate assessment for provision for bad debts

The reason for making separate assessment for provision for bad debts is that there exists objective evidence that the Group will not be able to collect the amount under the original terms of the receivable.

The provision for bad debts is determined based on the amount of the present value of the future cash flows expected to be derived from the receivable below its carrying amount.

(12) Inventories

(a) Classification

Inventories mainly include leasehold land to be developed, properties under development for sale and properties held for sale, and are measured at the lower of the cost and net realisable value. Leasehold land to be developed refers to the land use right that is acquired and has been decided to be developed into properties for sale; properties under development for sale refer to properties that are still under construction and for the purpose of sale; properties held for sale are properties completed and held for sale.

(b) Costing of inventories

Inventories are recorded at cost upon acquisition. For land use rights that are obtained through acquisition or by paying land transfer fee, they are separately recognised as "leasehold land to be developed" under the item "inventories" before development, which are transferred to "properties under development for sale" upon the development of the project. Properties under development for sale are transferred to "properties held for sale" after obtaining the construction completion acceptance for the properties.

2 Principal accounting policies and accounting estimates (cont'd)

(12) Inventories (cont'd)

(b) Costing of inventories (cont'd)

Properties under development for sale and properties held for sale include land use rights, construction development costs, capitalised borrowing costs, other direct or indirect development costs.

Upon transfer of cost of properties held for sale to cost of sales, a calculation is made to allocate the actual total costs between sold and unsold properties based on floor area taking into account the different phases of development within individual projects.

(c) Basis for determining net realisable values of inventories and method for making provision for decline in the value of inventories

Provision for decline in the value of inventories is determined at the excess amount of the carrying amounts of the inventories over their net realisable value. Net realisable value is determined based on the estimated selling price in the ordinary course of business, less the estimated costs to completion and estimated costs necessary to make the sale and related taxes.

(13) Long-term equity investments

Long-term equity investments comprise the Company's long-term equity investments in its subsidiaries, and the Group's long-term equity investments in its joint ventures and associates.

A subsidiary is an entity over which the Company has control. A joint venture is a joint arrangement in the form of a separate vehicle over which the Group has joint control together with other parties and only has rights to the net assets of the arrangement based on legal forms, contractual terms and other facts and circumstances. An associate is an entity over which the Group has significant influence by participating in the financial and operating policy decisions.

Investments in subsidiaries are presented in the Company's financial statements using the cost method, and are adjusted to the equity method before consolidation when preparing the consolidated financial statements. Investments in joint ventures and associates are accounted for using the equity method.

(a) Determination of investment cost

With respect to long-term equity investments acquired through a business combination: for long-term equity investments acquired through a business combination involving entities under common control, the investment cost shall be the absorbing party's share of the carrying amount of owners' equity of the party being absorbed at the combination date; for long-term equity investments acquired through a business combination involving entities not under common control, the investment cost shall be the combination cost.

2 Principal accounting policies and accounting estimates (cont'd)

(13) Long-term equity investments (cont'd)

(a) Determination of investment cost (cont'd)

With respect to long-term equity investments acquired not through a business combination: for long-term equity investments acquired by payment in cash, the initial investment cost shall be the purchase price actually paid; for long-term equity investments acquired by issuing equity securities, the initial investment cost shall be the fair value of the equity securities issued.

(b) Subsequent measurement and recognition method for profit and loss

For long-term equity investments accounted for using the cost method, they are measured at the initial investment costs, and cash dividends or profit distribution declared by the investees are recognised as investment income in profit or loss.

For long-term equity investments accounted for using the equity method, where the initial investment cost of a long-term equity investment exceeds the Group's share of the fair value of the investee's identifiable net assets at the acquisition date, the long-term equity investment is measured at the initial investment cost; where the initial investment cost is less than the Group's share of the fair value of the investee's identifiable net assets at the acquisition date, the difference is included in profit or loss and the cost of the long-term equity investment is adjusted upwards accordingly.

For long-term equity investments accounted for using the equity method, the Group recognises the investment income according to its share of net profit or loss of the investee. The Group discontinues recognising its share of net losses of an investee after the carrying amount of the long-term equity investment together with any long-term interests that, in substance, form part of the investor's net investment in the investee are reduced to zero. However, if the Group has obligations for additional losses and the criteria with respect to recognition of provisions under the accounting standards on contingencies are satisfied, the Group continues recognising the investment losses and the provisions. For changes in shareholders' equity of the investee other than those arising from its net profit or loss, other comprehensive income and profit distribution, the Group adjusts the carrying amount of the long-term equity investment and include it in capital surplus. The carrying amount of the investment is reduced by the Group's share of the profit distribution or cash dividends declared by an investee. The unrealised profits or losses arising from the intra-group transactions amongst the Group and its investees are eliminated in proportion to the Group's equity interest in the investees, and then based on which the investment income or losses are recognised. For the loss on the intra-group transaction amongst the Group and its investees attributable to asset impairment, any unrealised loss is not eliminated.

(c) Basis for determining existence of control, jointly control or significant influence over investees

Control is the power to govern the investee so as to obtain variable returns through participating in relevant activities of the investee and able to impact the return amount through the power.

Joint control is the contractually agreed sharing of control over an arrangement whose relevant activities can be determined only when the unanimous consent of the Group and the parties sharing control is obtained.

Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not control or joint control over those policies.

2 Principal accounting policies and accounting estimates (cont'd)

(13) Long-term equity investments (cont'd)

(d) Impairment of long-term equity investments

The carrying amounts of long-term equity investments in subsidiaries, joint ventures and associates are reduced to the recoverable amounts when the recoverable amounts are below their carrying amounts (Note 2 (20)).

(14) Investment properties

Investment properties, including buildings that are held for the purpose of leasing, and buildings that are being constructed or developed for the purpose of leasing in future, are measured initially at cost. Subsequent expenditures incurred in relation to an investment property are included in the cost of the investment property when it is probable that the associated economic benefits will flow to the Group and their costs can be reliably measured; otherwise, the expenditures are recognised in profit or loss in the period in which they are incurred.

The Group adopts the fair value model for subsequent measurement. The investment properties are not depreciated or amortised, the carrying amounts are adjusted to the fair value at balance sheet date, and the difference between the fair value and the original carrying amount is recognised in profit or loss.

When an investment property is transferred to owner-occupied property, it is reclassified to fixed asset or intangible asset with the carrying amount determined based on the fair value of the investment property at the date of the transfer, and the difference between the fair value and the original carrying amount is recognised in profit or loss. When an owner-occupied property or inventory is transferred out for earning rentals or for capital appreciation, the fixed asset or intangible asset or inventory is reclassified as investment property with the carrying amount determined based on the fair value at the date of the transfer. If the fair value at the date of the transfer is less than the original carrying amount of the fixed asset or the intangible asset or the inventory, the difference is recognised in profit or loss; If it is the opposite, the difference is included in other comprehensive income.

An investment property is derecognised on disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its disposal. The net amount of proceeds from sale, transfer, retirement or damage of an investment property after deducting its carrying amount and related taxes and expenses is recognised in profit or loss.

2 Principal accounting policies and accounting estimates (cont'd)

(15) Fixed assets

(a) Recognition and initial measurement of fixed assets

Fixed assets comprise buildings, building improvements, transportation vehicles, electronic equipment and other equipment.

Fixed assets are recognised when it is probable that the related economic benefits will flow to the Group and the costs can be reliably measured. Fixed assets purchased or constructed by the Group are initially measured at cost at the acquisition date.

Subsequent expenditures incurred for a fixed asset are included in the cost of the fixed asset when it is probable that the associated economic benefits will flow to the Group and the related cost can be reliably measured. The carrying amount of the replaced part is derecognised. All the other subsequent expenditures are recognised in profit or loss in the period in which they are incurred.

(b) Depreciation methods of fixed assets

Fixed assets are depreciated using the straight-line method to allocate the cost of the assets less their estimated residual values over their estimated useful lives. For the fixed assets that have been provided for impairment loss, the related depreciation charge is prospectively determined based upon the adjusted carrying amounts over their remaining useful lives.

The estimated useful lives, the estimated residual values expressed as a percentage of cost and the annual depreciation rates of fixed assets are as follows:

	Estimated useful lives	Estimated residual values	Annual depreciation rates
Buildings	30 years	4%	3.2%
Building improvements	10 years	0%	10%
Transportation vehicles	5 - 10 years	4%	9.6% to 19.2%
Electronic equipment	5 - 10 years	4%	9.6% to 19.2%
Other equipment	5 - 10 years	4%	9.6% to 19.2%

The estimated useful life, the estimated net residual value of a fixed asset and the depreciation method applied to the asset are reviewed, and adjusted as appropriate at each year-end.

(c) The carrying amount of a fixed asset is reduced to the recoverable amount when the recoverable amount is below the carrying amount (Note 2 (20)).

(d) Disposal of fixed assets

A fixed asset is derecognised on disposal or when no future economic benefits are expected from its use or disposal. The amount of proceeds on disposals from sale, transfer, retirement or damage of a fixed asset net of its carrying amount and related taxes and expenses is recognised in profit or loss.

2 Principal accounting policies and accounting estimates (cont'd)

(16) Construction in progress

Construction in progress is measured at actual cost. Actual cost comprises construction costs, installation costs, borrowing costs that are eligible for capitalisation and other costs necessary to bring the fixed assets ready for their intended use. Construction in progress is transferred to fixed assets when the assets are ready for their intended use, and depreciation begins from the following month. The carrying amount of construction in progress is reduced to the recoverable amount when the recoverable amount is below the carrying amount (Note 2 (20)).

(17) Borrowing costs

The borrowing costs that are directly attributable to the development, acquisition and construction of an inventory, investment property and a fixed asset that needs a substantially long period of time for its intended use commence to be capitalised and recorded as part of the cost of the asset when expenditures for the asset and borrowing costs have been incurred, and the activities relating to the acquisition and construction that are necessary to prepare the asset for its intended use have commenced. The capitalisation of borrowing costs ceases when the asset under acquisition or construction becomes ready for its intended use and the borrowing costs incurred thereafter are recognised in profit or loss. Capitalisation of borrowing costs is suspended during periods in which the acquisition or construction of a fixed asset is interrupted abnormally and the interruption lasts for more than 3 months, until the acquisition or construction is resumed.

For the specific borrowings obtained for the development, acquisition or construction of an inventory or a fixed asset qualifying for capitalisation, the amount of borrowing costs eligible for capitalisation is determined by deducting any interest income earned from depositing the unused specific borrowings in the banks or any investment income arising on the temporary investment of those borrowings during the capitalisation period.

For the general borrowings obtained for the development, acquisition or construction of an inventory or a fixed asset qualifying for capitalisation, the amount of borrowing costs eligible for capitalisation is determined by applying the weighted average effective interest rate of general borrowings, to the weighted average of the excess amount of cumulative expenditures on the asset over the amount of specific borrowings. The effective interest rate is the rate at which the estimated future cash flows during the period of expected duration of the borrowings or applicable shorter period are discounted to the initial recognised amount of the borrowings.

(18) Intangible assets

Intangible assets include land use rights related to the fixed assets of the Group and purchased software, and are measured at cost.

The Group's intangible assets are amortised at the shorter of expected useful lives, beneficial period stipulated in the contract and effective period stipulated by law. The amount of amortisation is recognised in profit or loss.

Reviews and appropriate adjustments are conducted at each year-end for expected useful lives and amortisation method of the intangible assets with finite useful lives.

The carrying amount of intangible assets is reduced to the recoverable amount when the recoverable amount is below the carrying amount (Note 2 (20)).

2 Principal accounting policies and accounting estimates (cont'd)

(19) Long-term prepaid expenses

Long-term prepaid expenses include the expenditure for improvements to fixed assets held under operating leases, and other expenditures that have been incurred but should be recognised as expenses over more than one year in the current and subsequent periods. Long-term prepaid expenses are amortised on the straight-line basis over the expected beneficial period and are presented at actual expenditure net of accumulated amortisation.

(20) Impairment of long-term assets

Fixed assets, construction in progress, intangible assets with finite useful lives and long-term equity investments in subsidiaries, joint ventures and associates are tested for impairment if there is any indication that the assets may be impaired at the balance sheet date. The intangible assets that are not ready for their intended use are tested at least annually for impairment, irrespective of whether there is any indication that they may be impaired. If the result of the impairment test indicates that the recoverable amount of an asset is less than its carrying amount, a provision for impairment and an impairment loss are recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and the present value of the future cash flows expected to be derived from the asset. Provision for asset impairment is determined and recognised on the individual asset basis. If it is not possible to estimate the recoverable amount of an individual asset, the recoverable amount of a group of assets to which the asset belongs is determined. A group of assets is the smallest group of these assets that is able to generate independent cash inflows.

Goodwill that is separately presented in the financial statements is tested at least annually for impairment, irrespective of whether there is any indication that it may be impaired. In conducting the test, the carrying value of goodwill is allocated to the related asset groups or groups of asset groups which are expected to benefit from the synergies of the business combination. If the result of the test indicates that the recoverable amount of an asset group or group of asset groups, including the allocated goodwill, is lower than its carrying amount, the corresponding impairment loss is recognised. The impairment loss is first deducted from the carrying amount of goodwill that is allocated to the asset group or group of asset groups, and then deducted from the carrying amounts of other assets within the asset groups or groups of asset groups in proportion to the carrying amounts of these assets other than goodwill.

Once the above asset impairment loss is recognised, it will not be reversed for the value recovered in the subsequent periods.

(21) Employee benefits

Employee benefits include short-term employee benefits and post-employment benefits provided in various forms of compensations in exchange for services rendered by employees and compensations for the termination of employment relationship.

(a) Short-term employee benefits

Short-term employee benefits include employee wages or salaries, bonus, allowances and subsidies, staff welfare, premiums or contributions on medical insurance, work injury insurance and maternity insurance, housing funds, union running costs and employee education costs. The employee benefit liabilities are recognised in the accounting period in which the related services are rendered by the employees, with a corresponding charge to the profit or loss or the cost of relevant assets. Employee benefits which are non-monetary benefits are measured at fair value.

2 Principal accounting policies and accounting estimates (cont'd)

(21) Employee benefits (cont'd)

(b) Post-employment benefits

The Group classifies post-employment benefit plans as either defined contribution plans or defined benefit plans. Defined contribution plans are post-employment benefit plans under which the Group pays fixed contributions into a separate fund and will have no obligation to pay further contributions; and defined benefit plans are post-employment benefit plans other than defined contribution plans. During the reporting period, the Group's post-employment benefits mainly include basic pensions (as described below) and unemployment insurance, both of which belong to the defined contribution plans.

Basic pensions

The Group's employees participate in the basic pension plan set up and administered by local authorities of Ministry of Human Resources and Social Security. Monthly payments of premiums on the basic pensions are calculated according to the bases and percentages prescribed by the relevant local authorities. When employees retire, the relevant local authorities are obliged to pay the basic pensions to them. The amounts based on such calculations are recognised as liabilities in the accounting period in which the related services are rendered by the employees, with a corresponding charge to the profit or loss or the cost of relevant assets.

(22) Dividend distribution

Cash dividend is recognised as a liability in the period in which the dividend is approved at the shareholders' meeting.

(23) Provisions

Provisions for product warranties, onerous contracts etc. are recognised when the Group has a present obligation, it is probable that an outflow of economic benefits will be required to settle the obligation, and the amount of the obligation can be measured reliably.

A provision is initially measured at the best estimate of the expenditure required to settle the related present obligation. Factors surrounding a contingency, such as the risks, uncertainties and the time value of money, are taken into account as a whole in reaching the best estimate of a provision. Where the effect of the time value of money is material, the best estimate is determined by discounting the related future cash outflows. The increase in the discounted amount of the provision arising from passage of time is recognised as interest expense.

The carrying amount of provisions is reviewed at each balance sheet date and adjusted to reflect the current best estimate.

2 Principal accounting policies and accounting estimates (cont'd)

(24) Revenue recognition

The amount of revenue is determined in accordance with the fair value of the consideration received or receivable for the sale of goods and rendering of services in the ordinary course of the Group's activities. Revenue is shown net of discounts and returns.

Revenue is recognised when the economic benefits associated with the transaction will flow to the Group, the related revenue can be reliably measured, and the specific revenue recognition criteria have been met for each type of the Group's activities as described below:

(a) Sale of goods

Revenue from sale of goods is recognised when all the following conditions have been satisfied: the Group has transferred to the buyer the significant risks and rewards of ownership of the goods; the Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold; the amount of revenue can be measured reliably; it is probable that the economic benefits associated with the transaction will flow to the Group; and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from sale of properties is recognised when all the following conditions have been satisfied: the construction completion acceptance for the relevant properties held for sale is obtained; a sales contract is signed; the property is delivered to the buyer; and other relevant conditions for revenue recognition from sale of goods are met.

Amounts received before the revenue is recognised from the pre-sale of properties are presented under "advances from customers" in the balance sheet.

(b) Rendering of services

The Group provides services to external parties. Revenue from rendering of services is recognised when all the following conditions have been satisfied: the total revenue and costs from rendering of services can be measured reliably; the economic benefits associated with the transaction will flow to the Group; and the stage of completion can be reliably determined.

(c) Transfer of asset use rights

Interest income is determined by using the effective interest method, based on the length of time for which the Group's cash is used by others.

Income from an operating lease is recognised on a straight-line basis over the period of the lease.

2 Principal accounting policies and accounting estimates (cont'd)

(25) Government grants

Government grants are transfers of monetary or non-monetary assets from the government to the Group at nil consideration, including refund of taxes and financial subsidies, etc.

A government grant is recognised when the conditions attached to it can be complied with and the government grant can be received. For a government grant in the form of transfer of monetary assets, the grant is measured at the amount received or receivable. For a government grant in the form of transfer of non-monetary assets, it is measured at fair value; if the fair value is not reliably determinable, the grant is measured at nominal amount.

The government grants related to assets refer to the government grants which are obtained by the Group for the purposes of purchasing or constructing, or through other means to build up the long-term assets. The government grants related to income refer to the government grants other than those related to assets.

Government grant related to an asset is recognised as deferred income, and evenly amortised to profit or loss over the useful life of the related asset. Government grants measured at nominal amounts are recognised immediately in profit or loss.

For government grants related to income, where the grant is a compensation for related expenses or losses to be incurred by the Group in the subsequent periods, the grant is recognised as deferred income, and included in profit or loss over the periods in which the related costs are recognised; where the grant is a compensation for related expenses or losses already incurred by the Group, the grant is recognised immediately in profit or loss.

(26) Deferred income tax assets and deferred income tax liabilities

Deferred income tax assets and deferred income tax liabilities are calculated and recognised based on the differences arising between the tax bases of assets and liabilities and their carrying amounts (temporary differences). Deferred income tax asset is recognised for the deductible losses that can be carried forward to subsequent years for deduction of the taxable profit in accordance with the tax laws. No deferred income tax liability is recognised for a temporary difference arising from the initial recognition of goodwill. No deferred income tax asset or deferred income tax liability is recognised for the temporary differences resulting from the initial recognition of assets or liabilities in a transaction other than a business combination, which affects neither accounting profit nor taxable profit (or deductible loss). At the balance sheet date, deferred income tax assets and deferred income tax liabilities are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled.

Deferred income tax assets are only recognised for deductible temporary differences, deductible losses and tax credits to the extent that it is probable that taxable profit will be available in the future against which the deductible temporary differences, deductible losses and tax credits can be utilised.

Deferred income tax liabilities are recognised for temporary differences arising from investments in subsidiaries, associates and joint ventures, except where the Group is able to control the timing of reversal of the temporary difference, and it is probable that the temporary difference will not reverse in the foreseeable future. When it is probable that the temporary differences arising from investments in subsidiaries, associates and joint ventures will be reversed in the foreseeable future and that the taxable profit will be available in the future against which the temporary differences can be utilised, the corresponding deferred income tax assets are recognised.

2 Principal accounting policies and accounting estimates (cont'd)

(26) Deferred income tax assets and deferred income tax liabilities (cont'd)

Deferred income tax assets and liabilities are offset when:

- the deferred income taxes are related to the same tax payer within the Group and the same taxation authority; and,

- that tax payer within the Group has a legally enforceable right to settle its current tax assets and current tax liabilities on a net basis.

(27) Share-based payments

The transaction that the holding company of the Company grants shares to the employees of the Group constitutes share-based payments. If the entity within the Group that receives services has no settlement obligations for the share-based payments, such share based payment is treated as equity-settled share-based payments. The equity-settled share-based payments in return for employee services shall be measured at the fair value of the equity instruments on the grant date. With respect to an equity-settled share-based payment in return for employee services, if the right cannot be exercised until the vesting period comes to an end and the services rendered, then on each balance sheet date within the vesting period, the services obtained in the current period shall, based on the best estimate of the number of exerciable equity instruments and the fair value of the equity instruments on the grant date, be included in the relevant costs or expenses and the capital reserves .

(28) Leases

A finance lease is a lease that transfers substantially all the risks and rewards incidental to ownership of an asset. An operating lease is a lease other than a finance lease.

Lease payments under an operating lease are recognised on a straight-line basis over the period of the lease, and are either capitalised as part of the cost of related assets, or charged as an expense in the profit or loss.

(29) Segment information

The Group identifies operating segments based on the internal organisation structure, management requirements and internal reporting system, and discloses segment information of reportable segments which is determined on the basis of operating segments.

An operating segment is a component of the Group that satisfies all of the following conditions: (1) the component is able to earn revenues and incur expenses from its ordinary activities; (2) whose operating results are regularly reviewed by the Group's management to make decisions about resources to be allocated to the segment and to assess its performance, and (3) for which the information on financial position, operating results and cash flows is available to the Group. If two or more operating segments have similar economic characteristics and satisfy certain conditions, they are aggregated into one single operating segment.

2 Principal accounting policies and accounting estimates (cont'd)

(30) Critical accounting estimates and judgements

The Group continually evaluates the critical accounting estimates and key judgements applied based on historical experience and other factors, including expectations of future events that are believed to be reasonable.

(a) Critical accounting estimates and key assumptions

If the following critical accounting estimates and key assumptions change significantly, they may have material impact on the carrying amounts of assets and liabilities in subsequent accounting years:

(i) Property development costs

The Group makes critical estimates and judgements on development costs and development progress when recognising property development costs. If the final costs of the property development project deviate from the budget costs, the difference would have an impact on corresponding inventories and operating costs.

(ii) Provisions for declines in the value of inventories

The Group recognises inventories at the lower of the cost and the net realisable value at each balance sheet date. The calculation of net realisable value is based on assumptions and estimates. If the management revises the estimated selling price and the costs and expenses that would incur upon completion, the estimates of net realisable value of inventories would be affected. The differences arisen shall have an impact on provisions for declines in the value of inventories.

(iii) Taxes

The Group is subject to various taxes in numerous jurisdictions. There are many transactions and events for which the ultimate tax determination is uncertain during the ordinary course of business. Significant judgement is required from the Group in determining the provision for taxes in each of these jurisdictions. Where the final outcome of these tax matters is different from the amounts that were initially recorded, such differences will impact the tax provisions in the period in which such determination is made.

(iv) Deferred income tax assets and deferred income tax liabilities

Deferred income tax assets and deferred income tax liabilities are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled. Deferred income tax assets are only recognised for deductible temporary differences, deductible losses and tax credits to the extent that it is probable that taxable profit will be available in the future against which the deductible temporary differences, deductible losses and tax credits can be utilised.

The Group recognises deferred income tax assets in accordance with the tax laws that are enacted or whose legislation has been completed in substance, and the best estimate of the Group's profitability in the future period that is expected to be capable of being utilised by deferred income tax assets and resulting in their reversals. However, a large number of judgements and estimates, together with tax planning strategies need to be made to estimate future profitability or future taxable income. Different judgements and estimates would affect the amount of the deferred income tax assets recognised. The Group reassesses the estimates of profitability and other estimates at each balance sheet date.

2 Principal accounting policies and accounting estimates (cont'd)

(30) Critical accounting estimates and judgements (cont'd)

(a) Critical accounting estimates and key assumptions (cont'd)

(v) The fair values of investment properties

The fair values of the Group's investment properties are evaluated by independent, professional and qualified appraiser, Debenham Tie Leung Limited, at each balance sheet date. See Note 13 (1) for the details of the relevant assessment methods and assumptions. If the relevant assessment methods and assumptions are changed, the fair values of the investment properties would be affected. The differences arisen shall have an impact on the profits and losses from changes in fair values.

(b) Critical judgements in applying the accounting policies

(i) Revenue recognition

In the normal business environment, the Group signs sales contracts with its customers. If the customer needs to obtain mortgage loan from the bank to make the payment, the Group would reach a tripartite guaranteed mortgage loan agreement with the customer and the bank. Under such agreement, the customer needs to pay at least 20% - 40% of the total property purchase price as the down payment, while the Group shall provide interim joint liability guarantee on the mortgage loan issued by the bank to the customer, with the guarantee period generally ranges from 6 months to 2 years. The interim joint liability guarantee will be released when the customer obtains the porperty ownership certificate and completes the porperty mortgage registration procedures.

Under the tripartite guaranteed mortgage loan agreement, the Group only needs to provide guarantee for the outstanding amount of the mortgage loan to the bank within the guarantee period. The bank will only make claims against the Group when the customers default on their mortgage payments.

In accordance with the experience of selling similar properties held for sale, the Group believes that, within the interim joint liability guarantee period, the probability that the Group is required to take up the joint liability due to failure of mortgage loan repayments by the customer is very low; and the Group can make claims against the customer for the payments made to the bank on behalf of the customer after assuming the joint liability. In the case that the customer fails to pay back, the Group has the priority, according to the provisions of relevant property purchase contract to dispose the relevant property and avoid to incur any losses. Thus the Group considers that revenue recognition in respect of properties held for sale would not be affected by such financial guarantee.

(ii) Classification into subsidiaries, joint ventures and associates

Certain property projects of the Group are developed through cooperation with third parties. The rights and obligations of each paticipating party are governed by contracted terms including those stipulated in the relevant cooperation agreements and in the articles of association of the relevant project companies. It involves significant accounting judgements from the Group in determining whether the Group controls, jointly controls or significantly influences these project companies.

The Group made judgement on each project company based on its accounting policies as stated in Notes 2(7) and 2(13), by considering contracted terms in agreements and substance of the cooperation, in classifying the project companies into subsidiaries, joint ventures and associates. The Group will continuously assess the classification in subsequent years and take appropriate accounting treatment in accordance with Notes 2(7) and 2(13).

3 Taxation

The main categories and rates of taxes applicable to the Group are set out below:

Category	Tax base	Tax rate
Enterprise income tax (a)	Taxable income	25%
Business tax (b)	Taxable revenue amount	5%
City maintenance and construction tax	Amount of business tax payable	1% - 7%
Education surcharges	Amount of business tax payable	5%
Land appreciation tax (c)	Taxable value added amount	Progressive tax rates 30% - 60%
Property tax	70% - 80% of original value of property	1.2%
	Rental income	12%

(a) Enterprise income tax

The Group calculates and pays the enterprise income tax in accordance with the *Enterprise Income Tax Law of the PRC* and the income tax rate is 25%.

According to *Measures for the Treatment of Enterprise Income Tax on Real Estate Development Enterprises and Businesses*, the taxable income equals to revenue plus the expected gross profit (5% - 15%) of advances from customers less costs, expenses, losses and other required adjustments according to *Income Tax Law*. The prepaid income taxes are recognised as other current assets, and will be recognised as income tax expenses when relevant advances from customers are recognised as revenue.

(b) Business tax

The Group’s revenue derived from sales of properties is subject to business tax. Pursuant to the *Provisional Regulations of the PRC on Business Tax* and its detailed implementation rules, the tax rate is 5%. The Group prepays business taxes when advances from customers are received, which are recognised as other current assets and will be recognised as business tax expenses when corresponding revenue is recognised.

(c) Land appreciation tax

The Group is subject to land appreciation tax pursuant to the *Provisional Regulations of the PRC on Land Appreciation Tax*. The land appreciation tax is calculated at progressive rates of 30% - 60% on the taxable value added amount. The taxable value added amount equals to revenue from sales of properties less costs permitted to be deducted, including land costs, construction costs, borrowing costs, taxes and other deductible costs.

The Group prepays land appreciation taxes calculated at 1% - 4% of the advances received from customers, which are recognised as other current assets. When the revenue is recognised, the Group calculates and determines the corresponding amounts of land appreciation taxes according to the progressive tax rates ranging from 30% - 60% and the amounts will be charged as expenses under sales taxes.

4 Notes to consolidated financial statement line items

(1) Cash on hand and at bank

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Cash on hand	2,812,449	10,995,895	4,829,675	10,307,109
Bank deposits	4,136,362,216	4,246,956,549	5,457,420,136	3,624,010,619
Other cash and bank balances (Note)	1,151,294,942	824,861,025	801,272,587	747,823,528
	5,290,469,607	5,082,813,469	6,263,522,398	4,382,141,256
Include: Overseas deposits	33,955,965	2,131,298	786,302	-

Note:

Details of other cash and bank balances :

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Deposits as security for bank acceptance notes	718,109,987	450,593,775	639,872,331	637,482,085
Deposits as security for property purchasers' provident fund and mortgage loans	84,074,826	88,182,415	71,907,401	42,645,012
Deposits as security for letters of guarantee issued for project construction	148,304,667	166,084,835	81,261,355	22,106,531
Deposits pledged to banks for borrowings	200,805,462	120,000,000	8,231,500	45,589,900
	1,151,294,942	824,861,025	801,272,587	747,823,528

(2) Notes receivable

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Bank acceptance notes	31,574,827	31,317,340	4,400,000	300,000

(a) As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, no notes receivable were pledged.

(b) As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, no notes receivable were endorsed or discounted but undue.

4 Notes to consolidated financial statement line items (cont'd)

(3) Accounts receivable

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Accounts receivable	14,297,253	11,375,913	2,261,544	3,276,885
Less: Bad debt provision	-	-	-	-
	14,297,253	11,375,913	2,261,544	3,276,885

(a) The aging of accounts receivable is analysed below:

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Within 1 year	14,297,253	11,375,913	2,261,544	1,634,885
1 to 2 years	-	-	-	632,000
2 to 3 years	-	-	-	-
Over 3 years	-	-	-	1,010,000
	14,297,253	11,375,913	2,261,544	3,276,885

4 Notes to consolidated financial statement line items (cont'd)

(3) Accounts receivable (cont'd)

(b) Bad debt provision of accounts receivable analysed by category:

	30 June 2015				31 December 2014			
	Balance		Bad debt provision		Balance		Bad debt provision	
	Amount	% of total amount	Amount	Provision ratio	Amount	% of total amount	Amount	Provision ratio
Provision for bad debts on the grouping basis	14,297,253	100%	-	-	11,375,913	100%	-	-

	31 December 2013				31 December 2012			
	Balances		Bad debt provision		Balances		Bad debt provision	
	Amount	% of total amount	Amount	Provision ratio	Amount	% of total amount	Amount	Provision ratio
Provision for bad debts on the grouping basis	2,261,544	100%	-	-	3,276,885	100%	-	-

(c) As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, there had been no need to make separate bad debt provision for individual account receivable because there had been no accounts receivable with significant amount.

(d) As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, there had been no need to make bad debt provision on the grouping basis.

(e) During the reporting periods, no bad debt provision of previous years had been collected or reversed.

(f) During the reporting periods, no accounts receivable had been written off.

4 Notes to consolidated financial statement line items (cont'd)

(3) Accounts receivable (cont'd)

(g) As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, the analysis of the Top 5 accounts receivable summarised as per each debtor's balance is as follows:

	30 June 2015			31 December 2014		
	Balance	Bad debt provision	% of total accounts receivable balance	Balance	Bad debt provision	% of total accounts receivable balance
Total balance of accounts receivable from Top 5 debtors	5,749,337	-	40%	10,059,341	-	88%

	31 December 2013			31 December 2012		
	Balance	Bad debt provision	% of total accounts receivable balance	Balance	Bad debt provision	% of total accounts receivable balance
Total balance of accounts receivable from Top 5 debtors	1,606,014	-	71%	2,939,940	-	90%

(h) As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, no accounts receivable had been derecognised due to transfer.

4 Notes to consolidated financial statement line items (cont'd)

(4) Other receivables

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Receivables from related parties (Note 8(6))	951,833,954	1,660,971,304	562,795,794	180,000,000
Deposits with public housing fund centres	170,686,953	148,658,419	117,853,244	115,329,155
Receivable from an other investor of a joint venture	120,000,000	-	-	-
Tender deposits (i)	105,000,000	200,358,000	276,420,000	196,190,000
Amounts paid on behalf of third parties	71,356,338	79,646,283	36,922,654	8,241,463
Other deposits	91,428,199	43,691,029	14,733,688	5,265,490
Receivable from a non-controlling shareholder of a subsidiary	63,388,039	33,388,039	-	-
Deposit for acquisition of a subsidiary (ii)	30,000,000	50,000,000	-	-
Receivable in connection with the disposal of a subsidiary	-	-	35,156,000	-
Others	87,876,748	91,646,288	53,175,951	38,860,997
	1,691,570,231	2,308,359,362	1,097,057,331	543,887,105

(i) This balance represents the tender deposits for bidding of land use rights, which will be subsequently received or transferred to prepayments.

(ii) The balances as at 30 June 2015 and 31 December 2014 represent a deposit for acquisition of a different subsidiary which are engaged in property development. Up to the date of issuance of these financial statements, the acquisition of such subsidiaries have been completed and the deposits have been transferred to long-term investments.

4 Notes to consolidated financial statement line items (cont'd)

(4) Other receivables (cont'd)

(a) The aging of other receivables is analysed below:

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Within 1 year	1,614,555,090	2,181,865,278	1,010,566,863	300,653,637
1 to 2 years	64,802,679	66,930,519	53,179,549	221,165,283
2 to 3 years	5,874,272	32,666,824	29,669,534	11,398,212
3 years to 4 years	5,061,772	25,320,855	3,484,262	3,887,908
4 years to 5 years	767,778	1,450,063	100,000	2,761,000
Over 5 years	508,640	125,823	57,123	4,021,065
	1,691,570,231	2,308,359,362	1,097,057,331	543,887,105

4 Notes to consolidated financial statement line items (cont'd)

(4) Other receivables (cont'd)

(b) Bad debt provision of other receivables analysed by category:

	30 June 2015				31 December 2014			
	Balance		Bad debt provision		Balance		Bad debt provision	
	Amount	% of total amount	Amount	Provision ratio	Amount	% of total amount	Amount	Provision ratio
Provision for bad debts on the grouping basis	1,691,570,231	100%	-	-	2,308,359,362	100%	-	-

	31 December 2013				31 December 2012			
	Balance		Bad debt provision		Balance		Bad debt provision	
	Amount	% of total amount	Amount	Provision ratio	Amount	% of total amount	Amount	Provision ratio
Provision for bad debts on the grouping basis	1,097,057,331	100%	-	-	543,887,105	100%	-	-

(c) As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, there had been no need to make separate bad debt provision for individual other receivable with significant amount.

(d) As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, there had been no need to make bad debt provision on the grouping basis.

(e) During the reporting periods, no bad debt provision of previous years had been collected or reversed.

(f) During the reporting periods, no other receivables had been written off.

4 Notes to consolidated financial statement line items (cont'd)

(4) Other receivables (cont'd)

(g) As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, the analysis of the Top 5 other receivables summarised as per each debtor's balance is as follows:

	30 June 2015				
	Nature	Amount	Aging	% of total other receivables balance	Bad debt provision
Qingdao Zhuoyue Future Land Property Co., Ltd.	Receivable from a related party	433,173,216	Within 1 year	26%	-
Changshu Zhongzhi Real Estate Co., Ltd.	Receivable from a related party	288,863,250	Within 1 year	17%	-
Kunshan Derui Real Estate Co., Ltd.	Receivable from a related party	131,100,488	Within 1 year	8%	-
Excellence Real Estate Group, Ltd.	Receivable from a joint venturer	120,000,000	Within 1 year	7%	-
Tongxiang Public Resource Trading Center	Tender deposits for land	100,000,000	Within 1 year	6%	-
		1,073,136,954		64%	-

	31 December 2014				
	Nature	Amount	Aging	% of total other receivables balance	Bad debt provision
Suzhou Future Land Wanrui Real Estate Co., Ltd.	Receivable from a related party	667,656,471	Within 1 year	29%	-
Changzhou Wealth Zone Development Co., Ltd.	Receivable from a related party	559,534,833	Within 1 year	24%	-
Qingdao Zhuoyue Future Land Property Co., Ltd.	Receivable from a related party	433,780,000	Within 1 year	19%	-
Haikou Land Reserve Center	Tender deposits for land	154,758,000	Within 1 year	7%	-
Shandong Tianhong Development Co., Ltd.	Deposit for equity transfer	50,000,000	Within 1 year	2%	-
		1,865,729,304		81%	-

	31 December 2013				
	Nature	Amount	Aging	% of total other receivables balance	Bad debt provision
Shanghai Xincheng Xudi Real Estate Co., Ltd.	Receivable from a related party	362,565,150	Within 1 year	33%	-
Shanghai Municipal Planning and Land Resources Administration	Tender deposits for land	276,420,000	Within 1 year	25%	-
Changzhou Derun Consultancy Co., Ltd.	Receivable from a related party	200,150,000	Within 1 year	18%	-
Changzhou Housing Guarantee and Replacement Co., Ltd.	Deposits for housing guarantees	60,600,002	Within 4 years	6%	-
Suzhou Housing Guarantee Co., Ltd.	Deposits for housing guarantees	38,650,250	Within 2 years	4%	-
		938,385,402		86%	-

4 Notes to consolidated financial statement line items (cont'd)

(4) Other receivables (cont'd)

(g) As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, the analysis of the Top 5 other receivables summarised as per each debtor's balance is as follows (cont'd):

	31 December 2012				
	Nature	Amount	Aging	% of total other receivables balance	Bad debt provision
Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.	Receivable from a related party	180,000,000	Within 2 years	33%	-
Shanghai Municipal Planning and Land Resources Administration	Tender deposits for land	146,190,000	Within 1 year	27%	-
Changzhou Land Reserve Center	Tender deposits for land	50,000,000	Within 1 year	9%	-
Changzhou Housing Guarantee and Replacement Co., Ltd.	Deposits for housing guarantees	47,760,000	Within 3 years	9%	-
Suzhou Housing Guarantee Co., Ltd.	Deposits for housing guarantees	28,737,300	Within 1 year	5%	-
		452,687,300		83%	-

(h) As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, there was no government grant receivable in other receivables.

(5) Prepayments

(a) The aging of prepayments is analysed below:

	31 June 2015		31 December 2014	
	Amount	% of total amount	Amount	% of total amount
Within 1 year	2,477,624,172	77%	2,140,862,737	74%
1 to 2 years	57,301,080	2%	56,833,872	2%
2 to 3 years	39,943,770	1%	36,185,146	1%
Over 3 years	645,541,410	20%	646,769,058	23%
	3,220,410,432	100%	2,880,650,813	100%

	31 December 2013		31 December 2012	
	Amount	% of total amount	Amount	% of total amount
Within 1 year	1,917,359,542	55%	1,890,812,216	43%
1 to 2 years	374,218,747	11%	2,383,921,442	54%
2 to 3 years	1,051,917,834	31%	86,307,605	2%
Over 3 years	99,407,574	3%	42,296,429	1%
	3,442,903,697	100%	4,403,337,692	100%

4 Notes to consolidated financial statement line items (cont'd)

(5) Prepayments (cont'd)

(a) The aging of prepayments is analysed below (cont'd):

As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, the prepayments over one year were mainly the prepayments for unsettled land purchases amounted to RMB742,786,260, RMB739,788,076, RMB1,525,544,155 and RMB2,512,525,476 respectively.

(b) As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, the analysis of the Top 5 prepayments summarised as per each payee's balance is as follows:

	30 June 2015		31 December 2014	
	Amount	% of total amount of prepayments	Amount	% of total amount of prepayments
Total balance of Top5 prepayments	2,469,650,006	77%	2,379,054,429	83%

	31 December 2013		31 December 2012	
	Amount	% of total amount of prepayments	Amount	% of total amount of prepayments
Total balance of Top 5 prepayments	2,251,896,091	65%	3,565,961,543	81%

4 Notes to consolidated financial statement line items (cont'd)

(6) Inventories

(a) Inventories are categorised as follows:

	30 June 2015			31 December 2014		
	Cost	Inventory provision (Note 4(17))	Carrying amount	Cost	Inventory provision (Note 4(17))	Carrying amount
Leasehold land to be developed (i)	2,331,909,766	-	2,331,909,766	1,186,216,518	-	1,186,216,518
Properties under development for sale (ii)	24,869,952,067	(312,390,093)	24,557,561,974	21,888,837,898	(262,233,758)	21,626,604,140
Properties held for sale (iii)	6,951,661,202	(347,406,148)	6,604,255,054	7,343,432,896	(325,825,263)	7,017,607,633
	34,153,523,035	(659,796,241)	33,493,726,794	30,418,487,312	(588,059,021)	29,830,428,291

	31 December 2013			31 December 2012		
	Cost	Inventory provision (Note 4(17))	Carrying amount	Cost	Inventory provision (Note 4(17))	Carrying amount
Leasehold land to be developed (i)	1,547,976,223	-	1,547,976,223	1,503,338,099	-	1,503,338,099
Properties under development for sale (ii)	19,470,957,897	-	19,470,957,897	17,096,253,360	(119,838,582)	16,976,414,778
Properties held for sale (iii)	7,922,084,285	(268,220,770)	7,653,863,515	6,217,130,133	(229,573,044)	5,987,557,089
	28,941,018,405	(268,220,770)	28,672,797,635	24,816,721,592	(349,411,626)	24,467,309,966

4 Notes to consolidated financial statement line items (cont'd)

(6) Inventories (cont'd)

(a) Inventories are categorised as follows (cont'd):

(i) Leasehold land to be developed

Projects	Estimated start	Completion of first batch (estimated)	Estimated total investment (RMB10k)	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Nanjing Huayang Zijun project	Sept - 2015	Sept - 2017	205,828	903,649,983	-	-	-
Hangzhou Science and Technology City No. 33 parcel	Aug - 2015	Dec - 2016	72,122	416,314,304	-	-	-
Jinan Tianhong C4 project	Aug - 2015	Jul - 2017	133,589	373,538,079	-	-	-
Nanjing Hubei Road parcel	Oct - 2015	Oct - 2017	70,467	364,141,854	364,141,854	361,176,629	361,176,629
Shanghai Fengcheng Town 44-10 parcel	Oct - 2015	May - 2017	68,313	224,380,468	-	-	-
Changzhou Jintan parcel	To be confirmed	To be confirmed	12,100	49,885,078	49,885,078	49,885,078	44,888,515
Shanghai Songjiang Yongfeng Street parcel (Yun Shui Jian)	Jan - 2015	Jun - 2016	110,072	-	772,189,586	-	-
Shanghai Jiading Hongde Road A6-01parcel (Shanghai Fragrant View)	Apr - 2014	Dec - 2014	139,834	-	-	797,675,516	636,076,744
Hangzhou Yuhang east of Shunda Road parcel (Hangzhou Whispering Hills)	Jan - 2014	Dec - 2015	91,437	-	-	327,470,265	-
Kunshan Bailu Road parcel (Kunshan Beautiful Harbour)	Aug - 2014	Jun - 2016	103,136	-	-	11,768,735	11,768,735
Changzhou Logistics Hub parcel (Changzhou Future Success)	Aug - 2013	Dec - 2014	129,871	-	-	-	417,475,784
Changzhou New Airport Road parcel (Changzhou YOHO City)	Apr - 2014	Dec - 2015	87,650	-	-	-	31,951,692
				2,331,909,766	1,186,216,518	1,547,976,223	1,503,338,099

4 Notes to consolidated financial statement line items (cont'd)

(6) Inventories (cont'd)

(a) Inventories are categoried as follows (cont'd):

(ii) Properties under development for sale

Projects	Start	Completion of the latest batch (estimated)	Estimated total investment (RMB10k)	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Nanjing Longwan Garden	Nov - 2013	Dec - 2015	392,169	3,003,678,571	2,767,584,688	2,121,170,406	-
Danyang Luxury Mansion	Feb - 2014	Dec - 2015	443,811	1,800,768,850	1,056,129,989	-	-
Zhangjiagang Injoy Plaza	Mar - 2014	Dec - 2015	349,101	1,712,921,225	1,100,797,169	-	-
Wujiang Injoy Plaza*	Aug - 2013	Nov - 2015	385,641	1,492,008,071	994,640,462	323,084,670	-
Shanghai Fragrant View*	Apr - 2014	Sep - 2015	226,746	1,196,870,452	1,458,385,561	-	-
Nanchang Injoy Plaza	Oct - 2014	Dec - 2016	347,360	1,157,827,296	650,438,288	-	-
Changchun Injoy Plaza	Jun - 2015	Oct - 2016	393,301	1,031,239,380	-	-	-
Nantong Future France	Sep - 2014	Dec - 2015	288,020	963,962,348	799,783,229	-	-
Shanghai Yun Shui Jian	Jan - 2015	Jun - 2016	110,072	897,714,212	-	-	-
Wuhan Jingyue Cheng	Jun - 2015	Dec - 2016	365,772	849,089,696	-	-	-
Anqing Injoy Plaza	Apr - 2015	Dec - 2016	413,655	842,188,768	-	-	-
Changzhou Future Land Emporium*	Oct - 2008	Dec - 2016	353,078	829,891,280	1,018,591,093	1,291,137,118	534,392,997
Kunshan Beautiful Harbour	Aug - 2014	Dec - 2015	103,256	796,051,309	610,834,749	-	-
Suzhou New City Residence*	Jul - 2013	Dec - 2015	168,723	638,496,327	948,754,290	1,011,289,030	-
Hangzhou Whispering Hills	Jan - 2014	Dec - 2015	91,215	635,296,340	549,084,795	-	-
Shanghai Xiangyi Duhui	Dec - 2014	Dec - 2015	75,395	614,653,048	528,828,428	-	-
Hangzhou Leisure Land	Jun - 2014	Jun - 2016	81,250	611,860,842	581,512,706	-	-
Future Land International Metropolis*	Aug - 2011	May - 2017	524,235	608,478,546	575,473,938	709,314,035	1,643,451,645
Changzhou Future France*	Jun - 2011	Jul - 2015	239,258	533,955,109	412,442,706	499,201,979	1,395,652,968
Suzhou Future Mangrove Bay*	Sep - 2013	Sep - 2016	229,522	518,774,287	1,329,224,047	1,151,259,164	-
Wuxi Up Town*	Dec - 2010	Jun - 2016	239,685	486,069,537	412,401,474	401,831,774	932,815,730
Changzhou YOHO City	Apr - 2014	Dec - 2015	77,218	463,039,169	393,261,340	-	-
Changzhou Future Success*	Aug - 2013	Jul - 2015	128,353	450,372,559	431,528,373	1,137,219,998	-
Shanghai Park View International Community A Phase IV	Oct - 2014	Dec - 2015	61,692	429,990,557	327,905,079	134,335,455	-
Zhenjiang Exalted Uptown	Sep - 2013	Dec - 2015	107,970	413,012,652	569,653,967	259,417,020	-
Hangzhou Yihua Nianzhu	Dec - 2014	Jun - 2016	48,215	368,031,408	335,886,896	-	-
Changzhou Injoy Plaza*	Aug - 2010	Dec - 2015	440,333	361,759,279	256,782,625	303,084,569	292,083,588
Changzhou In Spring Live*	Oct - 2013	Dec - 2015	181,116	345,068,167	830,148,204	547,931,021	-
Changzhou New City Residence*	Sep - 2006	Sep - 2017	346,033	246,363,081	175,304,633	145,575,494	132,307,344
Kunshan Future France*	Mar - 2012	To be confirmed	185,433	130,574,923	418,339,441	868,838,017	464,747,848
Changzhou Park View International Community*	Apr - 2010	May - 2018	191,888	105,011,261	100,997,123	98,804,500	647,245,386
Changzhou Future Land Town*	Apr - 2010	To be confirmed	220,099	71,632,437	71,516,393	72,233,403	582,000,835
Changzhou Future Land Long Island*	Dec - 2006	To be confirmed	226,900	65,664,112	65,664,112	65,664,112	66,750,030
Changzhou Golden Future Land*	Dec - 2001	To be confirmed	170,540	26,418,752	26,343,300	37,500,001	36,016,019

4 Notes to consolidated financial statement line items (cont'd)

(6) Inventories (cont'd)

(a) Inventories are categoried as follows (cont'd):

(ii) Properties under development for sale (cont'd)

(Table continued)

Projects	Start	Completion of the latest batch (estimated)	Estimated total investment (RMB10k)	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Nanjing Future France*	Oct - 2011	Jun - 2015	372,712	-	1,453,412,798	1,907,875,525	1,156,824,065
Shanghai Garden House*	Aug - 2013	Jun - 2015	101,699	-	535,348,133	741,671,145	-
Wuxi Future France	Apr - 2013	Dec - 2014	128,362	-	-	1,011,030,079	-
Shanghai Fragrant Legend	Mar - 2013	Nov - 2014	109,290	-	-	859,841,978	-
Shanghai Gorgeous Mansion	Nov - 2010	Dec - 2014	289,611	-	-	819,790,838	457,850,122
Nanjing Future France*	Oct - 2011	Jun - 2015	372,712	-	1,453,412,798	1,907,875,525	1,156,824,065
Changzhou Fragrant Legend	Apr - 2012	Nov - 2014	264,866	-	-	819,611,410	1,153,746,680
Suzhou Fragrant Legend	Oct - 2012	Nov - 2014	151,106	-	-	755,491,564	752,657,905
Shanghai Bright Green Land	Sep - 2013	Dec - 2014	87,731	-	-	591,564,429	-
Changzhou Future Consequence	May - 2011	Jun - 2014	237,472	-	-	497,635,904	2,047,113,998
Shanghai Petrus Hacienda	Mar - 2011	Sep - 2014	206,208	-	-	186,509,113	537,627,913
Shanghai Park View International Community*	Aug - 2009	Aug - 2013	291,500	-	-	-	1,177,178,640
Shanghai Exalted Uptown*	Oct - 2010	Jun - 2013	147,000	-	-	-	618,991,717
Suzhou Park View International Community*	Oct - 2008	Dec - 2013	267,040	-	-	-	437,782,273
Wuhan In Spring Live*	Jul - 2012	Dec - 2013	112,644	-	-	-	403,441,155
Shanghai Park View International Community A Phase III*	Jul - 2012	Dec - 2013	58,640	-	-	-	361,045,813
Shanghai YOHO City*	Oct - 2009	Nov - 2013	139,925	-	-	-	351,989,949
Changzhou Future RoyalBay*	Sep - 2012	Dec - 2013	86,187	-	-	-	322,249,204
Changzhou Future Capital*	Apr - 2008	Dec - 2013	215,630	-	-	-	317,775,688
Changzhou Park No.1*	Jul - 2006	Oct - 2013	205,650	-	-	-	218,687,823
Other projects				171,218,216	101,837,869	101,044,146	53,826,025
				24,869,952,067	21,888,837,898	19,470,957,897	17,096,253,360

* These projects are developed by stages, of which the completed portions have been transferred into properties held for sale and the uncompleted portions are recorded in properties under development for sale.

4 Notes to consolidated financial statement line items (cont'd)

(6) Inventories (cont'd)

(a) Inventories are categoried as follows (cont'd):

(iii) Properties held for sale

Projects	Completion of the latest batch	31 December 2011	Increases and Adjustments	Decreases	31 December 2012
Wuxi East China Home Decor Centre	Nov - 2012	-	989,196,180	185,228,450	803,967,730
Injoy International Plaza	Dec - 2012	3,939,112	1,343,409,550	645,377,922	701,970,740
Shanghai New City Residence	Nov - 2012	-	1,603,217,739	975,912,831	627,304,908
Changzhou Future Capital	Dec - 2011	742,802,173	21,903,346	171,337,099	593,368,420
Changzhou Injoy Plaza	Mar - 2012	-	1,516,822,306	953,822,225	563,000,081
Wuxi Up Town	Oct - 2012	-	1,095,525,948	637,954,978	457,570,970
Shanghai Petrus Hacienda	Dec - 2012	-	1,046,484,827	633,141,088	413,343,739
Suzhou Park View International Community	Nov - 2012	94,011,173	944,409,074	818,363,917	220,056,330
Shanghai Exalted Uptown	Dec - 2012	-	814,365,257	597,788,725	216,576,532
Shanghai Gorgeous Mansion	Dec - 2012	-	1,566,113,803	1,406,526,228	159,587,575
Nanjing Park View International Community	Oct - 2012	-	1,057,092,201	941,134,045	115,958,156
Changzhou Park No.1	Oct - 2012	19,852,074	861,345,818	766,351,987	114,845,905
Changzhou Park View International Community	Jun - 2012	-	882,438,703	768,035,906	114,402,797
Changzhou Future Land Emporium	Nov - 2009	108,326,768	(990,806)	1,701,344	105,634,618
Changzhou Future Land Town	Nov - 2012	27,070,677	917,391,925	854,765,043	89,697,559
Suzhou Oannes	Jun - 2011	89,604,699	(1,007,376)	3,089,186	85,508,137
Changzhou New City Residence	Sep - 2012	117,445,334	135,826,280	168,712,739	84,558,875
Changzhou Future Land Southern Metropolis	May - 2010	92,826,842	(299,189)	15,922,305	76,605,348
Kunshan Future Land Town	Dec - 2011	77,059,182	3,819,615	8,446,666	72,432,131
Shanghai Park View International Community	Jun - 2012	136,104,835	185,997,322	252,635,403	69,466,754
Changzhou Geniality Bay	May - 2012	18,920,924	762,798,322	719,181,336	62,537,910
Injoy Lifestyle Plaza	Dec - 2012	-	382,622,766	328,369,458	54,253,308
Wuxi Glorious Century Future Land	Nov - 2011	89,391,022	15,293,695	56,627,683	48,057,034
Changzhou Future Land Long Island	Nov - 2010	52,439,775	542,226	12,264,020	40,717,981
Changzhou North River-side City	Dec - 2010	37,759,108	-	1,082,926	36,676,182
Shanghai YOHO City	Sep - 2012	25,967,043	532,338,974	522,236,160	36,069,857
Changzhou Lanzuan Jingting	May - 2009	33,937,521	393,080	2,483,541	31,847,060
Changzhou Future Land Splendid Park	Nov - 2011	44,412,840	(1,628,871)	14,158,544	28,625,425
Nanjing Upper East	Feb - 2008	27,742,194	690,674	1,221,959	27,210,909
Changzhou Yulong Bay	May - 2012	22,923,759	34,515,028	34,233,539	23,205,248
Other projects		199,413,278	(4,676,920)	52,664,444	142,071,914
		2,061,950,333	16,705,951,497	12,550,771,697	6,217,130,133

4 Notes to consolidated financial statement line items (cont'd)

(6) Inventories (cont'd)

(a) Inventories are categoried as follows (cont'd):

(iii) Properties held for sale (cont'd)

Projects	Completion of the latest batch	31 December 2012	Increases and Adjustments	Decreases	31 December 2013
Wuxi East China Home Decor Centre	Nov - 2012	803,967,730	26,854,011	272,808,995	558,012,746
Changzhou Future Capital	Dec - 2013	593,368,420	445,920,529	546,500,423	492,788,526
Future Land International Metropolis	Dec - 2013	-	1,435,238,705	967,840,488	467,398,217
Changzhou Future Consequence	Oct - 2013	-	1,768,729,517	1,347,150,643	421,578,874
Changzhou Fragrant Legend	Dec - 2013	-	1,461,137,727	1,057,136,135	404,001,592
Wuhan In Spring Live	Dec - 2013	-	836,035,038	447,249,233	388,785,805
Changzhou Future France	Dec - 2013	-	1,343,067,848	965,167,046	377,900,802
Shanghai YOHO City	Nov - 2013	36,069,857	440,984,234	103,260,594	373,793,497
Wuxi Up Town	Dec - 2013	457,570,970	693,995,742	804,984,839	346,581,873
Injoy International Plaza	Dec - 2012	701,970,740	31,194,712	400,409,451	332,756,001
Changzhou Injoy Plaza	Dec - 2013	563,000,081	105,828,411	343,978,240	324,850,252
Nanjing Future France	Dec - 2013	-	699,980,316	378,386,544	321,593,772
Shanghai Petrus Hacienda	Dec - 2013	413,343,739	857,241,380	959,566,899	311,018,220
Shanghai Exalted Uptown	Jun - 2013	216,576,532	654,625,475	590,448,004	280,754,003
Changzhou Future Land Emporium	Dec - 2013	105,634,618	255,300,445	99,608,217	261,326,846
Shanghai Park View International Community	Aug - 2013	69,466,754	1,181,496,965	1,011,665,987	239,297,732
Shanghai New City Residence	Nov - 2012	627,304,908	15,221,811	405,384,953	237,141,766
Suzhou Park View International Community	Dec - 2013	220,056,330	656,827,576	640,512,472	236,371,434
Suzhou Fragrant Legend	Dec - 2013	-	496,257,842	280,694,897	215,562,945
Shanghai Park View International Community A Phase III	Dec - 2013	-	585,906,176	402,843,620	183,062,556
Changzhou Future Royal Bay	Dec - 2013	-	547,929,630	416,104,710	131,824,920
Changzhou Future Land Town	Aug - 2013	89,697,559	577,551,316	570,716,532	96,532,343
Changzhou Future Land Southern Metropolis	Dec - 2013	76,605,348	23,342,169	6,163,031	93,784,486
Changzhou Park View International Community	Nov - 2013	114,402,797	682,638,225	711,029,975	86,011,047
Suzhou Oannes	Jun - 2011	85,508,137	64,629	2,606,776	82,965,990
Kunshan Future France	Nov - 2013	-	489,161,550	411,507,885	77,653,665
Changzhou Park No.1	Oct - 2013	114,845,905	240,104,641	278,930,658	76,019,888
Changzhou New City Residence	Sep - 2012	84,558,875	4,680,745	18,130,257	71,109,363
Kunshan Future Land Town	Dec - 2011	72,432,131	(66,545)	6,905,870	65,459,716

4 Notes to consolidated financial statement line items (cont'd)

(6) Inventories (cont'd)

(a) Inventories are categoried as follows (cont'd):

(iii) Properties held for sale (cont'd)

(Table continued)

Projects	Completion of the latest batch	31 December 2012	Increases and Adjustments	Decreases	31 December 2013
Changzhou Geniality Bay	May - 2012	62,537,910	4,816,193	3,328,461	64,025,642
Changzhou Future Land Long Island	Nov - 2010	40,717,981	13,415,883	4,637,046	49,496,818
Nanjing Park View nternational Community	Oct - 2012	115,958,156	(650,155)	82,586,852	32,721,149
Wuxi Glorious Century Future Land	Nov - 2011	48,057,034	416,857	19,668,665	28,805,226
Changzhou Future Land Splendid Park	Nov - 2011	28,625,425	2,014,231	1,998,473	28,641,183
Nanjing Upper East	Feb - 2008	27,210,909	-	2,774,061	24,436,848
Changzhou Lanzuan Jingting	May - 2009	31,847,060	88,405	9,260,236	22,675,229
Changzhou Yulong Bay	May - 2012	23,205,248	180,289	3,330,672	20,054,865
Shanghai Gorgeous Mansion	Dec - 2012	159,587,575	(6,308,840)	138,315,523	14,963,212
Other projects		233,001,404	(70,215,230)	82,460,938	80,325,236
		6,217,130,133	16,501,008,453	14,796,054,301	7,922,084,285

Projects	Completion of the latest batch	31 December 2013	Increases and Adjustments	Decreases	31 December 2014
Future Land International Metropolis	Dec - 2014	467,398,217	654,638,367	463,788,227	658,248,357
Changzhou Fragrant Legend	Nov - 2014	404,001,592	1,187,517,566	1,002,886,507	588,632,651
Changzhou Future Land Emporium	Dec - 2014	261,326,846	736,851,694	449,949,592	548,228,948
Wuxi East China Home Decor Centre	Nov - 2012	558,012,746	2,803,100	32,178,867	528,636,979
Changzhou Injoy Plaza	Dec - 2014	324,850,252	165,186,817	85,212,286	404,824,783
Changzhou Future Capital	Dec - 2013	492,788,526	(17,665,874)	151,220,631	323,902,021
Shanghai Fragrant Legend	Nov - 2014	-	1,092,903,432	778,650,371	314,253,061
Wuxi Future France	Dec - 2014	-	1,283,619,766	994,789,325	288,830,441
Shanghai YOHO City	Nov - 2013	373,793,497	47,782,414	147,421,852	274,154,059
Changzhou Future Consequence	Jun - 2014	421,578,874	605,993,564	760,094,065	267,478,373
Shanghai Exalted Uptown	Jun - 2013	280,754,003	16,217,367	78,051,500	218,919,870
Suzhou Fragrant Legend	Nov - 2014	215,562,945	1,014,800,102	1,016,953,065	213,409,982
Nanjing Future France	Dec - 2014	321,593,772	1,455,673,578	1,566,281,770	210,985,580
Changzhou Future Success	Dec - 2014	-	798,078,176	627,325,461	170,752,715
Injoy International Plaza	Dec - 2012	332,756,001	(16,899,357)	149,435,306	166,421,338
Shanghai Park View International Community A Phase III	Aug - 2013	239,297,732	66,742,489	142,912,133	163,128,088
Changzhou Future France	Sep - 2014	377,900,802	484,180,839	717,724,857	144,356,784
Shanghai Garden House	Dec - 2014	-	431,294,029	288,417,986	142,876,043
Shanghai Petrus Hacienda	Sep - 2014	311,018,220	158,355,937	334,968,721	134,405,436

4 Notes to consolidated financial statement line items (cont'd)

(6) Inventories (cont'd)

(a) Inventories are categoried as follows (cont'd):

(iii) Properties held for sale (cont'd)

(Table continued)

Projects	Completion of the latest batch	31 December 2013	Increases and Adjustments	Decreases	31 December 2014
Suzhou Future Mangrove Bay	Dec - 2014	-	345,705,935	217,089,506	128,616,429
Shanghai Park View International Community A Phase III	Dec - 2013	183,062,556	(14,812,877)	46,082,251	122,167,428
Shanghai Gorgeous Mansion	Dec - 2014	14,963,212	379,445,205	292,410,214	101,998,203
Changzhou Future Land Southern Metropolis	Dec - 2014	93,784,486	92,301,849	87,206,333	98,880,002
Suzhou Future Mangrove Bay	Dec - 2014	-	345,705,935	217,089,506	128,616,429
Changzhou Future Land Town	Aug - 2013	96,532,343	(1,261,990)	2,977,603	92,292,750
Shanghai Bright Green Land	Dec - 2014	-	877,308,367	790,055,216	87,253,151
Suzhou Oannes	Jun - 2011	82,965,990	62,148	1,036,316	81,991,822
Suzhou New City Residence	Nov - 2014	-	478,358,515	399,416,332	78,942,183
Suzhou Park View International Community	Dec - 2013	236,371,434	5,810,001	175,047,955	67,133,480
Kunshan Future Land Town	Dec - 2011	65,459,716	(382,162)	3,317,465	61,760,089
Changzhou Park View International Community	Nov - 2013	86,011,047	(19,843,181)	6,969,124	59,198,742
Shanghai New City Residence	Nov - 2012	237,141,766	(26,511,073)	151,700,434	58,930,259
Changzhou Geniality Bay	May - 2012	64,025,642	(7,211,911)	490,030	56,323,701
Changzhou Park No.1	Oct - 2013	76,019,888	(9,625,512)	12,082,246	54,312,130
Shanghai Fragrant View	Dec - 2014	-	504,695,347	454,671,820	50,023,527
Wujiang Injoy Plaza	Dec - 2014	-	674,018,537	627,586,360	46,432,177
Kunshan Future France	Oct - 2014	77,653,665	660,877,546	692,582,800	45,948,411
Wuxi Up Town	Dec - 2013	346,581,873	(19,914,531)	283,727,461	42,939,881
Changzhou Future Royal Bay	Dec - 2013	131,824,920	58,825,503	160,830,721	29,819,702
Changzhou In Spring Live	Dec - 2014	-	394,807,747	367,272,363	27,535,384
Wuhan In Spring Live	Dec - 2013	388,785,805	36,657,005	401,510,246	23,932,564
Other projects		358,265,917	(67,403,502)	126,307,043	164,555,372
		7,922,084,285	14,509,980,972	15,088,632,361	7,343,432,896

4 Notes to consolidated financial statement line items (cont'd)

(6) Inventories (cont'd)

(a) Inventories are categoried as follows (cont'd):

(iii) Properties held for sale (cont'd)

Projects	Completion of the latest batch	31 December 2014	Increases and Adjustments	Decreases	30 June 2015
Changzhou Future Land Emporium	Jun - 2015	548,228,948	351,929,090	351,123,332	549,034,706
Future Land International Metropolis	Dec - 2014	658,248,357	(2,680,151)	135,892,207	519,675,999
Wuxi East China Home Decor Centre	Nov - 2012	528,636,979	1,101,600	56,122,132	473,616,447
Nanjing Future France	Jun - 2015	210,985,580	1,571,461,405	1,370,417,407	412,029,578
Changzhou Fragrant Legend	Nov - 2014	588,632,651	(3,696,798)	175,409,725	409,526,128
Changzhou In Spring Live	Jun - 2015	27,535,384	776,563,661	452,337,230	351,761,815
Changzhou Future Capital	Dec - 2013	323,902,021	779,256	17,430,710	307,250,567
Changzhou Injoy Plaza	Dec - 2014	404,824,783	(19,522,233)	115,453,880	269,848,670
Shanghai YOHO City	Nov - 2013	274,154,059	45,760,937	79,046,582	240,868,414
Shanghai Exalted Uptown	Jun - 2013	218,919,870	45,213	786,752	218,178,331
Shanghai Fragrant Legend	Nov - 2014	314,253,061	(3,465,473)	95,624,530	215,163,058
Changzhou Future Consequence	Jun - 2014	267,478,373	(2,835,673)	49,672,615	214,970,085
Wuxi Future France	Dec - 2014	288,830,441	(8,550,795)	66,003,296	214,276,350
Zhenjiang Exalted Uptown*	Jun - 2015	-	390,834,276	190,329,775	200,504,501
Shanghai Garden House	Jun - 2015	142,876,043	585,695,815	542,084,737	186,487,121
Shanghai Park View International Community	Aug - 2013	163,128,088	(6,330)	1,068,277	162,053,481
Suzhou New City Residence	Jun - 2015	78,942,183	480,265,053	411,757,574	147,449,662
Suzhou Fragrant Legend	Nov - 2014	213,409,982	791,550	71,651,932	142,549,600
Wujiang Injoy Plaza	Jun - 2015	46,432,177	99,668,456	14,499,032	131,601,601
Changzhou Future France	Sep - 2014	144,356,784	4,837,086	19,222,920	129,970,950
Suzhou Future Mangrove Bay	Jun - 2015	128,616,429	981,137,881	990,160,876	119,593,434
Shanghai Park View International Community A Phase III	Dec - 2013	122,167,428	9,675	5,014,458	117,162,645
Shanghai Gorgeous Mansion	Dec - 2014	101,998,203	60,710,222	51,376,409	111,332,016
Changzhou Future Success	Dec - 2014	170,752,715	(11,236,363)	56,166,246	103,350,106
Shanghai Fragrant View	Jun - 2015	50,023,527	500,547,256	458,544,252	92,026,531
Changzhou Future Land Town	Aug - 2013	92,292,750	(1,131,071)	8,873,960	82,287,719
Suzhou Oannes	Jun - 2011	81,991,822	166,953	6,550,166	75,608,609
Changzhou Future Land Southern Metropolis	Dec - 2014	98,880,002	(9,614,673)	19,205,645	70,059,684
Shanghai Petrus Hacienda	Sep - 2014	134,405,436	(263,993)	67,603,629	66,537,814
Kunshan Future Land Town	Dec - 2011	61,760,089	(45,536)	-	61,714,553
Suzhou Park View International Community	Dec - 2013	67,133,480	312,645	7,540,010	59,906,115
Changzhou Park View International Community	Nov - 2013	59,198,742	(2,009,804)	(1,372,002)	58,560,940
Shanghai New City Residence	Nov - 2012	58,930,259	112,169	2,826,601	56,215,827

4 Notes to consolidated financial statement line items (cont'd)

(6) Inventories (cont'd)

(a) Inventories are categoried as follows (cont'd):

(iii) Properties held for sale (cont'd)

(Table continued)

Projects	Completion of the latest batch	31 December 2014	Increases and Adjustments	Decreases	30 June 2015
Changzhou Geniality Bay	May - 2012	56,323,701	(1,031,943)	(83,194)	55,374,952
Changzhou Park No.1	Oct - 2013	54,312,130	616,118	10,182,939	44,745,309
Kunshan Future France	Jun - 2015	45,948,411	324,193,032	329,555,161	40,586,282
Wuxi Up Town	Dec - 2013	42,939,881	(574,669)	14,220,047	28,145,165
Changzhou New City Residence	Sep - 2012	28,763,977	4,504,413	6,723,675	26,544,715
Injoy International Plaza	Dec - 2012	166,421,338	23,888,060	166,005,208	24,304,190
Nanjing Upper East	Feb - 2008	21,809,895	-	898,040	20,911,855
Changzhou Future Royal Bay	Dec - 2013	29,819,702	-	10,357,852	19,461,850
Wuhan In Spring Live	Dec - 2013	23,932,564	2,066,655	7,019,218	18,980,001
Shanghai Bright Green Land	Dec - 2014	87,253,151	(21,004,815)	49,279,717	16,968,619
Changzhou Future Land Long Island	Nov - 2010	8,881,667	-	280,000	8,601,667
Wuxi Glorious Century Future Land	Nov - 2011	10,781,918	-	2,472,201	8,309,717
Shanghai Future Land Magnificent Landscape	May - 2011	7,489,161	345,570	402,306	7,432,425
Changzhou Golden Future Land	Dec - 2007	8,775,703	(821,405)	3,593,362	4,360,936
Other projects		78,053,051	21,882,924	44,175,513	55,760,462
		7,343,432,896	6,141,735,246	6,533,506,940	6,951,661,202

Note: With respect to the properties held for sale completed in previous years, the adjustments on project costs resulted from changes in accounting estimation are included in the column "Increases and Adjustments "

4 Notes to consolidated financial statement line items (cont'd)

(6) Inventories (cont'd)

(b) The provisions for impairment of inventories are analysed as follows:

	31 December 2011	Increases		Decreases		31 December 2012
		Provision (Note 4(17))	Transferred in	Transferred upon sales	Transferred out	
Properties under development for sale	338,276,436	-	-	-	(218,437,854)	119,838,582
Properties held for sale	144,123,812	-	218,437,854	(132,988,622)	-	229,573,044
	482,400,248	-	218,437,854	(132,988,622)	(218,437,854)	349,411,626

	31 December 2012	Increases		Decreases		31 December 2013
		Provision (Note 4(17))	Transferred in	Transferred upon sales	Transferred out	
Properties under development for sale	119,838,582	-	-	-	(119,838,582)	-
Properties held for sale	229,573,044	79,588,142	119,838,582	(160,778,998)	-	268,220,770
	349,411,626	79,588,142	119,838,582	(160,778,998)	(119,838,582)	268,220,770

	31 December 2013	Increases		Decreases		31 December 2014
		Provision (Note 4(17))	Transferred in	Transferred upon sales	Transferred out	
Properties under development for sale	-	262,233,758	-	-	-	262,233,758
Properties held for sale	268,220,770	118,907,767	-	(61,303,274)	-	325,825,263
	268,220,770	381,141,525	-	(61,303,274)	-	588,059,021

	31 December 2014	Increases		Decreases		30 June 2015
		Provision (Note 4(17))	Transferred in	Transferred upon sales	Transferred out	
Properties under development for sale	262,233,758	50,156,335	-	-	-	312,390,093
Properties held for sale	325,825,263	48,380,260	-	(26,799,375)	-	347,406,148
	588,059,021	98,536,595	-	(26,799,375)	-	659,796,241

4 Notes to consolidated financial statement line items (cont'd)

(6) Inventories (cont'd)

(c) The circumstances on provisions for impairment of inventories are as follows:

	Specific basis of determining the net realisable value	Reasons for reversial	Reasons for transferred upon sales
Properties under development for sale	The estimated selling prices after completion less estimated costs to be incurred until completion, selling expenses and relevant taxes	N/A	N/A
Properties held for sale	The estimated selling prices less selling expenses and relevant taxes	N/A	Transferred to cost of sales upon realising the sales of related properties

(d) As at 30 June 2015, the inventories included leasehold land to be developed, properties under development for sale and properties held for sale amounting to RMB0, RMB9,172,451,762 and RMB975,152,844 respectively mortgaged for long-term borrowings, long-term borrowings due within one year and short-term borrowings. As at 31 December 2014, the inventories included leasehold land to be developed, properties under development for sale and properties held for sale amounting to RMB0, RMB7,774,585,000 and RMB702,667,000 respectively mortgaged for long-term borrowings, long-term borrowings due within one year and short-term borrowings. As at 31 December 2013, the inventories included leasehold land to be developed, properties under development for sale and properties held for sale amounting to RMB322,704,000, RMB8,628,317,000 and RMB768,023,000 respectively mortgaged for long-term borrowings, long-term borrowings due within one year and short-term borrowings. As at 31 December 2012, the inventories included leasehold land to be developed, properties under development for sale and properties held for sale amounting to RMB642,203,571, RMB7,234,331,846 and RMB931,768,410 respectively mortgaged for long-term borrowings, long-term borrowings due within one year and short-term borrowings.

(e) The borrowing costs capitalised in the inventory costs during the six months ended 30 June 2015 and Years 2014, 2013 and 2012 were RMB452,523,238, RMB1,010,855,413, RMB659,530,220 and RMB776,028,384 (Note 4(39)) respectively. The capitalisation rates used in determining the amount of capitalised borrowing costs for the six month ended 30 June 2015 and Years 2014, 2013 and 2012 were annual interest rate of 8.34%, 8.01%, 7.12% and 9.71% respectively.

4 Notes to consolidated financial statement line items (cont'd)

(6) Inventories (cont'd)

(f) As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, properties under development for sale with carrying amount of RMB10,010,343,893, RMB8,369,698,734, RMB6,578,054,327 and RMB 6,212,117,838 respectively were all expected to be completed beyond one year. Leasehold land to be developed were all expected to be completed beyond one year. The remaining inventory balances were expected to be realised within one year.

(7) Other current assets

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Business tax prepayments	750,173,440	656,842,622	510,487,033	582,719,936
Land appreciation tax prepayments	342,300,878	307,623,727	264,365,987	238,760,804
Enterprise income tax prepayments	202,695,005	221,189,097	115,903,919	138,280,483
Other tax prepayments	86,278,600	74,471,759	56,282,160	61,969,863
	1,381,447,923	1,260,127,205	947,039,099	1,021,731,086

4 Notes to consolidated financial statement line items (cont'd)

(8) Available-for-sale financial assets

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Measured at fair value				
— Available-for-sale equity instruments (Note)	269,542,374	259,628,913	221,186,605	181,186,605
Less: Available-for-sale financial assets included in other current assets	-	-	-	-
	269,542,374	259,628,913	221,186,605	181,186,605

Analysis of available-for-sale financial assets:

Available-for-sale financial assets measured at fair value:

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Available-for-sale equity instruments				
— Fair value	269,542,374	259,628,913	221,186,605	181,186,605
— Cost	228,542,374	232,628,913	221,186,605	181,186,605
— Accumulated under other comprehensive income, net of tax	30,750,000	20,250,000	-	-
— Accumulated impairment	-	-	-	-

As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, there had been no need to make impairment provision for available-for-sale financial assets.

Note (i) The Group holds 1% of the shares of Bank of Suzhou Co., Ltd. at a cost of RMB156,000,000. During the six months ended 30 June 2015 and Years 2014, 2013 and 2012, the cash dividends received by the Group from Bank of Suzhou Co., Ltd. were RMB6,000,000, RMB6,000,000, RMB6,000,012 and RMB4,500,000 respectively (Note 4(43)). As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, there had been no significant restrictions on disposing this available-for-sale financial asset for cash.

4 Notes to consolidated financial statement line items (cont'd)

(8) Available-for-sale financial assets (cont'd)

Note (ii) The Group holds 5.82% equity of Shanghai Jingying Investment Management Partnership (Limited Liability Partnership) at a cost of RMB5,186,605. This partnership with total capital of RMB85,860,000 is a structured entity outside the consolidation scope. The maximum risk exposure the Group has in the partnership is the equity investment cost as at the balance sheet dates. The Group has no obligations or intentions to provide financial supports to the partnership. During the six months ended 30 June 2015 and Years 2014, 2013 and 2012, the cash dividends received by the Group from the partnership were RMB0, RMB552,722, RMB605,790 and RMB541,814 respectively (Note 4(43)). As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, there had been no significant restrictions on disposing this available-for-sale financial asset for cash.

(iii) Shanghai Future Land Wanjia Real Estate Co., Ltd. ("Wanjia"), one of the subsidiaries of the Company, signed the limited liability partnership agreement on establishing Wuling Investment Center with Shanghai Yi De Zhen Investment Management Center (General Partner) and other limited liability partners on 15 October 2012. The capital to be subscribed by Wanjia was RMB50,000,000 for 5.26% equity of the limited liability partnership. As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, the capital contribution paid was RMB50,000,000, RMB50,000,000, RMB35,000,000 and RMB15,000,000 respectively. This partnership with total capital of RMB950,000,000 is a structured entity outside the consolidation scope. The maximum risk exposure the Group has in the partnership is the equity investment cost as at the balance sheet dates. The Group has no obligations or intentions to provide financial supports to the partnership. As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, there had been no significant restrictions on disposing this available-for-sale financial asset for cash.

(iv) Changzhou Dingjia Real Estate Development Co., Ltd. ("Dingjia"), one of the subsidiaries of the Company, signed the limited liability partnership agreement on establising Kunshan Gefei Hongqian Equity investments Center (Limited Liability Partnership) ("Gefei Hongqian") with Gefei Asset Management Co., Ltd. (General Partner) and other limited liability partners on 2 November 2012. The capital to be subscribed by Dingjia was RMB25,000,000 for 2.40% equity of the limited liability partnership. As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, the capital contribution paid was RMB25,000,000, RMB25,000,000, RMB25,000,000 and RMB5,000,000 respectively. This partnership with total capital of RMB1,040,000,000 is a structured entity outside the consolidation scope. The maximum risk exposure the Group has in the partnership is the equity investment cost as at the balance sheet dates. The Group has no obligations or intentions to provide financial supports to the partnership. During the six months ended 30 June 2015 and Year 2014, Dingjia received investment cost refund of RMB 4,086,539 and RMB3,557,692 respectively from Gefei Hongqian while in Years 2013 and 2012 no investment cost was refunded. As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, there had been no significant restrictions on disposing this available-for-sale financial asset for cash.

4 Notes to consolidated financial statement line items (cont'd)

(9) Long-term receivables

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Designated trust arrangement (i)	-	-	125,000,000	-
Residential property maintenance fund (ii)	113,492,847	98,107,795	73,537,795	-
	113,492,847	98,107,795	198,537,795	-

(i) In Year 2012, the Group designated Jiangsu International Trust Co., Ltd. as an agent to provide RMB125,000,000 to the subsidiaries as trust financing, which was eliminated in the consolidated financial statements. The subsidiaries had repaid all the trust financing back to Jiangsu International Trust Co., Ltd. in Year 2013, but the funding placed at the agent by the Group would be available for use until the Year 2015 by other subsidiaries. Therefore it had been recognised as long-term receivable. The Group had early collected back full amount of the funding in Year 2014.

(ii) According to the Shanghai Provisional Measures on Management of Residential Property Maintenance Fund issued by Shanghai Housing Security and Housing Management Administration on 18 October 2011, the Group has paid the residential property maintenance fund to Jiading District Housing Security and Housing Management Administration, Qingpu District Housing Security and Housing Management Administration and Pudong New District Property Management Center, and has the rights to apply for the refund from the property management departments of the district or county after 10 years from delivering the first unit of housing in the corresponding region. The 80% of the maintenance fund are entitled to interest calculated at the one year term deposit interest rate stipulated by People's Bank of China, and the remaining 20% are entitled to interest calculated at the demand deposit interest rate.

(10) Long-term equity investments

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Joint ventures (a)	1,083,673,866	861,055,043	10,000,000	-
Associates (b)	119,492,704	46,316,857	43,468,057	229,890,447
	1,203,166,570	907,371,900	53,468,057	229,890,447

There are no significant restrictions on disposing the long-term equity investments for cash. As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, there had been no need to make impairment provision for long-term equity investments.

4 Notes to consolidated financial statement line items (cont'd)

(10) Long-term equity investments (cont'd)

(a) Joint ventures

		Changes								
Unit: RMB'000	31 December 2012	Increases of investment costs	Decreases of investment costs	Share of net profit or loss under equity method	Other comprehensive income adjustment	Changes in other equity	Cash dividends or profit distribution declared by joint ventures	Impairment provision	31 December 2013	Carrying amount of impairment provision
Shanghai Xincheng Xudi Real Estate Co., Ltd.	-	10,000	-	-	-	-	-	-	10,000	-

		Changes								
Unit: RMB'000	31 December 2013	Increases of investment costs	Decreases of investment costs	Share of net profit or loss under equity method	Other comprehensive income adjustment	Changes in other equity	Cash dividends or profit distribution declared by joint ventures	Impairment provision	31 December 2014	Carrying amount of impairment provision
Shanghai Xincheng Xudi Real Estate Co., Ltd.	10,000	50,000	-	(3,623)	-	-	-	-	56,377	-
Suzhou Future Land Wanrui Real Estate Co., Ltd.	-	106,250	-	(262)	-	-	-	-	105,988	-
Nanjing Future Land Wanlong Real Estate Co., Ltd.	-	700,000	-	(6,310)	-	-	-	-	693,690	-
Qingdao Zhuoyue Future Land Property Co., Ltd.	-	5,000	-	-	-	-	-	-	5,000	-
	10,000	861,250	-	(10,195)	-	-	-	-	861,055	-

4 Notes to consolidated financial statement line items (cont'd)

(10) Long-term equity investments (cont'd)

(a) Joint ventures (cont'd)

		Changes								
Unit: RMB'000	31 December 2014	Increases of investment costs	Decreases of investment costs	Share of net profit or loss under equity method	Other comprehensive income adjustment	Changes in other equity	Cash dividends or profit distribution declared by joint ventures	Impairment provision	30 June 2015	Carrying amount of impairment provision
Shanghai Xincheng Xudi Real Estate Co., Ltd.	56,377	-	-	(1,374)	-	-	-	-	55,003	-
Suzhou Future Land Wanrui Real Estate Co., Ltd.	105,988	95,625	-	(3,537)	-	-	-	-	198,076	-
Nanjing Future Land Wanlong Real Estate Co., Ltd.	693,690	-	-	(6,810)	-	-	-	-	686,880	-
Qingdao Zhuoyue Future Land Property Co., Ltd.	5,000	-	-	(2,885)	-	-	-	-	2,115	-
Shanghai Henggu Real Estate Co., Ltd.	-	95,200	-	-	-	-	-	-	95,200	-
Shanghai Songming Real Estate Co., Ltd.	-	38,400	-	-	-	-	-	-	38,400	-
Kunshan Derui Real Estate Co., Ltd.	-	8,000	-	-	-	-	-	-	8,000	-
Changshu Zhongzhi Real Estate Co., Ltd. (Note)	-	-	-	-	-	-	-	-	-	-
Changshu Wan Zhong Cheng Real Estate Co., Ltd. (Note)	-	-	-	-	-	-	-	-	-	-
	861,055	237,225	-	(14,606)	-	-	-	-	1,083,674	-

See Note 10 for the unrecognised commitments relating to investments in joint ventures.

Note: Thse are joint ventures newly established in June 2015, and capital investments have not yet been contributed up to 30 June 2015.

4 Notes to consolidated financial statement line items (cont'd)

(10) Long-term equity investments (cont'd)

(b) Associates

Unit: RMB'000	31 December 2011	Changes: Increases of investment costs	Decreases of investment costs	Share of net profit or loss under equity method	Other comprehensive income adjustment	Changes in other equity	Cash dividends or profit distribution declared by associates	Impairment provision	31 December 2012	Carrying amount of impairment provision
Shanghai Lan Tian Business Development Property Co., Ltd.	10,000	-	-	-	-	-	-	-	10,000	-
Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.	225,000	-	-	(5,110)	-	-	-	-	219,890	-
	235,000	-	-	(5,110)	-	-	-	-	229,890	-

Unit: RMB'000	31 December 2012	Changes: Increases of investment costs	Decreases of investment costs	Share of net profit or loss under equity method	Other comprehensive income adjustment	Changes in other equity	Cash dividends or profit distribution declared by associates	Impairment provision	31 December 2013	Carrying amount of impairment provision
Shanghai Lan Tian Business Development Property Co., Ltd.	10,000	-	-	-	-	-	-	-	10,000	-
Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.	219,890	-	(175,000)	(11,422)	-	-	-	-	33,468	-
	229,890	-	(175,000)	(11,422)	-	-	-	-	43,468	-

4 Notes to consolidated financial statement line items (cont'd)

(10) Long-term equity investments (cont'd)

(b) Associates (cont'd)

Unit: RMB'000	31 December 2013	Changes: Increases of investment costs	Decreases of investment costs	Share of net profit or loss under equity method	Other comprehensive income adjustment	Changes in other equity	Cash dividends or profit distribution declared by associates	Impairment provision	31 December 2014	Carrying amount of impairment provision
Shanghai Lan Tian Business Development Property Co., Ltd.	10,000	-	-	-	-	-	-	-	10,000	-
Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.	33,468	-	-	2,849	-	-	-	-	36,317	-
	43,468	-	-	2,849	-	-	-	-	46,317	-

Unit: RMB'000	31 December 2014	Changes: Increases of investment costs	Decreases of investment costs	Share of net profit or loss under equity method	Other comprehensive income adjustment	Changes in other equity	Cash dividends or profit distribution declared by associates	Impairment provision	30 June 2015	Carrying amount of impairment provision
Shanghai Lan Tian Business Development Property Co., Ltd.	10,000	-	-	-	-	-	-	-	10,000	-
Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.	36,317	-	-	73,176	-	-	-	-	109,493	-
	46,317	-	-	73,176	-	-	-	-	119,493	-

4 Notes to consolidated financial statement line items (cont'd)

(11) Investment properties

	Completed properties	Properties under construction	Total
31 December 2011	4,200,000	2,439,000,000	2,443,200,000
Additions	-	631,314,011	631,314,011
Completed	3,070,314,011	(3,070,314,011)	-
Changes in fair values (Note 4(42))	31,085,989	-	31,085,989
31 December 2012	3,105,600,000	-	3,105,600,000
31 December 2012	3,105,600,000	-	3,105,600,000
Additions	35,736,321	127,825,095	163,561,416
Changes in fair values (Note 4(42))	9,663,679	28,174,905	37,838,584
31 December 2013	3,151,000,000	156,000,000	3,307,000,000
31 December 2013	3,151,000,000	156,000,000	3,307,000,000
Additions	134,651,211	1,055,554,870	1,190,206,081
Transferred from properties under development for sale (Note)	1,077,000,000	-	1,077,000,000
Changes in fair values (Note 4(42))	2,548,789	363,445,130	365,993,919
Disposals	(4,200,000)	-	(4,200,000)
31 December 2014	4,361,000,000	1,575,000,000	5,936,000,000
31 December 2014	4,361,000,000	1,575,000,000	5,936,000,000
Additions	185,748,170	1,324,608,349	1,510,356,519
Changes in fair values (Note 4(42))	22,251,830	260,391,651	282,643,481
30 June 2015	4,569,000,000	3,160,000,000	7,729,000,000

Note: The Shanghai Gorgeous Mansion Phase III was rented out under operating lease in Year 2014. The Group therefore transferred it from inventory to investment property from the start date of lease period, i.e. December 2014. As at the date of transfer, the carrying amount of this asset was RMB977,935,999, and the fair value was RMB1,077,000,000 which exceeded the carrying amount by RMB99,064,001. The net excess amount of RMB74,298,001 after deducting the tax had been recorded in other comprehensive income (Note 4(32)).

4 Notes to consolidated financial statement line items (cont'd)

(11) Investment properties (cont'd)

For the six months ended 30 June 2015 and Years 2014, 2013 and 2012, the changes in fair values of the investment properties had profit and loss impact of RMB282,643,481, RMB365,993,919, RMB37,838,584 and RMB31,085,989 respectively, and the corresponding deferred income taxes were RMB70,660,870, RMB91,498,480, RMB9,459,646 and RMB7,771,497 respectively.

The fair values of the Group's investment properties are re-evaluated based on open market value and current usage by independent, professional and qualified appraiser, Debenham Tie Leung Limited, at each balance sheet date. The evaluation is based on capitalisation of the net rental income of current lease and takes into account the expected income after the current lease expires.

As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, the Group's investment properties with carrying amounts of RMB3,281,969,977, RMB3,258,044,316, RMB3,236,563,000 and RMB1,416,400,000 respectively had been mortgaged for the Group's borrowings (Notes 4(18), 4(27) and 4(29)).

The borrowing costs capitalised in the investment properties during the six months ended 30 June 2015 and Years 2014, 2013 and 2012 were RMB50,098,231and RMB55,911,290, RMB0 and RMB80,006,382 respectively (Note 4(39)). The capitalisation rates used in determining the amount of capitalised borrowing costs for the six months ended 30 June 2015 and Years 2014, 2013 and 2012 were annual interest rate of 8.95% and 7.77%, 0%, 11.06% respectively.

As at 30 June 2015, 31 December 2013 and 31 December 2012, there had been no completed investment properties without a certificate of title. As at 31 December 2014， the relevant certificates of title of certain completed investment properties of the Group with carrying amounts of RMB1,077,000,000 were under processing.

4 Notes to consolidated financial statement line items (cont'd)

(12) Fixed assets

	Buildings	Transportation vehicles	Electronic equipment	Other equipment	Total
Original cost					
31 December 2011	59,805,035	28,359,221	19,286,125	7,254,355	114,704,736
Purchased in the year	-	858,695	5,640,877	5,100,390	11,599,962
Disposed in the year	(485,297)	(544,278)	(507,660)	(301,991)	(1,839,226)
31 December 2012	59,319,738	28,673,638	24,419,342	12,052,754	124,465,472
Accumulated depreciation					
31 December 2011	(4,555,308)	(10,306,328)	(6,726,265)	(2,774,356)	(24,362,257)
Provided in the year	(1,910,065)	(2,735,410)	(3,712,576)	(1,547,696)	(9,905,747)
Disposed in the year	158,694	452,608	275,156	63,180	949,638
31 December 2012	(6,306,679)	(12,589,130)	(10,163,685)	(4,258,872)	(33,318,366)
Impairment provision					
31 December 2011 and 31 December 2012	-	-	-	-	-
Carrying amount					
31 December 2012	53,013,059	16,084,508	14,255,657	7,793,882	91,147,106
31 December 2011	55,249,727	18,052,893	12,559,860	4,479,999	90,342,479

4 Notes to consolidated financial statement line items (cont'd)

(12) Fixed assets (cont'd)

	Buildings	Transportation vehicles	Electronic equipment	Other equipment	Total
Original cost					
31 December 2012	59,319,738	28,673,638	24,419,342	12,052,754	124,465,472
Purchased in the year	-	12,221,314	7,389,338	5,477,520	25,088,172
Disposed in the year	(181,986)	(4,494,610)	(2,232,426)	(688,474)	(7,597,496)
31 December 2013	59,137,752	36,400,342	29,576,254	16,841,800	141,956,148
Accumulated depreciation					
31 December 2012	(6,306,679)	(12,589,130)	(10,163,685)	(4,258,872)	(33,318,366)
Provided in the year	(1,895,019)	(2,531,293)	(4,424,081)	(2,435,699)	(11,286,092)
Disposed in the year	69,398	3,373,255	2,056,489	467,818	5,966,960
31 December 2013	(8,132,300)	(11,747,168)	(12,531,277)	(6,226,753)	(38,637,498)
Impairment provision					
31 December 2012 and 31 December 2013	-	-	-	-	-
Carrying amount					
31 December 2013	51,005,452	24,653,174	17,044,977	10,615,047	103,318,650
31 December 2012	53,013,059	16,084,508	14,255,657	7,793,882	91,147,106

4 Notes to consolidated financial statement line items (cont'd)

(12) Fixed assets (cont'd)

	Buildings	Building improvements	Transportation vehicles	Electronic equipment	Other equipment	Total
Original cost						
31 December 2013	59,137,752	-	36,400,342	29,576,254	16,841,800	141,956,148
Purchased in the year	-	94,169,262	6,577,163	11,217,884	78,063,611	190,027,920
Transferred from properties under development for sale (Note)	439,956,705	-	-	-	-	439,956,705
Disposed in the year	-	-	(852,171)	(1,314,075)	(787,491)	(2,953,737)
31 December 2014	499,094,457	94,169,262	42,125,334	39,480,063	94,117,920	768,987,036
Accumulated depreciation						
31 December 2013	(8,132,300)	-	(11,747,168)	(12,531,277)	(6,226,753)	(38,637,498)
Purchased in the year	(4,239,028)	(1,569,488)	(3,376,244)	(6,205,648)	(5,442,993)	(20,833,401)
Disposed in the year	-	-	550,306	1,037,788	499,421	2,087,515
31 December 2014	(12,371,328)	(1,569,488)	(14,573,106)	(17,699,137)	(11,170,325)	(57,383,384)
Impairment provision						
31 December 2013 and 31 December 2014	-	-	-	-	-	-
Carrying amount						
31 December 2014	486,723,129	92,599,774	27,552,228	21,780,926	82,947,595	711,603,652
31 December 2013	51,005,452	-	24,653,174	17,044,977	10,615,047	103,318,650

4 Notes to consolidated financial statement line items (cont'd)

(12) Fixed assets (cont'd)

	Buildings	Building improvements	Transportation vehicles	Electronic equipment	Other equipment	Total
Original cost						
31 December 2014	499,094,457	94,169,262	42,125,334	39,480,063	94,117,920	768,987,036
Purchased in the period	406,788	-	2,448,804	8,108,529	1,361,594	12,325,715
Cost adjustments in the period	(2,490,765)	-	-	-	-	(2,490,765)
Disposed in the period	-	-	(504,361)	(3,948,781)	(1,251,005)	(5,704,147)
30 June 2015	497,010,480	94,169,262	44,069,777	43,639,811	94,228,509	773,117,839
Accumulated depreciation						
31 December 2014	(12,371,328)	(1,569,488)	(14,573,106)	(17,699,137)	(11,170,325)	(57,383,384)
Purchased in the period	(8,329,152)	(4,709,860)	(1,912,551)	(3,747,681)	(8,792,684)	(27,491,928)
Disposed in the period	-	-	352,443	2,010,159	954,723	3,317,325
30 June 2015	(20,700,480)	(6,279,348)	(16,133,214)	(19,436,659)	(19,008,286)	(81,557,987)
Impairment provision						
31 December 2014 and 30 June 2015	-	-	-	-	-	-
Carrying amount						
30 June 2015	476,310,000	87,889,914	27,936,563	24,203,152	75,220,223	691,559,852
31 December 2014	486,723,129	92,599,774	27,552,228	21,780,926	82,947,595	711,603,652

4 Notes to consolidated financial statement line items (cont'd)

(12) Fixed assets (cont'd)

Note: The project Changzhou Future Land Emporium had been partly turned into hotel operation in Year 2014. The relevant building costs of RMB439,956,705 had been transferred from properties under development for sale to fixed assets accordingly. Meanwhile there were additions of building improvements of RMB94,169,262 and other equipment of RMB74,381,473 relating to the hotel.

As at 30 June 2015, buildings with carrying amount of RMB40,122,961 (original cost of RMB46,013,413) had been mortgaged for long-term borrowings due within one year (Note 4(27)). As at 31 December 2014, buildings with carrying amount of RMB40,859,267 (original cost of RMB46,013,413) had been mortgaged for long-term borrowings due within one year (Note 4(27)). As at 31 December 2013, buildings with carrying amount of RMB42,331,880 (original cost of RMB46,013,413) had been mortgaged for long-term borrowings (Note 4(29)). As at 31 December 2012, no fixed assets had been mortgaged.

For the six months ended 30 June 2015, the depreciation expense of fixed assets was RMB 27,491,928, and was charged in cost of sales, selling expenses and administrative expenses with amounts of RMB 18,899,388, RMB1,353,747 and RMB7,238,793 respectively. In Year 2014, the depreciation expense of fixed assets was RMB20,833,401, and was charged in cost of sales, selling expenses and administrative expenses with amounts of RMB6,296,131, RMB1,483,640 and RMB13,053,630 respectively. In Year 2013, the depreciation expense of fixed assets was RMB11,286,092, and was charged in selling expenses and administrative expenses with amounts of RMB2,041,296 and RMB9,244,796 respectively. In Year 2012, the depreciation expense of fixed assets was RMB9,905,747, and was charged in selling expenses and administrative expenses with amounts of RMB1,401,543 and RMB8,504,204 respectively.

As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, there had been no fixed assets lying idle temporarily.

As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, there had been no fixed assets held under finance leases.

As at 30 June 2015，the relevant certificates of title of certain buildings held by the Group with carrying amount of RMB428,079,317 (original cost of RMB437,465,940) were under processing. As at 31 December 2014，the relevant certificates of title of certain buildings held by the Group with carrying amount of RMB437,610,270 (original cost of RMB439,956,705) were under processing. As at 31 December 2013 and 31 December 2012, there had been no fixed assets without a certificate of title.

4 Notes to consolidated financial statement line items (cont'd)

(13) Intangible assets

	Software
Original cost	
31 December 2011	8,585,383
Purchased in the year	3,431,835
Disposed in the year	(54,960)
31 December 2012	11,962,258
Accumulated amortisation	
31 December 2011	(3,244,665)
Provided in the year	(1,451,018)
31 December 2012	(4,695,683)
Impairment provision	
31 December 2011 and 31 December 2012	-
Carrying amount	
31 December 2012	7,266,575
31 December 2011	5,340,718

4 Notes to consolidated financial statement line items (cont'd)

(13) Intangible assets (cont'd)

	Software
Original cost	
31 December 2012	11,962,258
Purchased in the year	4,989,435
Disposed in the year	(1,860)
31 December 2013	16,949,833
Accumulated amortisation	
31 December 2012	(4,695,683)
Provided in the year	(2,418,238)
31 December 2013	(7,113,921)
Impairment provision	
31 December 2012 and 31 December 2013	-
Carrying amount	
31 December 2013	9,835,912
31 December 2012	7,266,575

4 Notes to consolidated financial statement line items (cont'd)

(13) Intangible assets (cont'd)

	Land use rights	Software	Total
Original cost			
31 December 2013	-	16,949,833	16,949,833
Purchased in the year	-	9,390,177	9,390,177
Transferred from properties under development for sale (Note)	30,642,318	-	30,642,318
Disposed in the year	-	(107,020)	(107,020)
31 December 2014	30,642,318	26,232,990	56,875,308
Accumulated amortisation			
31 December 2013	-	(7,113,921)	(7,113,921)
Provided in the year	(230,972)	(4,507,664)	(4,738,636)
Disposed in the year	-	6,435	6,435
31 December 2014	(230,972)	(11,615,150)	(11,846,122)
Impairment provision			
31 December 2013 and 31 December 2014	-	-	-
Carrying amount			
31 December 2014	30,411,346	14,617,840	45,029,186
31 December 2013	-	9,835,912	9,835,912

4 Notes to consolidated financial statement line items (cont'd)

(13) Intangible assets (cont'd)

	Land use rights	Software	Total
Original cost			
31 December 2014	30,642,318	26,232,990	56,875,308
Purchased in the period	-	1,765,886	1,765,886
Disposed in the period	-	(573,013)	(573,013)
30 June 2015	30,642,318	27,425,863	58,068,181
Accumulated amortisation			
31 December 2014	(230,972)	(11,615,150)	(11,846,122)
Provided in the period	(461,945)	(2,609,100)	(3,071,045)
Disposed in the period	-	354,205	354,205
30 June 2015	(692,917)	(13,870,045)	(14,562,962)
Impairment provision			
31 December 2014 and 30 June 2015	-	-	-
Carrying amount			
30 June 2015	29,949,401	13,555,818	43,505,219
31 December 2014	30,411,346	14,617,840	45,029,186

Note: The project Changzhou Future Land Emporium had been partly turned into hotel operation in Year 2014. The relevant land costs of RMB30,642,318 had been transferred from properties under development for sale to intangible assets accordingly.

For the six months ended 30 June 2015 and Years 2014, 2013 and 2012, the amortisation of intangible assets were RMB3,071,045, RMB4,738,636, RMB2,418,238 and RMB1,451,018 respectively.

As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, there had been no intangible assets without a certificate of title.

As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, no intangible assets had been mortgaged.

4 Notes to consolidated financial statement line items (cont'd)

(14) Long-term prepaid expenses

	31 December 2011	Increases	Amortisation	Other decreases	31 December 2012
Decoration costs on sales offices held under operating leases	1,986,175	462,054	(366,509)	-	2,081,720
Decoration costs on office buildings held under operating leases	4,753,054	704,128	(3,779,234)	-	1,677,948
Model building on Airport Road	21,013,350	3,331,281	(5,898,322)	-	18,446,309
Temporary structures	-	3,453,988	-	-	3,453,988
	27,752,579	7,951,451	(10,044,065)	-	25,659,965

	31 December 2012	Increases	Amortisation	Other decreases	31 December 2013
Decoration costs on sales offices held under operating leases	2,081,720	48,399	(1,236,417)	-	893,702
Decoration costs on office buildings held under operating leases	1,677,948	4,808,687	(2,067,568)	-	4,419,067
Model building on Airport Road	18,446,309	732,195	(4,766,613)	(14,411,891)	-
Temporary structures	3,453,988	4,467,960	(764,203)	-	7,157,745
	25,659,965	10,057,241	(8,834,801)	(14,411,891)	12,470,514

4 Notes to consolidated financial statement line items (cont'd)

(14) Long-term prepaid expenses (cont'd)

	31 December 2013	Increases	Amortisation	Other decreases	31 December 2014
Decoration costs on sales offices held under operating leases	893,702	-	(893,702)	-	-
Decoration costs on office buildings held under operating leases	4,419,067	3,855,935	(1,892,347)	-	6,382,655
Temporary structures	7,157,745	8,544,780	(4,020,404)	-	11,682,121
Decoration costs borne for the tenants	-	12,001,193	(2,730,964)	-	9,270,229
	12,470,514	24,401,908	(9,537,417)	-	27,335,005

	31 December 2014	Increases	Amortisation	Other decreases	30 June 2015
Decoration costs on office buildings held under operating leases	6,382,655	2,481,600	(1,554,724)	(9,582)	7,299,949
Temporary structures	11,682,121	2,897,928	(7,393,880)	(408,928)	6,777,241
Decoration costs borne for the tenants	9,270,229	12,878,225	(1,834,297)	-	20,314,157
	27,335,005	18,257,753	(10,782,901)	(418,510)	34,391,347

4 Notes to consolidated financial statement line items (cont'd)

(15) Deferred income tax assets and deferred income tax liabilities

(a) Deferred income tax assets before offsetting

	30 June 2015		31 December 2014	
	Deductible temporary differences and deductible losses	Deferred income tax assets	Deductible temporary differences and deductible losses	Deferred income tax assets
Deductible losses	1,172,351,323	293,087,831	705,741,153	176,435,288
Accrued land appreciation tax (Note 4(28))	447,150,854	111,787,714	702,722,646	175,680,662
Assets impairment provision (Note 4(17))	659,796,241	164,949,060	588,059,021	147,014,755
Accrued expenses	110,769,855	27,692,464	119,826,380	29,956,595
Intra-group unrealised profits eliminated	-	-	12,450,450	3,112,613
	2,390,068,273	597,517,069	2,128,799,650	532,199,913

	30 June 2015	31 December 2014
Include:		
Expected to be reversed within 1 year (inclusive)	66,820,489	160,661,808
Expected to be reversed after 1 year	530,696,580	371,538,105
	597,517,069	532,199,913

4 Notes to consolidated financial statement line items (cont'd)

(15) Deferred income tax assets and deferred income tax liabilities (cont'd)

(a) Deferred income tax assets before offsetting (cont'd)

	31 December 2013		31 December 2012	
	Deductible temporary differences and deductible losses	Deferred income tax assets	Deductible temporary differences and deductible losses	Deferred income tax assets
Deductible losses	1,133,692,494	283,423,124	670,132,396	167,533,099
Accrued land appreciation tax (Note 4(28))	849,484,402	212,371,101	524,325,251	131,081,313
Assets impairment provision (Note 4(17))	268,220,770	67,055,193	349,411,626	87,352,907
Accrued expenses	33,785,455	8,446,364	18,023,000	4,505,750
Intra-group unrealised profits eliminated	2,046,761	511,690	3,702,032	925,508
	2,287,229,882	571,807,472	1,565,594,305	391,398,577
Include:				
Expected to be reversed within 1 year (inclusive)		63,945,378		24,747,734
Expected to be reversed after 1 year		507,862,094		366,650,843
		571,807,472		391,398,577

4 Notes to consolidated financial statement line items (cont'd)

(15) Deferred income tax assets and deferred income tax liabilities (cont'd)

(b) Deferred income tax liabilities before offsetting

	30 June 2015		31 December 2014	
	Taxable temporary differences	Deferred income tax liabilities	Taxable temporary differences	Deferred income tax liabilities
Business combinations	9,644,051	2,411,013	9,684,751	2,421,188
Intra-group unrealised losses eliminated	70,696,764	17,674,191	63,567,077	15,891,769
Differences between accounting treatments and tax laws in cost accounting for properties held for sale	728,945,405	182,236,351	944,682,148	236,170,537
Changes in fair values	1,958,508,610	489,627,153	1,661,865,129	415,466,282
Tax depreciation of investment properties	192,195,268	48,048,817	142,229,757	35,557,439
	2,959,990,098	739,997,525	2,822,028,862	705,507,215

Include:

	30 June 2015	31 December 2014
Expected to be reversed within 1 year (inclusive)	53,103,532	31,663,038
Expected to be reversed after 1 year	686,893,993	673,844,177
	739,997,525	705,507,215

4 Notes to consolidated financial statement line items (cont'd)

(15) Deferred income tax assets and deferred income tax liabilities (cont'd)

(b) Deferred income tax liabilities before offsetting (cont'd)

	31 December 2013		31 December 2012	
	Taxable temporary differences	Deferred income tax liabilities	Taxable temporary differences	Deferred income tax liabilities
Business combinations	12,184,506	3,046,127	12,479,841	3,119,960
Intra-group unrealised losses eliminated	33,422,005	8,355,501	25,453,942	6,363,486
Differences between accounting treatments and tax laws in cost accounting for properties held for sale	670,417,202	167,604,301	574,301,344	143,575,336
Changes in fair values	1,169,807,209	292,451,802	1,131,968,625	282,992,156
Tax depreciation of investment properties	77,196,101	19,299,025	-	-
	1,963,027,023	490,756,756	1,744,203,752	436,050,938

Include:

	31 December 2013	31 December 2012
Expected to be reversed within 1 year (inclusive)	14,896,988	6,363,485
Expected to be reversed after 1 year	475,859,768	429,687,453
	490,756,756	436,050,938

4 Notes to consolidated financial statement line items (cont'd)

(15) Deferred income tax assets and deferred income tax liabilities (cont'd)

(c) Analysis of deductable losses for which no deferred income tax assets are recognised:

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Deductible losses	186,478,207	300,613,863	307,288,459	389,837,134

(d) Deductible losses for which no deferred income tax assets are recognised will expire in the following years:

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
2013	N/A	N/A	N/A	24,242,178
2014	N/A	N/A	N/A	19,878,217
2015	N/A	118,667,766	126,718,134	126,828,121
2016	67,446,566	86,802,517	86,802,517	127,509,218
2017	91,379,402	91,379,401	91,379,401	91,379,400
2018	2,388,407	2,388,407	2,388,407	N/A
2019	1,375,772	1,375,772	N/A	N/A
2020	23,888,060	N/A	N/A	N/A
	186,478,207	300,613,863	307,288,459	389,837,134

(e) Net deferred income tax assets and deferred income tax liabilities after offsetting are as follows:

	30 June 2015		31 December 2014	
	Offset amount	Balances after offsetting	Offset amount	Balances after offsetting
Deferred income tax assets	(123,678,415)	473,838,654	(54,234,520)	477,965,393
Deferred income tax liabilities	123,678,415	(616,319,110)	54,234,520	(651,272,695)

4 Notes to consolidated financial statement line items (cont'd)

(15) Deferred income tax assets and deferred income tax liabilities (cont'd)

(e) Net deferred income tax assets and deferred income tax liabilities after offsetting are as follows (cont'd):

	31 December 2013		31 December 2012	
	Offset amount	Balances after offsetting	Offset amount	Balances after offsetting
Deferred income tax assets	(72,111,200)	499,696,272	(33,179,342)	358,219,235
Deferred income tax liabilities	72,111,200	(418,645,556)	33,179,342	(402,871,596)

(16) Other non-current assets

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Prepayments for office buildings (i)	907,037,991	878,435,921	-	-
Industrial land and properties (ii)	367,247,647	367,247,647	367,247,647	367,247,647
	1,274,285,638	1,245,683,568	367,247,647	367,247,647

(i) On 18 December 2014, the Group signed the Shanghai Commodity Housing Pre-sale Contract with Shanghai Xinhaolong Real Estate Co., Ltd. on purchasing Guohaochangfengcheng No. 3 and No. 4 office buildings (with area of 58,228 square metres in total) located at Lane 388, Zhongjiang Road at the cost of RMB1,491,705,880. Amounts of RMB878,435,921 and RMB28,602,070 were pre-paid in December 2014 and June 2015 respectively. Up to 30 June 2015, the office buildings have not been delivered yet, in which, however, the No. 4 office building at the cost of RMB623,197,750 (Prepayment of RMB623,197,750) had been available as security for long-term borrowings according to the signed agreement on prepayment security.

(ii) The Company's subsidiary Changzhou Future Land Real Estate Development Co., Ltd. obtained the land use rights of the land parcels at No.110 and No.138 Changxin Road (original Changzhou Bus Factory) with a total area of 241,529.30 square metres through acquiring the equity interests of Changzhou Jiafeng Market Research Co., Ltd. on 20 September 2007, and the relevant certificates of title had been issued on 16 March 2007, i.e. Chang Guo Yong (2007) No.0203450 and No.203353. In the same year, the land use rights of the other part of land parcel at No.138 Changxin Road with an area of 60,661.70 square metres was obtained through Wuxi Donghua Weiye Auction Limited at the auction price of RMB80,100,000.00, but the certificate of title has not been issued yet. The current usage designation of those two land parcels is industrial land so it is presently not possible to be used for property development. As at 30 June 2015, 31 December 2014 and 31 December 2013, there had been no need to make provisions for impairment of these assets. As at 30 June 2015, land parcels No.0203450 and No.203353 had been mortgaged for long-term borrowings (Note 4(29)). As at 31 December 2014, land parcel No.0203450 had been mortgaged for long-term borrowings due within one year (Note 4(27)). As at 31 December 2013, land parcels No.0203450 and No.203353 had been mortgaged for long-term borrowings due within one year and other long-term borrowings (Notes 4(27) and 4(29)).

4 Notes to consolidated financial statement line items (cont'd)

(17) Provisions for impairment of assets

	31 December 2011	Increases (Note 4(41))	Decreases: Reversed	Decreases: Transferred upon sales	31 December 2012
Inventory impairment provision (Note 4(6))	482,400,248	-	-	(132,988,622)	349,411,626

	31 December 2012	Increases (Note 4(41))	Decreases: Reversed	Decreases: Transferred upon sales	31 December 2013
Inventory impairment provision (Note 4(6))	349,411,626	79,588,142	-	(160,778,998)	268,220,770

	31 December 2013	Increases (Note 4(41))	Decreases: Reversed	Decreases: Transferred upon sales	31 December 2014
Inventory impairment provision (Note 4(6))	268,220,770	381,141,525	-	(61,303,274)	588,059,021

	31 December 2014	Increases (Note 4(41))	Decreases: Reversed	Decreases: Transferred upon sales	30 June 2015
Inventory impairment provision (Note 4(6))	588,059,021	98,536,595	-	(26,799,375)	659,796,241

4 Notes to consolidated financial statement line items (cont'd)

(18) Short-term borrowings

	Currency	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Bank loans					
- Entrusted loans (i)	RMB	700,000,000	-	385,000,000	949,616,250
- Mortgage loans (ii)	RMB	-	8,000,000	172,500,000	60,000,000
- Mortgage loans with guarantee (iii)	RMB or USD	686,881,610	473,439,332	20,000,000	201,100,000
- Pledged loans (iv)	RMB	500,000,000	1,397,000,000	-	-
Trust financing (v)	RMB	-	-	-	311,860,000
		1,886,881,610	1,878,439,332	577,500,000	1,522,576,250

(i) In Year 2015, the Group obtained the entrusted loan of RMB100,000,000 through Yanceng Baoshang Community Bank Co., Ltd. (Note 4 (29)).

In Year 2015, the Group obtained the entrusted loan of RMB600,000,000 through China Bohai Bank Shanghai Branch, mortgaged by the Group's properties under development for sale within inventories (Note 4(6)) and guaranteed irrevocably by Mr. Wang Zhenhua, the ultimate shareholder and Future Land Wanbo Real Estate Development Co., Ltd. and Changchun Future Land Yuesheng Real Estate Development Co., Ltd., two subsidiaries of the Group. The 100% shares of these two subsidiaries are also pledged for the entrusted loan.

In Year 2013, the Group obtained the entrusted loan of RMB300,000,000 through HuiShang Bank Hefei Chenghuangmiao Branch, guaranteed by the subsidiary Jiangsu Future Land Co., Ltd.. The entrusted loan had been repaid in Year 2014.

In Year 2013, the Group obtained the entrusted loan of RMB85,000,000 through Xiamen International Bank Co., Ltd. Shanghai Branch, mortgaged by the Group's investment properties (Note 4(11)). The entrusted loan had been repaid in Year 2014.

In Year 2012, the Group obtained two entrusted loans of RMB160,000,000 and RMB120,000,000 respectively through China Minsheng Banking Corp. Ltd. Changzhou Branch, guaranteed by the subsidiary Jiangsu Future Land Co., Ltd.. The entrusted loan had been repaid in Year 2013.

In Year 2012, the Group obtained the entrusted loans of RMB669,616,250 through Agricultural Bank of China Changzhou Branch. The entrusted loan had been repaid in Year 2013.

(ii) As at 31 December 2014, there had been mortgage loans of RMB8,000,000 mortgaged by the Group's properties held for sale within the inventories (Note 4(6)). As at 31 December 2013, there had been mortgage loans of RMB172,500,000 mortgaged by the Group's investment properties and the properties under development for sale within the inventories (Notes 4(6) and 4(11)). As at 31 December 2012, there had been mortgage loans of RMB60,000,000 mortgaged by the Group's properties under development for sale within the inventories (Note 4(6)).

4 Notes to consolidated financial statement line items (cont'd)

(18) Short-term borrowings (cont'd)

(iii) As at 30 June 2015, there had been mortgage loans of RMB686,881,610 mortgaged by the Group's investment properties and properties under development for sale within inventories (Note 4(6)(11)), which included an amount of RMB80,000,000 guaranteed by Jiangsu Future Land Co., Ltd. and an amount of USD99,267,471 (translated into RMB606,881,610) guaranteed by the Company. As at 31 December 2014, there had been mortgage loans of RMB473,439,332 mortgaged by the Group's investment properties and the properties under development for sale within the inventories (Note 4(6)(11)), and guaranteed by the subsidiary Jiangsu Future Land Co., Ltd. in the amount of RMB100,000,000 and by Future Land Development Holdings Limited in the amount of USD61,029,471 (translated into RMB373,439,332). As at 31 December 2013, there had been mortgage loans of RMB20,000,000 mortgaged by the Group's properties under development for sale within the inventories (Note 4(6)), and guaranteed by the subsidiary Jiangsu Future Land Co., Ltd.. As at 31 December 2012, there had been mortgage loans of RMB201,100,000 mortgaged by the Group's properties under development for sale within the inventories (Note 4(6)), and guaranteed by the subsidiary Jiangsu Future Land Co., Ltd. in the amount of RMB121,100,000 and by Changzhou Future Land Guangchang Property Co., Ltd.in the amount of RMB80,000,000.

(iv) As at 30 June 2015, there had been pledged loans of RMB500,000,000 secured by the pledge of deposit of RMB515,500,000 from Hong Kong Prosperity Development Ltd., a related party under the same ultimate shareholder.

As at 31 December 2014, there had been pledged loans of RMB1,397,000,000 secured by the pledge of deposit of RMB1,442,250,000 from Hong Kong Prosperity Development Ltd., a related party under the same ultimate shareholder. The pledged loan had been repaid in 2015.

(v) As at 31 December 2012, there had been trust financing of RMB211,860,000 secured by the pledge of 100% equity of subsidiary Changzhou Park View International Community Property Co., Ltd. and 100% guaranteed by the subsidiary Jiangsu Future Land Co., Ltd.

As at 31 December 2012, there had been trust financing of RMB100,000,000 secured by the pledge of 100% equity of subsidiary Changzhou Future Land Wanjia Real Estate Co., Ltd. and 100% guaranteed by the subsidiary Jiangsu Future Land Co., Ltd.

The trust financing had been totally repaid in Year 2013.

As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, the range of interest rate on the short-term borrowings had been from 2.29% to 11.50%, from 2.35% to 7.38%, from 6.00% to 7.50% and from 6.16% to 13.5% respectively.

(19) Notes payable

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Commercial acceptance notes	-	1,715,983	-	-
Bank acceptance notes	718,109,987	450,593,775	659,238,031	637,482,085
	718,109,987	452,309,758	659,238,031	637,482,085

4 Notes to consolidated financial statement line items (cont'd)

(20) Accounts payable

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Construction fees payable	10,166,359,451	9,288,126,091	8,073,819,090	8,118,823,402

As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, there had been RMB456,918,076, RMB386,952,343, RMB269,307,201 and RMB167,161,691 respectively of accounts payable with aging over one year, and most of them were the unpaid construction costs.

(21) Advances from customers

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Advances from sales of properties (i)	15,070,005,247	13,081,453,036	10,151,757,947	11,617,325,365
Rentals received in advance	21,228,637	12,952,547	13,699,674	8,723,622
Property management fees received in advance	14,261,957	65,756,363	51,037,224	26,816,103
Other advances	2,676,009	2,958,928	-	-
	15,108,171,850	13,163,120,874	10,216,494,845	11,652,865,090

As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, there had been RMB1,295,934,520, RMB894,488,294, RMB1,155,727,770 and RMB2,144,300,662 respectively of receipts in advance with aging over one year, and most of them were the advances from sales of properties which had not been delivered yet.

4 Notes to consolidated financial statement line items (cont'd)

(21) Advances from customers (cont'd)

(i) Advances from sales of properties

	30 June 2015	31 December 2014	31 December 2013	31 December 2012	Completion of the latest batch (estimated)	Pre-sale ratio as at 30 June 2015
Nanjing Longwan Garden	3,052,204,656	1,879,467,412	161,999,566	-	Dec - 2015	63%
Danyang Luxury Mansion	1,441,615,751	950,042,298	-	-	Nov - 2015	68%
Zhangjiagang Injoy Plaza	1,345,006,664	674,693,556	-	-	Oct - 2015	64%
Wujiang Injoy Plaza	1,164,943,745	641,216,609	547,700,501	-	Dec - 2015	72%
Shanghai Fragrant View	792,816,879	747,304,408	-	-	Sep - 2015	73%
Suzhou New City Residence	615,176,766	746,747,065	434,749,079	-	Dec - 2015	99%
Changzhou Future France	602,243,269	356,019,242	530,387,544	936,249,110	Jul - 2015	87%
Hangzhou Whispering Hills	526,395,020	334,085,933	-	-	Dec - 2015	68%
Shanghai Fragrant Metropolis	514,711,758	49,739,385	-	-	Dec - 2015	34%
Changzhou Future Land Emporium	503,860,097	396,159,392	391,666,009	-	Dec - 2016	51%
Kunshan Beautiful Harbour	445,034,542	156,010,987	-	-	Dec - 2015	72%
Hangzhou Leisure Land	407,776,545	145,137,094	-	-	Jun - 2016	68%
Changzhou YOHO City	367,509,425	194,836,937	-	-	Dec - 2015	49%
Nanchang Injoy Plaza	361,983,107	-	-	-	Dec - 2016	64%
Changzhou Injoy Plaza	343,318,145	386,531,173	24,519,941	153,020,271	Dec - 2015	91%
Shanghai Park View International Community	295,451,957	42,976,104	66,472,245	1,551,462,073	Dec - 2015	83%
Changzhou Future Success	291,980,294	161,997,073	328,360,714	-	Jul - 2015	79%
Nantong Future France	252,155,220	138,989,727	-	-	Dec - 2015	87%
Changzhou In Spring Live	230,490,070	312,150,074	128,946,090	-	Dec - 2015	77%
Nanjing Future France	152,069,705	1,555,400,402	1,825,196,489	718,309,070	Jun - 2015	92%
Shanghai Yun Shui Jian	150,148,888	-	-	-	Jun - 2016	20%
Dantu Exalted Uptown	139,328,062	273,151,367	22,316,612	-	Dec - 2015	56%
Changzhou Golden Future Land	136,758,383	137,903,363	136,758,383	137,049,602	To be confirmed	100%
Suzhou Future Mangrove Bay	131,340,390	1,008,193,146	285,131,813	-	Sep - 2016	88%
Changchun Injoy Plaza	130,941,990	-	-	-	Oct - 2016	32%
Wuxi Up Town	96,328,761	15,559,797	68,554,652	250,820,320	Jun - 2016	84%
Future Land International Metropolis	87,025,378	32,473,568	104,489,452	688,927,002	Dec - 2016	87%

4 Notes to consolidated financial statement line items (cont'd)

(21) Advances from customers (cont'd)

(i) Advances from sales of properties (cont'd)

(Table continued)

	30 June 2015	31 December 2014	31 December 2013	31 December 2012	Completion of the latest batch (estimated)	Pre-sale ratio as at 30 June 2015
Anqing Injoy Plaza	77,358,250	-	-	-	To be confirmed	41%
Shanghai Garden House	77,083,704	519,930,743	85,161,987	-	Jun - 2015	84%
Changzhou Fragrant Legend	51,135,232	94,244,633	593,353,059	741,257,450	Completed but not delivered	83%
Shanghai Exalted Uptown	45,793,552	26,257,106	36,092,330	547,927,153	Completed but not delivered	84%
Changzhou Future Capital	33,635,647	21,940,312	35,935,428	495,856,072	Completed but not delivered	84%
Shanghai Fragrant Legend	30,709,841	85,614,671	435,089,348	-	Completed but not delivered	80%
Wuxi Future France	19,642,742	64,118,595	576,395,737	-	Completed but not delivered	92%
Suzhou Fragrant Legend	19,448,417	43,147,236	804,631,041	49,709,973	Completed but not delivered	83%
Shanghai Petrus Hacienda	17,592,154	83,519,988	232,461,999	302,300,331	Completed but not delivered	95%
Shanghai Park View International A Phase III	16,658,148	9,277,500	36,361,911	64,435,036	Completed but not delivered	83%
Wuxi East China Home Decor Centre	12,554,991	3,906,184	3,891,122	130,720,712	Completed but not delivered	64%
Changzhou Future Land Southern Metropolis	12,345,402	22,179,402	19,573,617	7,700,023	Completed but not delivered	98%
Injoy International Plaza	11,827,499	255,810,849	5,582,960	269,111,807	Completed but not delivered	100%
Shanghai YOHO City	10,706,711	25,627,925	58,281,268	65,638,040	Completed but not delivered	80%
Shanghai Bright Green Land	8,446,736	69,914,165	348,731,566	-	Completed but not delivered	99%
Shanghai New City Residence	6,953,000	9,061,764	65,205,752	64,885,162	Completed but not delivered	99%
Changzhou Park No.1	6,705,785	2,520,385	9,065,109	236,523,617	Jan - 2019	98%
Kunshan Future France	6,522,572	313,885,606	401,617,189	297,488,218	To be confirmed	87%
Shanghai Gorgeous Mansion	6,497,543	18,916,894	429,358,039	92,007,325	Completed but not delivered	99%
Changzhou Park View International Community	6,450,539	6,450,539	30,978,058	595,743,044	Completed but not delivered	92%
Changzhou Future Consequence	5,523,680	13,553,046	628,014,731	1,203,941,231	Completed but not delivered	90%
Changzhou Future Royal Bay	3,591,189	13,546,180	68,930,380	363,370,502	Completed but not delivered	93%
Suzhou Park View International Community	1,409,843	8,123,834	45,042,022	811,818,782	Completed but not delivered	95%

4 Notes to consolidated financial statement line items (cont'd)

(21) Advances from customers (cont'd)

(i) Advances from sales of properties (cont'd)

(Table continued)

	30 June 2015	31 December 2014	31 December 2013	31 December 2012	Completion of the latest batch (estimated)	Pre-sale ratio as at 30 June 2015
Changzhou Future Land Town	435,445	435,445	3,052,637	697,985,402	Completed but not delivered	91%
Suzhou Future Land Town	400,000	198,987	13,784,663	-	Completed but not delivered	93%
Wuhan In Spring Live	195,000	826,201	72,856,085	44,419,841	Completed but not delivered	93%
Wuxi Glorious Century Future Land	18,000	888,463	9,334,999	12,548,936	Completed but not delivered	97%
Injoy Lifestyle Plaza	-	6,737,100	17,279,658	20,854,644	Completed but not delivered	100%
Others	1,748,158	24,033,171	28,446,162	65,244,616		
	15,070,005,247	13,081,453,036	10,151,757,947	11,617,325,365		

(22) Employee benefits payable

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Short-term compensation payable	24,130,175	119,357,327	127,025,062	71,800,482
Defined contribution plans payable	421,038	452,056	73,368	73,784
	24,551,213	119,809,383	127,098,430	71,874,266

(a) Short-term compensation

	31 December 2011	Increases	Decreases	31 December 2012
Wages, bonuses, allowances and subsidies	60,438,869	359,949,016	(348,944,020)	71,443,865
Welfares	-	20,844,485	(20,817,175)	27,310
Social insurance charges	-	12,175,550	(12,143,092)	32,458
Include: Medical insurance	-	10,524,828	(10,495,479)	29,349
Work injury insurance	-	878,447	(877,021)	1,426
Maternity insurance	-	772,275	(770,592)	1,683
Housing funds	-	10,385,845	(10,350,524)	35,321
Labour union and educational funds	152,158	5,099,182	(4,989,812)	261,528
	60,591,027	408,454,078	(397,244,623)	71,800,482

4 Notes to consolidated financial statement line items (cont'd)

(22) Employee benefits payable (cont'd)

(a) Short-term compensation (cont'd)

	31 December 2012	Increases	Decreases	31 December 2013
Wages, bonuses, allowances and subsidies	71,443,865	477,077,408	(421,870,486)	126,650,787
Welfares	27,310	27,780,107	(27,780,107)	27,310
Social insurance charges	32,458	16,511,703	(16,504,279)	39,882
Include: Medical insurance	29,349	14,092,902	(14,092,486)	29,765
Work injury insurance	1,426	1,109,979	(1,106,763)	4,642
Maternity insurance	1,683	1,308,822	(1,305,030)	5,475
Housing funds	35,321	13,705,522	(13,709,307)	31,536
Labour union and educational funds	261,528	6,539,095	(6,525,076)	275,547
	71,800,482	541,613,835	(486,389,255)	127,025,062

	31 December 2013	Increases	Decreases	31 December 2014
Wages, bonuses, allowances and subsidies	126,650,787	618,125,142	(626,604,716)	118,171,213
Welfares	27,310	40,429,213	(39,798,468)	658,055
Social insurance charges	39,882	24,765,914	(24,630,555)	175,241
Include: Medical insurance	29,765	21,033,913	(20,907,048)	156,630
Work injury insurance	4,642	1,707,550	(1,703,686)	8,506
Maternity insurance	5,475	2,024,451	(2,019,821)	10,105
Housing funds	31,536	20,544,276	(20,459,084)	116,728
Labour union and educational funds	275,547	7,495,071	(7,534,528)	236,090
	127,025,062	711,359,616	(719,027,351)	119,357,327

4 Notes to consolidated financial statement line items (cont'd)

(22) Employee benefits payable (cont'd)

(a) Short-term compensation (cont'd)

	31 December 2014	Increases	Decreases	30 June 2015
Wages, bonuses, allowances and subsidies	118,171,213	332,967,563	(428,160,238)	22,978,538
Welfares	658,055	22,050,965	(22,179,765)	529,255
Social insurance charges	175,241	14,286,504	(14,286,470)	175,275
Include: Medical insurance	156,630	12,279,489	(12,279,439)	156,680
Work injury insurance	8,506	914,380	(914,396)	8,490
Maternity insurance	10,105	1,092,635	(1,092,635)	10,105
Housing funds	116,728	12,424,022	(12,438,272)	102,478
Labour union and educational funds	236,090	3,767,064	(3,658,525)	344,629
	119,357,327	385,496,118	(480,723,270)	24,130,175

(b) Defined contribution plans

	31 December 2011	Increases	Decreases	31 December 2012
Basic pension	-	30,716,851	(30,649,846)	67,005
Unemployment insurance	-	2,103,632	(2,096,853)	6,779
	-	32,820,483	(32,746,699)	73,784

4 Notes to consolidated financial statement line items (cont'd)

(22) Employee benefits payable (cont'd)

(b) Defined contribution plans (cont'd)

	31 December 2012	Increases	Decreases	31 December 2013
Basic pension	67,005	39,221,833	(39,222,249)	66,589
Unemployment insurance	6,779	2,612,091	(2,612,091)	6,779
	73,784	41,833,924	(41,834,340)	73,368

	31 December 2013	Increases	Decreases	31 December 2014
Basic pension	66,589	54,610,611	(54,257,968)	419,232
Unemployment insurance	6,779	3,344,543	(3,318,498)	32,824
	73,368	57,955,154	(57,576,466)	452,056

	31 December 2014	Increases	Decreases	30 June 2015
Basic pension	419,232	31,324,902	(31,355,886)	388,248
Unemployment insurance	32,824	1,933,229	(1,933,263)	32,790
	452,056	33,258,131	(33,289,149)	421,038

4 Notes to consolidated financial statement line items (cont'd)

(23) Taxes payable

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Enterprise income tax payable	315,765,413	674,405,703	723,174,234	476,545,998
Business tax payable	114,911,378	224,309,574	190,651,686	168,141,034
Land appreciation tax payable	59,341,478	68,797,857	60,410,054	66,119,102
Educational surcharges payable	5,876,065	11,301,677	9,551,538	8,440,466
City maintenance and construction tax payable	7,396,676	13,039,127	7,666,923	6,988,812
Stamp duty payable	2,244,060	4,407,372	4,470,194	6,637,354
Land use tax payable	3,644,727	2,757,153	3,686,411	3,433,715
Property tax payable	6,797,368	6,761,406	5,649,334	5,661,768
Others	7,885,863	11,439,246	9,650,012	8,885,946
	523,863,028	1,017,219,115	1,014,910,386	750,854,195

(24) Interest payable

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Interest on long-term borrowings with interest setted by instalments and principal settled at maturity	12,623,855	24,728,128	38,496,630	78,487,721
Interest on bonds payable with interest settled by instalments and principal settled at maturity	167,271,233	79,002,740	-	-
Interest payable on short-term borrowings	3,334,297	1,354,198	353,033	2,581,077
Interest on trust financing	-	-	-	44,326,951
	183,229,385	105,085,066	38,849,663	125,395,749

(25) Dividends payable

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Due to Wang Xiaosong	805,000	805,000	805,000	805,000

4 Notes to consolidated financial statement line items (cont'd)

(26) Other payables

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Due to related parties (Note 8(6))	5,384,863,957	3,421,091,661	991,425,158	108,926,472
Accrued expenses	194,042,071	270,520,195	195,801,983	97,391,125
Construction bidding deposits	175,611,057	131,898,206	68,297,646	29,443,416
Deed tax collected on behalf (i)	53,372,968	46,709,823	34,770,024	71,943,253
Temporary funding	18,000,000	18,000,000	18,000,000	18,000,000
Equity consideration payable (ii)	17,312,000	17,312,000	17,312,000	17,312,000
Due to non-controlling shareholders (iii)	-	336,980,000	555,580,000	-
Property management collections on behalf (iv)	-	169,994,438	157,490,944	119,056,262
Others	87,376,512	103,162,372	49,651,775	52,431,184
	5,930,578,565	4,515,668,695	2,088,329,530	514,503,712

(i) Deed tax collected on behalf refers to the unpaid deed tax on sales of properties withheld from customers.

(ii) Equity consideration payable refers to the payable on acquisition of the subsidiary Changzhou Dingjia Property Real Estate Development Co., Ltd.

(iii) On 31 December 2014, the amount of RMB 336,980,000 due to non-controlling shareholders refers to the payable of subsidiary Suzhou Future Land Chuangsheng Property Co., Ltd. to its non-controlling shareholder Shanghai Gefei Jingxi Investment Center (Limited Liability Partnership). This payable was non-interest bearing and was repaid in 2015.

(iv) Property management collections on behalf mainly refer to the collection and paying out of property fees such as maintenance funds by Jiangsu Future Land Property Management Co., Ltd.. In March 2015, Jiangsu Future Land Property Management Co., Ltd. was disposed (Note 5(3)). Therefore, the balance became zero as at 30 June 2015.

As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, there had been other payables with aging over one year in the amounts of RMB186,478,326, RMB199,754,970, RMB115,964,741 and RMB71,150,534 respectively, most of them had been collections on behalf.

(27) Non-current liabilities due within one year

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Long-term borrowings due within one year	876,100,000	1,191,800,000	1,531,459,011	3,607,860,000

	Currency	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Bank loans					
— Entrusted loans (Note 4(29))	RMB	260,100,000	799,800,000	124,700,000	-
— Mortgage loans (i)	RMB	446,000,000	362,000,000	643,259,011	836,300,000
— Mortgage loans with guarantee (ii)	RMB	170,000,000	30,000,000	763,500,000	896,100,000
Trust financing (iii)		-	-	-	1,875,460,000
		876,100,000	1,191,800,000	1,531,459,011	3,607,860,000

4 Notes to consolidated financial statement line items (cont'd)

(27) Non-current liabilities due within one year (cont'd)

(i) As at 30 June 2015, there had been mortgage loans of RMB446,000,000 mortgaged by the Group's investment properties as well as the properties under development for sale and properties held for sale within the inventories (Notes 4(6) and 4(11)); As at 31 December 2014 and 31 December 2013, there had been mortgage loans of RMB362,000,000 and RMB643,259,011 respectively mortgaged by the Group's other non-current assets, investment properties as well as the properties under development for sale and properties held for sale within the inventories (Notes 4(6), 4(11) and 4(16)). As at 31 December 2012, there had been mortgage loans of RMB836,300,000 mortgaged by the Group's investment properties and the properties under development for sale within the inventories (Notes 4(6) and 4(11))

(ii) As at 30 June 2015, there had been mortgage loans of RMB170,000,000 mortgaged by the Group's properties under development for sale within the inventories (Note 4(6)), and guaranteed by the subsidiary Jiangsu Future Land Co., Ltd.. As at 31 December 2014, there had been mortgage loans of RMB30,000,000 mortgaged by the Group's properties under development for sale within the inventories (Note 4(6)), and guaranteed by the subsidiary Jiangsu Future Land Co., Ltd.. As at 31 December 2013, there had been mortgage loans of RMB763,500,000 mortgaged by the Group's leasehold land to be developed and the properties under development for sale within the inventories (Note 4(6)), and guaranteed by the subsidiary Jiangsu Future Land Co., Ltd.. As at 31 December 2012, there had been mortgage loans of RMB896,100,000 mortgaged by the Group's leasehold land to be developed and the properties under development for sale within the inventories (Note 4(6)), and guaranteed by the subsidiary Jiangsu Future Land Co., Ltd. in the amount of RMB854,100,000 and by the subsidiary Changzhou Future Land Wanbo Property Co., Ltd. in the amount of RMB42,000,000.

(iii) As at 31 December 2012, there had been trust financing of RMB401,500,000 secured by the pledge of 100% equity of subsidiary Shanghai Dongjun Real Estate Development Co., Ltd. and trust financing of RMB250,700,000 secured by the pledge of 70% equity of subsidiary Changzhou Future Land Real Estate Development Co., Ltd.

As at 31 December 2012, there had been trust financing of RMB45,260,000 secured by the pledge of 100% equity of subsidiary Changzhou Park View International Community Property Co., Ltd. and guaranteed by the subsidiary Jiangsu Future Land Co., Ltd.

As at 31 December 2012, there had been trust financing of RMB150,000,000 secured by the pledge of 100% equity of subsidiary Wuxi Future Land Chuangzhi Real Estate Co., Ltd., mortgaged by the Group's properties under development for sale within the inventories (Note 4(6)) and guaranteed by the subsidiary Jiangsu Future Land Co., Ltd.

As at 31 December 2012, there had been trust financing of RMB328,000,000 secured by the pledge of 349,500,000 non-tradable domestic legal person shares of the subsidiary Jiangsu Future Land Co., Ltd.

As at 31 December 2012, there had been trust financing of RMB700,000,000 secured by the pledge of 525,000,000 non-tradable domestic legal person shares of the subsidiary Jiangsu Future Land Co., Ltd.

The trust financing had been totally repaid in Year 2013.

As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, the range of interest on long-term borrowings due within one year had been from 6.00% to 8.00%, from 6.15% to 8.20%, from 6.15% to 7.86% and from 6.15% to 14.8% respectively. There had been no extended overdue loans in the long-term borrowings due within one year.

4 Notes to consolidated financial statement line items (cont'd)

(28) Other current liabilities

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Accruals for land appreciation tax (a)	447,150,854	702,722,646	849,484,402	524,325,251

(a) According to the *Regulations of the PRC on Land Appreciation Tax*, the Group accrued for land appreciation tax based on the value added amount derived from sales of properties at the progressive tax rates of 30% - 60%. Generally speaking, the value-added amount equals to the revenue from sales of properties less costs and expenses permitted to be deducted, including the land costs, borrowing costs and other related development costs. Since there is uncertainty on the actual levying of the land appreciation tax, the actual tax payment may exceed or be less than the estimated amounts as at the balance sheet dates. Any increases or decreases of the estimatied amounts will have an impact on the profits and losses in the following years.

(29) Long-term borrowings

	Currency	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Bank loans					
— Entrusted loans (i)	RMB	437,630,000	-	1,900,000,000	290,000,000
— Mortgage loans (ii)	RMB	1,984,500,000	2,114,000,000	3,125,000,000	2,336,070,000
— Guaranteed loans (iii)	RMB	180,000,000	100,000,000	-	-
— Mortgage loans with guarantee (iv)	RMB	3,163,650,000	1,581,900,000	3,749,500,000	1,609,600,000
— Mortgage loans with pledge and guarantee (v)	RMB	-	-	273,500,000	274,000,000
		5,765,780,000	3,795,900,000	9,048,000,000	4,509,670,000

4 Notes to consolidated financial statement line items (cont'd)

(29) Long-term borrowings (cont'd)

(i) On 30 June 2015, an entrusted loan agreement was entered into pursuant to which the Company's subsidiary Wuhan Future Land Chuangzhi Property Co., Ltd. obtained an entrusted loan of RMB450,000,000 from Shenzhen Ping An Dahua Huitong Asset Management Co., Ltd. through Luohe City Yancheng Baoshang Community Bank. The entrusted loan is mortgaged by the Group's properties under development for sale within the inventories, guaranteed by the Company and secured by the pledge of 100% shares of the subsidiary Wuhan Future Land Chuangzhi Property Co., Ltd.. The interest shall be paid once a quarter. Part of the principal of RMB100,000,000 is ought to be repaid before April 2016 and had been included in short-term borrowings as at 30 June 2015 (Note 4(18)); the remaining principal of RMB350,000,000 is ought to be repaid in October 2016 and April 2017, and had been included in long-term borrowings as at 30 June 2015.

In Year 2015, the Group obtained an entrusted loan through Bank of Jiangsu Changzhou Branch in the amount of RMB100,000,000, which is mortgaged by Group's properties under development for sale within the inventories (Note 4(6)). As at 30 June 2015, the accumulated repayments of principal amounted to RMB12,370,000, and the remaining principal of RMB87,630,000 is ought to be repaid on or before 11 August 2016.

In Year 2013, the Group obtained two entrusted loans through Huaxia Bank Co., Ltd. Changzhou Branch both in the amount of RMB200,000,000, of which the principal was due for repayment on 23 March 2015 and 9 October 2015 respectively, and they had been presented in the non-current liabilities due within one year on 31 December 2014 (Note 4(27)). These entrusted loans are mortgaged by the Group's fixed assets and the properties held for sale within the inventories (Note 4(6) and 4(12)), and guaranteed by the subsidiary Jiangsu Future Land Co., Ltd.

In Year 2013, the Group obtained the entrusted loan through HuiShang Bank Hefei Chenghuangmiao Branch in the amount of RMB300,000,000, of which the principal was due for repayment on 14 June 2015, and it had been presented in the non-current liabilities due within one year on 31 December 2014 (Note 4(27)). The entrusted loan was guaranteed by the subsidiary Jiangsu Future Land Co., Ltd.

In Year 2013, the Group obtained the entrusted loan through Bank of Dongguan Co., Ltd. Shenzhen Branch in the amount of RMB700,000,000, which was guaranteed by the Company. The entrust loan had been repaid in Year 2014.

In Year 2013, the Group obtained the entrusted loan through Industrial Bank Co., Ltd. Shanghai Branch SHSE Sub-Branch in the amount of RMB400,000,000. The entrusted loan had been repaid in Year 2014.

4 Notes to consolidated financial statement line items (cont'd)

(29) Long-term borrowings (cont'd)

(i) In Year 2013, the Group obtained the entrusted loan in the amount of RMB100,000,000 through Xiamen International Bank Co., Ltd. Shanghai Branch, which is secured by a pledge of 50,000,000 shares of non-tradable domestic legal person shares of Jiangsu Future Land Co., Ltd. held by the Company. The principal at RMB200,000 of the entrusted loan had been repaid in Year 2014, and the remaining principal in the amount of RMB99,800,000 shall be repaid on 18 December 2015 and had been presented in the non-current liabilities due within one year on 31 December 2014 (Note 4(27)).

In Year 2012, the Group obtained two entrusted loans through Huaxia Bank Co., Ltd. and Bank of China Kunshan Branch, in the amount of RMB190,000,000 and RMB100,000,000 respectively. The principal at RMB65,300,000 of RMB190,000,000 from Huaxia Bank Co., Ltd. had been repaid in Year 2013, and the remaining principal in the amount of RMB124,700,000 had been presented in the non-current liabilities due within one year as at 31 December 2013 (Note 4(27)). The sum of RMB100,000,000 from Bank of China Kunshan Branch had been repaid in Year 2013.

(ii) As at 30 June 2015 and 31 December 2014, there had been mortgage loans of RMB1,984,500,000 and RMB2,114,000,000 respectively mortgaged by the Group's investment properties as well as the properties under development for sale and properties held for sale within the inventories (Notes 4(6) and 4(11)), of which the interest shall be paid once a month or a quarter. As at 31 December 2013, there had been mortgage loans in the amount of RMB3,125,000,000 mortgaged by the Group's other non-current assets, the investment properties as well as the properties under development for sale and properties held for sale within the inventories (Notes 4(6), 4(11) and 4(16)), of which the interest shall be paid once a month or a quarter. As at 31 December 2012, there had been mortgage loans in the amount of RMB2,336,070,000 mortgaged by the Group's investment properties and the properties under development for sale within the inventories (Notes 4(6) and 4(11)), of which the interest shall be paid once a month or a quarter.

(iii) As at 30 June 2015 and 31 December 2014, there had been guaranteed loans in the amounts of RMB180,000,000 and RMB100,000,000 respectively, which are jointly guaranteed by the Company, the subsidiary Future Land Wanbo Property Co., Ltd. and Hong Kong Prosperity Development Ltd., a related party under the same ultimate shareholder, of which the interest shall be paid once a month.

(iv) As at 30 June 2015, there had been mortgage loans of RMB2,853,650,000 mortgaged by the Group's properties under development for sale within the inventories and other non-current assets (Notes 4(6) and 4(16)), and guaranteed by the subsidiary Jiangsu Future Land Co., Ltd. (Note 4(6)), of which the interest shall be paid once a month or a quarter. As at 31 December 2014, there had been mortgage loans in the amount of RMB1,581,900,000, mortgaged by the Group's properties under development for sale within the inventories (Note 4(6)), and guaranteed by the subsidiary Jiangsu Future Land Co., Ltd., of which the interest shall be paid once a month or a quarter. As at 31 December 2013, there had been mortgage loans in the amount of RMB3,749,500,000, mortgaged by the Group's properties under development for sale and properties held for sale within the inventories (Note 4(6)), in which RMB3,484,500,000 were guaranteed by the subsidiary Jiangsu Future Land Co., Ltd. and RMB265,000,000 were guaranteed by the Company, of which the interest shall be paid once a month or a quarter. As at 31 December 2012, there had been mortgage loans in the amount of RMB1,609,600,000, mortgaged by the Group's properties under development for sale and properties held for sale within the inventories, in which RMB1,421,600,000 were guaranteed by the subsidiary Jiangsu Future Land Co., Ltd. and RMB188,000,000 were guaranteed by the subsidiary Future Land Wanbo Property Co., Ltd. (Note 4(6)), of which the interest shall be paid once a month or a quarter.

(v) As at 31 December 2013 and 31 December 2012, there had been mortgage loans with pledge and guarantee in the amount of RMB273,500,000 and RMB274,000,000 respectively, mortgaged by the Group's properties under development for sale within the inventories (Note 4(6)), secured by pledge of the 100% equity of Changzhou Hengfu Property Co., Ltd. held by Changzhou Future Land Real Estate Development Co., Ltd., and guaranteed by the subsidiary Jiangsu Future Land Co., Ltd., of which the interest shall be paid once a quarter.

As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, the range of interest rates on long-term borrowings had been from 5.51% to 10.50%, from 6.00% to 7.86%, from 6.05% to 8.00% and from 5.54% to 12.00% respectively.

4 Notes to consolidated financial statement line items (cont'd)

(30) Bonds payable

	31 December 2014	Issuance	Amortisation of premium and discount	30 June 2015
Company bonds 2013	1,981,419,068	-	3,373,165	1,984,792,233

	31 December 2013	Issuance	Amortisation of premium and discount	31 December 2014
Company bonds 2013	-	1,978,520,000	2,899,068	1,981,419,068

Relevant information on the bonds:

	Face value	Issue date	Term to maturity	Amount
Company bonds 2013	100.00	23 July 2014	5 years	2,000,000,000

Under the approval from China Securities Regulatory Commission as document CSRC Permission [2014] No.589, the subsidiary Jiangsu Future Land Co., Ltd. issued Company bonds on 23 July 2014, which was called Company bonds 2013 of Jiangsu Future Land Co., Ltd. and briefed as "13 Suxincheng", of which the total amount was RMB2 billion, the term to maturity was 5 years, and the attached options included the redemption by the issuer at the end of the third year, the increase of coupon rate by the issuer and the put-back by investors. These bonds bear annual simple interest which will be paid once a year. The coupon annual rate is 8.9% which is fixed within the first three years. At the end of the third year, if the option of coupon rate increase is exercised, those bonds that have not been put back will be bearing the new coupon rate which will be fixed in the last two years.

(31) Capital reserves

	31 December 2011	Increases	Decreases	31 December 2012
Share-based payments (ii)	-	64,221,031	-	64,221,031

	31 December 2012	Increases	Decreases	31 December 2013
Capital premium (i)	-	440,012,870	-	440,012,870
Share-based payments (ii)	64,221,031	25,741,225	-	89,962,256
	64,221,031	465,754,095	-	529,975,126

4 Notes to consolidated financial statement line items (cont'd)

(31) Capital reserves (cont'd)

	31 December 2013	Increases	Decreases	31 December 2014
Capital premium (i)	440,012,870	7,119,741	(444,667,804)	2,464,807
Share-based payments (ii)	89,962,256	18,228,418	-	108,190,674
	529,975,126	25,348,159	(444,667,804)	110,655,481

	31 December 2014	Increases	Decreases	30 June 2015
Capital premium (i)	2,464,807	10,530,664	-	12,995,471
Share-based payments (ii)	108,190,674	4,052,028	-	112,242,702
	110,655,481	14,582,692	-	125,238,173

(i) In Year 2014, the subsidiary Hong Kong Injoy Development Limited had increased investments to 6 related parties to obtain the control of these companies and their subsidiaries, which were business combinations under common control (Note 5(2)). As at 31 December 2013, the net assets increased by the combination amounted to RMB409,949,714, and the cumulative deficit of the combined parties before combination was RMB30,063,156, which resulted in an increase of capital reserves by RMB440,012,870. The combination had been completed in Year 2014 and the increased capital reserves had been transferred out.

In October 2014, the parent company of the Company, Changzhou Wealth Zone Development Co., Ltd., disinvested in the subsidiaries of the Company, Changzhou Future Land Wansheng Real Estate Co., Ltd. and Wuxi Future Land Wanbo Property Co., Ltd., both at RMB20,000,000. After the disinvestment, the Group's shareholding ratio to these two companies had raised from 83.33% to 100% and from 96% to 100% respectively (Note 8(5)(o)). Before the disinvestment, the carrying amount of equity of these two companies held by Changzhou Wealth Zone Development Co., Ltd. was RMB44,654,934, therefore the differences between the disinvestment and the decreased carrying amount of equity held by non-controlling shareholders at RMB4,654,934 had been transferred to increase the capital reserves.

4 Notes to consolidated financial statement line items (cont'd)

(31) Capital reserves (cont'd)

(i) In November 2014, the subsidiary Hong Kong Excellent Development Limited paid RMB428,113,763 to Hong Kong Prosperity Development Ltd. for its holding 50% equity of Changzhou Future Land Huisheng Development Co., Ltd., Changzhou Future Land Yuesheng Development Co., Ltd. and Changzhou Future Land Zhuosheng Development Co., Ltd. respectively (Note 8(5)(I)). After the transaction, the Company's shareholding ratio to these three companies had all raised from 50% to 99.5%. The differences between the payment and the decreased carrying amount of equity held by non-controlling shareholders at RMB420,665,810 had been transferred to decrease the capital reserves at RMB4,654,934 and undistributed profits at RMB2,793,019.

In December 2014, the Group signed the investment agreement with a third party investor about Suzhou Future Land Bosheng Development Co., Ltd. ("Suzhou Bosheng"), under which the third party investor invested USD 40,560,000, translated into RMB250,000,000, in Suzhou Bosheng. After the investment, the equity of Suzhou Bosheng held by non-controlling shareholders had been increased from 25% to 42.25%, therefore the differences at RMB2,464,807 between the increased carrying amount of equity held by non-controlling shareholders at RMB247,535,193 and the actual received investment had been transferred to increase the capital reserves.

In March 2015, sponsored by the shareholders of Original Company and under the resolution of its general meeting of shareholders, the Original Company was converted into a joint stock company. And the updated contribution of capital were accounted at the ratio of 1:0.9910 into the Company's equity of 1,166 million shares, based on the audited net assets of Original Company with the amount of RMB1,176,530,664 as at 31 December 2014 which was arrived at in accordance with the *Accounting Standards for Business Enterprises* and the relevant provisions. The difference of RMB10,530,664 was recorded as capital surplus (Note 1).

(ii) The holding company of the Company, Future Land Development Holdings Limited, had approved a share-based payment plan in 2011. It planned to grant a certain amount of shares to the employees in its group, including the 159,800,000 shares of Future Land Development Holdings Limited which were supposed to grant to the employees of the Group. The plan had been divided into four phases, of which the waiting periods were ended at 31 December 2012, 31 December 2013, 31 December 2014 and 31 December 2015 respectively. In the six months ended 30 June 2015 and Years 2014, 2013 and 2012, the relevant expenses recognised by the Group was RMB4,052,027, RMB18,228,418, RMB25,741,225 and RMB64,221,031 respectively, and the corresponding capital reserves had been recognised.

4 Notes to consolidated financial statement line items (cont'd)

(32) Other comprehensive income

	Other comprehensive income in balance sheet			Other comprehensive income in the statement of income of Year 2014				
	31 December 2013	Attributable to the Company's shareholders after tax	31 December 2014	Accrual before income tax	Less: Transferred out to profits and losses	Less: Income tax expense	Attributable to the Company's shareholders after tax	Attributable to non-controlling shareholders after tax
Other comprehensive income that may be reclassified subsequently to profit or loss								
— Profits and losses from changes in fair values of available-for-sale financial assets	-	11,428,081	11,428,081	27,000,000	-	(6,750,000)	11,428,081	8,821,919
— Gains upon transfer of inventories to investment properties	-	42,078,741	42,078,741	99,064,001	-	(24,766,000)	42,078,741	32,219,260
	-	53,506,822	53,506,822	126,064,001	-	(31,516,000)	53,506,822	41,041,179

4 Notes to consolidated financial statement line items (cont'd)

(32) Other comprehensive income (cont'd)

	Other comprehensive income in balance sheet			Other comprehensive income in the statement of income for the six months ended 30 June 2015				
	31 December 2014	Attributable to the Company's shareholders after tax	30 June 2015	Accrual before income tax	Less: Transferred out to profits and losses	Less: Income tax expense	Attributable to the Company's shareholders after tax	Attributable to non-controlling shareholders after tax
Other comprehensive income that may be reclassified subsequently to profit or loss								
— Profits and losses from changes in fair values of available-for-sale financial assets	11,428,081	5,925,672	17,353,753	14,000,000	-	(3,500,000)	5,925,672	4,574,328
— Gains upon transfer of inventories to investment properties	42,078,741	-	42,078,741	-	-	-	-	-
	53,506,822	5,925,672	59,432,494	14,000,000	-	(3,500,000)	5,925,672	4,574,328

4 Notes to consolidated financial statement line items (cont'd)

(33) Surplus reserves

	31 December 2013	Increase	Decrease	31 December 2014
Legal surplus	-	47,653,066	-	47,653,066

	31 December 2014	Increase	Decrease	31 December 2015
Legal surplus	47,653,066	-	(47,653,066)	-

According to the *Company Law of the PRC* and the *Memorandum & Articles of Association* of the Company, the legal surplus has been appropriated as per 10% of net profit in each fiscal year until the accumulated amount exceeds the 50% of registered capital. The legal surplus can be used to cover the losses or increase the equity after approval. In the six months ended 30 June 2015 and Years 2013 and 2012, the Company did not accrue legal surplus. In Year 2014, the Company appropriated RMB47,653,066 as legal surplus which had been 10% of net profit after recovery of deficit (2013: none and 2012: none).

In March 2015, sponsored by the shareholders of Original Company and under the resolution of its general meeting of shareholders, the Original Company was converted into a joint stock company The contribution of capital were accounted based on the audited net assets of Original Company with the amount of RMB1,176,530,664 as at 31 December 2014 which had been accounted for in accordance with the *Accounting Standards for Business Enterprises* and the relevant provisions, therefore, all the statutory surplus reserve was transferred out. (Note 1)

4 Notes to consolidated financial statement line items (cont'd)

(34) Undistributed profits

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Beginning balance	5,645,680,614	4,928,919,957	3,754,591,318	2,787,130,001
Plus: Net profit attributable to the Company's shareholders	459,073,676	1,167,206,742	1,174,328,639	967,461,317
Less: Legal surplus (Note 4(33))	-	(47,653,066)	-	-
Less: Dividends of ordinary shares				
Cash dividends	-	(400,000,000)	-	-
Less: Shareholding transformation (Note 4(31))	(28,877,598)	-	-	-
Less: Acquisition of the equity from non-controlling shareholders (Note 4(31))	-	(2,793,019)	-	-
Ending balance	6,075,876,692	5,645,680,614	4,928,919,957	3,754,591,318

As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, the balances of undistributed profits had included the surplus reserves of the subsidiaries attributable to the Company at RMB1,146,592,498, RMB1,146,592,498, RMB811,818,736 and RMB614,490,986 respectively, in which the recorded surplus reserves by the subsidiaries in the six months ended 30 June 2015 and Years 2014, 2013 and 2012 attributable to the Company had been RMB0, RMB334,773,762, RMB197,327,750 and RMB122,509,508 respectively.

In the six months ended 30 June 2015 and Years 2013 and 2012, the Company had not distributed the profit to the shareholders. On 10 December 2014, the Company had distributed the profits at RMB400,000,000 to all the shareholders according to the resolution of Annual General Meeting.

4 Notes to consolidated financial statement line items (cont'd)

(35) Revenue and cost of sales

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Major operating income	8,536,023,923	20,301,072,153	20,491,831,001	17,335,125,973
Other operating income	190,029,495	373,125,890	244,630,343	111,069,313
	8,726,053,418	20,674,198,043	20,736,461,344	17,446,195,286
Major operating costs	6,517,946,519	15,045,464,757	14,650,712,271	12,427,999,140
Other operating costs	118,861,375	227,558,319	183,739,230	159,273,557
	6,636,807,894	15,273,023,076	14,834,451,501	12,587,272,697

(a) Major revenue and cost of sales

Analysis according to the nature:

	Six months ended 30 June 2015		Year 2014	
	Major operating income	Major operating cost	Major operating income	Major operating cost
Revenue from sales of properties (i)	8,459,761,971	6,506,707,565	20,173,241,751	15,027,329,087
Rental income	76,261,952	11,238,954	127,830,402	18,135,670
	8,536,023,923	6,517,946,519	20,301,072,153	15,045,464,757

	Year 2013		Year 2012	
	Major operating income	Major operating cost	Major operating income	Major operating cost
Revenue from sales of properties (i)	20,389,475,467	14,635,275,303	17,265,561,301	12,417,783,075
Rental income	102,355,534	15,436,968	69,564,672	10,216,065
	20,491,831,001	14,650,712,271	17,335,125,973	12,427,999,140

4 Notes to consolidated financial statement line items (cont'd)

(35) Revenue and cost of sales (cont'd)

(a) Major revenue and cost of sales (cont'd)

(i) Revenue from sales of properties

	Six months ended 30 June 2015		Year 2014	
	Major operating income	Major operating cost	Major operating income	Major operating cost
Nanjing Future France	1,963,245,135	1,370,417,407	1,987,563,406	1,566,281,770
Suzhou Future Mangrove Bay	1,280,040,995	990,160,876	313,052,143	217,089,506
Shanghai Garden House	690,114,284	542,084,737	409,355,694	288,417,986
Shanghai Fragrant View	590,974,690	458,544,252	517,544,905	454,671,820
Suzhou New City Residence	535,760,543	411,757,574	531,778,085	399,416,332
Changzhou Future Land Emporium	496,376,921	351,123,332	754,393,215	449,949,592
Changzhou In Spring Live	460,534,396	452,337,230	437,092,780	367,272,363
Kunshan Future France	373,932,473	329,555,161	696,258,588	692,582,800
Injoy International Plaza	251,537,006	166,005,208	191,636,171	149,435,306
Zhengjiang Exalted Uptown	233,259,183	190,329,775	-	-
Changzhou Fragrant Legend	175,506,347	175,409,725	1,165,965,290	1,002,886,507
Changzhou Injoy Plaza	166,208,485	115,453,880	250,094,201	85,212,286
Future Land International Metropolis	157,785,063	135,892,207	530,739,761	463,788,227
Shanghai Petrus Hacienda	154,757,623	67,603,629	810,699,403	334,968,721
Shanghai Fragrant Legend	135,805,885	95,624,530	1,012,117,260	778,650,371
Wuxi Future France	100,064,295	66,003,296	1,147,117,965	994,789,325
Shanghai Bright Green Land	97,106,266	49,279,717	1,179,797,522	790,055,216
Suzhou Fragrant Legend	94,986,070	71,651,932	1,372,947,513	1,016,953,065
Wujiang Injoy Plaza	94,761,733	14,499,032	1,169,992,869	627,586,360
Changzhou Future Success	72,164,524	56,166,246	683,452,730	627,325,461
Shanghai YOHO City	62,850,345	79,046,582	202,570,923	147,421,852
Changzhou Future Consequence	47,369,206	49,672,615	868,106,857	760,094,065
Wuxi East China Home Decor Centre	25,630,206	56,122,132	22,336,976	32,178,867
Shanghai Gorgeous Mansion	24,342,270	51,376,409	810,247,207	292,410,213
Changzhou Future Capital	21,810,463	17,430,710	191,618,043	151,220,631
Changzhou Future Land Southern Metropolis	20,558,040	19,205,645	205,587,939	87,206,333
Suzhou Park View International Community	17,948,391	7,540,010	91,839,940	175,047,955
Wuxi Up Town	15,518,833	14,220,047	291,474,672	283,727,461
Changzhou Future Royal Bay	14,184,237	10,357,852	179,503,098	160,830,721
Changzhou Future France	13,477,237	19,222,920	823,932,066	717,724,857
Injoy Lifestyle Plaza	7,695,287	8,802,689	53,820,506	15,888,421

4 Notes to consolidated financial statement line items (cont'd)

(35) Revenue and cost of sales (cont'd)

(a) Major revenue and cost of sales (cont'd)

(i) Revenue from sales of properties (cont'd)

(Table continued)

	Six months ended 30 June 2015		Year 2014	
	Major operating income	Major operating cost	Major operating income	Major operating cost
Shanghai Park View International Community A Phase III	5,723,031	5,014,458	115,470,210	46,082,251
Changzhou Future Land Town	5,079,000	8,873,960	4,643,263	2,977,603
Changzhou Park No.1	5,003,600	10,182,939	23,704,086	12,082,246
Shanghai New City Residence	4,151,779	2,826,601	163,956,090	151,700,434
Wuhan In Spring Live	4,037,291	7,019,218	534,857,665	401,510,246
Changzhou New City Residence	4,021,864	6,723,675	23,380,174	27,089,903
Wuxi Glorious Century Future Land	3,444,000	2,472,201	20,476,573	18,499,570
Shanghai Park View International Community	781,000	1,068,277	151,588,468	142,912,133
Changzhou Park View International Community	606,000	(1,372,002)	33,342,190	6,969,124
Shanghai Exalted Uptown	543,000	786,752	73,848,055	78,051,500
Nanjing Park View International Community	392,000	(206,300)	34,219,052	31,136,781
Changzhou Yulong Bay	37,601	272,236	9,302,759	18,644,962
Kunshan Future Land Town	-	-	15,412,487	3,317,465
Changzhou Geniality Bay	-	-	469,000	490,030
Inventory impairment provision transferred upon sales	-	(26,799,375)	-	(61,303,274)
Others	29,635,373	46,947,568	65,933,951	16,083,723
	8,459,761,971	6,506,707,565	20,173,241,751	15,027,329,087

4 Notes to consolidated financial statement line items (cont'd)

(35) Revenue and cost of sales (cont'd)

(a) Major revenue and cost of sales (cont'd)

(i) Revenue from sales of properties (cont'd)

	Year 2013		Year 2012	
	Major operating income	Major operating cost	Major operating income	Major operating cost
Shanghai Petrus Hacienda	2,228,077,932	959,566,899	1,128,992,051	633,141,088
Shanghai Park View International Community	1,790,451,753	1,011,665,987	432,822,309	252,635,403
Changzhou Future Consequence	1,385,850,678	1,347,150,643	-	-
Changzhou Fragrant Legend	1,284,761,636	1,057,136,135	-	-
Future Land International Metropolis	1,190,886,054	967,840,488	-	-
Changzhou Future France	1,095,517,212	965,167,046	-	-
Suzhou Park View International Community	1,067,482,724	640,512,472	1,156,809,817	818,363,917
Wuxi Up Town	951,982,308	804,984,839	683,251,229	637,954,978
Changzhou Park View International Community	894,464,958	711,029,975	1,276,170,799	768,035,906
Changzhou Future Land Town	818,443,639	570,716,532	1,228,325,026	854,765,043
Changzhou Future Capital	787,232,225	546,500,423	275,506,133	171,337,099
Changzhou Future Royal Bay	784,392,529	416,104,710	-	-
Wuhan In Spring Live	677,997,525	447,249,233	-	-
Shanghai Park View International Community A Phase III	661,341,365	402,843,620	-	-
Shanghai Exalted Uptown	624,098,520	590,448,004	730,994,573	597,788,725
Changzhou Injoy Plaza	567,749,821	343,978,240	1,337,336,234	953,822,225
Kunshan Future France	487,759,582	411,507,885	-	-
Injoy International Plaza	482,256,207	400,409,451	848,839,373	645,377,922
Changzhou Park No.1	448,293,105	278,930,658	1,082,748,786	766,351,987
Shanghai New City Residence	390,203,136	405,384,953	935,722,592	975,912,831
Nanjing Future France	380,686,440	378,386,544	-	-
Suzhou Fragrant Legend	310,782,459	280,694,897	-	-
Wuxi East China Home Decor Centre	223,598,052	272,808,995	338,148,544	185,228,450
Changzhou Future Land Emporium	221,994,563	99,608,217	4,225,580	1,701,344
Shanghai YOHO City	179,583,894	103,260,594	1,065,323,113	522,236,160
Shanghai Gorgeous Mansion	142,328,987	138,315,523	1,606,134,117	1,406,526,228
Nanjing Park View International Community	105,970,646	82,586,852	1,058,943,267	941,134,045
Injoy Lifestyle Plaza	45,248,820	27,403,020	564,733,196	328,369,458
Changzhou New City Residence	39,763,597	18,130,257	218,052,420	168,712,739
Changzhou Future Land Southern Metropolis	32,501,853	6,452,571	20,401,411	15,922,305
Kunshan Future Land Town	9,597,195	6,905,870	9,788,837	8,446,666
Wuxi Glorious Century Future Land	6,414,898	19,668,665	77,830,976	56,627,683

4 Notes to consolidated financial statement line items (cont'd)

(35) Revenue and cost of sales (cont'd)

(a) Major revenue and cost of sales (cont'd)

(i) Revenue from sales of properties (cont'd)

(Table continued)

	Year 2013		Year 2012	
	Major operating income	Major operating cost	Major operating income	Major operating cost
Changzhou Geniality Bay	2,196,684	3,328,461	1,047,706,727	719,181,336
Changzhou Yulong Bay	1,898,040	3,332,184	42,962,579	34,233,539
Inventory impairment provision transferred upon sales	-	(160,778,998)	-	(132,988,622)
Others	67,666,430	76,043,458	93,791,612	86,964,620
	20,389,475,467	14,635,275,303	17,265,561,301	12,417,783,075

(b) Other operating income and costs

	Six months ended 30 June 2015		Year 2014	
	Other operating income	Other operating cost	Other operating income	Other operating cost
Property management fees	90,258,608	51,910,803	282,889,195	184,793,095
Others	99,770,887	66,950,572	90,236,695	42,765,224
	190,029,495	118,861,375	373,125,890	227,558,319

4 Notes to consolidated financial statement line items (cont'd)

(35) Revenue and cost of sales (cont'd)

(b) Other operating income and costs (cont'd)

	Year 2013		Year 2012	
	Other operating income	Other operating cost	Other operating income	Other operating cost
Property management fees	182,501,481	151,258,814	99,261,750	146,482,722
Others	62,128,862	32,480,416	11,807,563	12,790,835
	244,630,343	183,739,230	111,069,313	159,273,557

(36) Sales taxes

	Criteria	Six months ended 30 June 2015	Year 2014
Business tax	Note 3	438,696,979	1,050,582,698
Land appreciation tax	Note 3	91,608,818	550,623,442
City maintenance and construction tax	Note 3	24,065,105	55,017,077
Educational surcharges	Note 3	22,925,058	51,115,734
Others		1,707,587	10,433,570
		579,003,547	1,717,772,521

	Criteria	Year 2013	Year 2012
Business tax	Note 3	1,047,466,804	880,458,420
Land appreciation tax	Note 3	863,053,932	632,550,803
City maintenance and construction tax	Note 3	53,055,551	42,554,950
Educational surcharges	Note 3	52,297,216	42,374,914
Others		14,170,551	7,704,641
		2,030,044,054	1,605,643,728

4 Notes to consolidated financial statement line items (cont'd)

(37) Selling expenses

	Six months ended 30 June 2015	Year 2014
Advertising expenses	123,198,755	273,326,037
Planning and agency fees	38,558,823	110,968,942
Staff costs	76,708,142	145,380,976
Other expenses	54,303,200	83,422,532
	292,768,920	613,098,487

	Year 2013	Year 2012
Advertising expenses	293,943,873	216,656,188
Planning and agency fees	160,162,710	184,829,593
Staff costs	81,905,576	26,076,300
Other expenses	55,168,754	46,896,388
	591,180,913	474,458,469

(38) Administrative expenses

	Six months ended 30 June 2015	Year 2014
Staff costs	238,314,632	435,342,625
Entertainment expenses	27,349,643	58,406,382
Office expenses	38,591,393	55,057,063
Tax expenses	24,410,666	38,600,938
Other expenses	67,109,574	66,078,498
	395,775,908	653,485,506

	Year 2013	Year 2012
Staff costs	407,231,930	379,775,314
Entertainment expenses	66,881,001	62,202,523
Office expenses	57,700,261	41,304,436
Tax expenses	55,228,468	31,643,448
Other expenses	65,284,605	35,765,940
	652,326,265	550,691,661

4 Notes to consolidated financial statement line items (cont'd)

(39) Finance expenses - net

	Six months ended 30 June 2015	Year 2014
Interest expenses	557,685,727	1,166,501,872
Less: Interest expenses capitalised (Note 4(6)(11))	(502,621,469)	(1,066,766,703)
Less: Interest income	(25,635,996)	(81,386,677)
Exchange loss	(6,616,914)	6,645,213
Charges	12,144,182	27,143,351
	34,955,530	52,137,056

	Year 2013	Year 2012
Interest expenses	970,801,195	1,015,303,407
Less: Interest expenses capitalised (Note 4(6)(11))	(659,530,220)	(856,034,766)
Less: Interest income	(56,824,713)	(47,749,152)
Exchange loss	13,118,549	443,316
Charges	18,465,213	10,290,689
	286,030,024	122,253,494

4 Notes to consolidated financial statement line items (cont'd)

(40) Expenses by nature

Expenses by nature of cost of sales, selling expenses and administrative expenses in the statements of income by nature are as follows:

	Six months ended 30 June 2015	Year 2014
Land use rights costs	2,642,989,449	5,653,082,939
Construction costs	3,576,925,829	8,688,847,225
Capitalised interest	313,591,662	746,702,197
Provision for inventory impairment transferred	(26,799,375)	(61,303,274)
Staff costs	422,806,277	787,543,188
Advertising expenses	123,198,755	273,326,037
Planning and agency fees	38,558,823	110,968,942
Entertainment expenses	30,902,238	66,909,388
Office expenses	65,150,217	89,533,392
Depreciation and amortisation	41,345,874	35,109,454
Tax	24,410,666	53,853,913
Other costs	72,272,307	95,033,668
	7,325,352,722	16,539,607,069

	Year 2013	Year 2012
Land use rights costs	4,768,550,329	4,020,082,718
Construction costs	9,256,639,072	7,798,717,715
Capitalised interest	770,864,900	731,971,264
Provision for inventory impairment transferred	(160,778,998)	(132,988,622)
Staff costs	609,188,984	491,438,513
Advertising expenses	293,943,873	216,656,188
Planning and agency fees	160,162,710	184,829,593
Entertainment expenses	72,303,072	68,217,445
Office expenses	86,984,757	70,742,445
Depreciation and amortisation	22,539,131	21,400,830
Tax	55,228,468	31,643,448
Other costs	142,332,381	109,711,290
	16,077,958,679	13,612,422,827

4 Notes to consolidated financial statement line items (cont'd)

(41) Assets impairment losses

	Six months ended 30 June 2015	Year 2014
Inventory impairment (Note 4(17))	98,536,595	381,141,525

	Year 2013	Year 2012
Inventory impairment (Note 4(17))	79,588,142	-

(42) Fair value gains on investment properties

	Six months ended 30 June 2015	Year 2014
Investment properties measured at fair value (Note 4(11))	282,643,481	365,993,919

	Year 2013	Year 2012
Investment properties measured at fair value (Note 4(11))	37,838,584	31,085,989

4 Notes to consolidated financial statement line items (cont'd)

(43) Investment income/(losses)

	Six months ended 30 June 2015	Year 2014
Cash dividend from available-for-sale financial assets held (Note 4(8))	6,000,000	6,552,722
Profits/(Losses) on long-term equity investments accounted for by equity method (Note 4(10))	58,569,670	(7,346,157)
Investment income from disposal of subsidiaries	51,022,384	26,195,020
	115,592,054	25,401,585

	Year 2013	Year 2012
Cash dividend from available-for-sale financial assets held (Note 4(8))	6,605,802	5,041,814
Losses on long-term equity investments accounted for by equity method (Note 4(10))	(11,422,390)	(5,109,553)
Investment income from disposal of subsidiaries	46,000,000	-
	41,183,412	(67,739)

There is no material restriction to the Group on repatriation of investment income.

4 Notes to consolidated financial statement line items (cont'd)

(44) Non-operating income

	Six months ended 30 June 2015	Amount of extraordinary gains or losses included in the six months ended 30 June 2015	Year 2014	Amount of extraordinary gains or losses included in Year 2014
Total profits from disposal of non-current assets	118	118	46,630	46,630
Include: Profits from disposal of fixed assets	118	118	46,630	46,630
Withdrawal of land compensation from government (i)	-	-	-	-
Government subsidies (ii)	4,637,400	4,637,400	30,350,208	30,350,208
Penalty income	4,415,962	4,415,962	10,967,064	10,967,064
Others	1,474,316	1,474,316	1,187,382	1,187,382
	10,527,796	10,527,796	42,551,284	42,551,284

4 Notes to consolidated financial statement line items (cont'd)

(44) Non-operating income (cont'd)

	Year 2013	Amount of extraordinary gains or losses included in Year 2013	Year 2012	Amount of extraordinary gains or losses included in Year 2012
Total profits from disposal of non-current assets	112,844	112,844	13,192	13,192
Include: Profits from disposal of fixed assets	112,844	112,844	13,192	13,192
Withdrawal of land compensation from government (i)	81,375,301	81,375,301	-	-
Government subsidies (ii)	63,374,405	63,374,405	3,932,900	3,932,900
Penalty income	9,733,815	9,733,815	12,082,242	12,082,242
Others	1,387,694	1,387,694	4,127,325	4,127,325
	155,984,059	155,984,059	20,155,659	20,155,659

(i) On 27 November 2013, the land of new airport road (industrial land) held by Changzhou Future Land Real Estate Development Co., Ltd., was recalled by Changzhou Xinbei Land Reserve Center at the total amount of RMB127,986,600, and after netting off the original carrying amount of the assets including inventory of RMB32,199,408 and long-term cost to be amortised of RMB14,411,891 (Note 4(14)), non-operating income of RMB81,375,301 was realised.

4 Notes to consolidated financial statement line items (cont'd)

(44) Non-operating income (cont'd)

(ii) Breakdown of government subsidies

	Six months ended 30 June 2015	Related to assets / gains	Year 2014	Related to assets / gains
GSE fund	200,000	Related to gains	1,327,730	Related to gains
Occupation training subsidy	-	Related to gains	1,876,629	Related to gains
Incentive for advanced enterprise	3,237,000	Related to gains	24,121,669	Related to gains
Taxation incentive	1,200,400	Related to gains	3,024,180	Related to gains
	4,637,400		30,350,208	

	Year 2013	Related to assets / gains	Year 2012	Related to assets / gains
GSE fund	6,771,520	Related to gains	1,035,000	Related to gains
Occupation training subsidy	2,089,223	Related to gains	-	Related to gains
Incentive for advanced enterprise	53,494,432	Related to gains	1,350,000	Related to gains
Taxation incentive	1,019,230	Related to gains	1,547,900	Related to gains
	63,374,405		3,932,900	

4 Notes to consolidated financial statement line items (cont'd)

(45) Non-operating expenses

	Six months ended 30 June 2015	Amount of extraordinary gains or losses included in six months ended 30 June 2015	Year 2014	Amount of extraordinary gains or losses included in Year 2014
Total losses on disposal of non-current assets	59,108	59,108	252,849	252,849
Include: Losses on disposal of fixed assets	59,108	59,108	252,849	252,849
Donations	2,325,000	2,325,000	2,405,110	2,405,110
Compensations, fines, penalties and others	1,831,606	1,831,606	5,432,101	5,432,101
	4,215,714	4,215,714	8,090,060	8,090,060

	Year 2013	Amount of extraordinary gains or losses included in Year 2013	Year 2012	Amount of extraordinary gains or losses included in Year 2012
Total losses on disposal of non-current assets	494,749	494,749	68,569	68,569
Include: Losses on disposal of fixed assets	494,749	494,749	68,569	68,569
Share-based payments	-	-	14,057,079	14,057,079
Donations	4,151,516	4,151,516	4,347,000	4,347,000
Compensations, fines, penalties and others	7,650,707	7,650,707	2,619,010	2,619,010
	12,296,972	12,296,972	21,091,658	21,091,658

4 Notes to consolidated financial statement line items (cont'd)

(46) Income tax expense

	Six month ended 30 June 2015	Year 2014	Year 2013	Year 2012
Current income tax	299,685,042	400,961,635	766,053,727	547,716,848
Deferred income tax	(34,326,846)	216,089,316	(130,419,355)	30,582,301
	265,358,196	617,050,951	635,634,372	578,299,149

Income tax is adjusted from total profits based on the consolidated statements of income by applicable tax rate:

	Six months ended 30 June 2015	Year 2014
Total profits	1,092,752,641	2,409,396,600
Income tax calculated at rate of 25%	273,188,160	602,349,150
Non-deductible costs, expenses and losses	17,477,188	17,633,130
Non-taxable income	(31,689,113)	(1,638,181)
Utilisation of previously unrecognised deductible losses on deferred income tax assets	-	(2,012,592)
Currently unrecognised deductible losses on deferred income tax assets (Note 4(15)(d))	5,972,015	343,943
Difference from settlement of income tax for the previous years	409,946	375,501
Income tax	265,358,196	617,050,951

	Year 2013	Year 2012
Total profits	2,485,549,528	2,135,957,488
Income tax calculated at rate of 25%	621,387,382	533,989,372
Non-deductible costs, expenses and losses	29,472,311	23,557,380
Non-taxable income	(1,651,450)	(1,260,453)
Utilisation of previously unrecognised deductible losses on deferred income tax assets	(15,173,726)	-
Currently unrecognised deductible losses on deferred income tax assets (Note 4(15)(d))	597,102	22,844,850
Difference from settlement of income tax for the previous years	1,002,753	(832,000)
Income tax	635,634,372	578,299,149

4 Notes to consolidated financial statement line items (cont'd)

(47) Earnings per share

(a) Basic earnings per share:

Basic earnings per share equal the division of the consolidated net-profits attributable to the Company's shareholders of ordinary shares against the weighted average of the outstanding ordinary shares of the Company:

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Consolidated net-profits attributable to the shareholders of ordinary shares	459,073,676	N/A	N/A	N/A
Weighted average of the outstanding ordinary shares	1,166,000,000	N/A	N/A	N/A
Basic earnings per share	0.39	N/A	N/A	N/A
Include:				
- Earnings per share of continued operations	0.39	N/A	N/A	N/A
- Earnings per share of discontinued operations (Note 5 (3))	-	N/A	N/A	N/A

On 27 March 2015, sponsored by the shareholders of Original Company and under the resolution of its general meeting of shareholders, the Original Company was converted into a joint stock company. The Company was a limited liability company from 2012 to 2014, therefore, the calculation of earnings per share is not applicable in the years.

(b) Diluted earnings per share

Diluted earnings per share equal the division of the adjusted consolidated net-profits attributable to the Company's shareholders of ordinary shares as per dilutive potential ordinary shares against the adjusted weighted average of the outstanding ordinary shares of the Company. In the six months ended 30 June 2015 and Years 2014, 2013 and 2012, no dilutive potential ordinary shares had existed, thus the Diluted earnings per share had been equal to the Basic earnings per share.

4 Notes to consolidated financial statement line items (cont'd)

(48) Notes to statement of cash flows line items

(a) Cash received from other operating activities

	Six months ended 30 June 2015	Year 2014
Received cash flows from related parties	2,512,124,436	4,302,399,000
Recovery of tender deposits	95,358,000	76,062,000
Recovery of deposits for equity transfer	50,000,000	-
Received project deposits	43,712,851	63,600,560
Interest income	25,635,996	81,386,677
Received restricted deposits	21,887,757	-
Non-operating income	10,527,678	42,504,654
Pre-collected deed tax and property pre-collections	6,663,145	24,443,293
Recovery of designated trust arrangement	-	125,000,000
Others	86,956,170	86,963,828
	2,852,866,033	4,802,360,012

	Year 2013	Year 2012
Received cash flows from related parties	673,944,648	-
Recovery of tender deposits	-	-
Recovery of deposits for equity transfer	-	-
Received project deposits	38,854,230	29,443,416
Interest income	56,824,713	47,749,152
Received restricted deposits	-	-
Non-operating income	154,523,315	19,520,002
Pre-collected deed tax and property pre-collections	1,261,453	-
Recovery of designated trust arrangement	-	-
Others	118,778,967	33,782,365
	1,044,187,326	130,494,935

4 Notes to consolidated financial statement line items (cont'd)

(48) Notes to statement of cash flows line items (cont'd)

(b) Cash paid for other operating activities

	Six months ended 30 June 2015	Year 2014
Paid cash flows to related parties	1,174,615,299	2,462,604,116
Advance for related parties	499,940,738	2,322,439,157
Selling expenses and administrative expenses	307,765,513	612,149,998
Payments collected by property management	169,994,438	-
Transactions with joint ventures	120,000,000	-
Paid housing security deposit	37,413,586	55,375,175
Paid equity transfer deposit	30,000,000	50,000,000
Transactions with non-controlling shareholders	30,000,000	-
Finance charges	12,144,182	27,143,351
Donations	2,325,000	2,405,110
Penalties and fines	1,831,606	5,432,101
Paid restricted deposit	-	101,098,494
Designated trust arrangement	-	-
Tender deposits	-	-
Others	113,089,807	82,558,035
	2,499,120,169	5,721,205,537

	Year 2013	Year 2012
Paid cash flows to related parties	108,877,189	-
Advance for related parties	562,795,794	-
Selling expenses and administrative expenses	676,602,072	566,254,240
Payments collected by property management	-	-
Transactions with joint ventures	-	-
Paid housing security deposit	76,061,884	34,081,555
Paid equity transfer deposit	-	-
Transactions with non-controlling shareholders	-	-
Finance charges	18,465,213	10,290,689
Donations	4,151,516	4,347,000
Penalties and fines	7,650,707	2,619,010
Paid restricted deposit	93,197,705	604,797,247
Designated trust arrangement	125,000,000	-
Tender deposits	80,230,000	196,190,000
Others	62,711,691	92,174,055
	1,815,743,771	1,510,753,796

4 Notes to consolidated financial statement line items (cont'd)

(48) Notes to statement of cash flows line items (cont'd)

(c) Cash received from other financing activities

	Six months ended 30 June 2015	Year 2014
Received interest-bearing cash flows from related parties	1,407,076,108	1,340,646,428
Received capital of the combined parties in a business combination under common control	-	89,164,850
Received current flows from non-controlling shareholders	-	-
Recovery of deposit for borrowings	-	-
	1,407,076,108	1,429,811,278

	Year 2013	Year 2012
Received interest-bearing cash flows from related parties	-	-
Received capital of the combined parties in a business combination under common control	440,012,870	-
Received current flows from non-controlling shareholders	555,580,000	-
Recovery of deposit for borrowings	37,358,400	170,410,100
	1,032,951,270	170,410,100

(d) Cash paid for other financing activities

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Paid current flows to non-controlling shareholders	336,980,000	218,600,000	-	-
Deinvestment from non-controlling shareholders	322,577,130	40,000,000	-	-
Received interest-bearing cash flows from related parties	233,513,074	-	-	-
Paid deposit for borrowings	80,805,462	111,768,500	-	-
Disinvestment from shareholders of the Company	-	13,790,000	-	-
	973,875,666	384,158,500	-	-

4 Notes to consolidated financial statement line items (cont'd)

(49) Further information on the statements of cash flows

(a) Supplementary information on statements of cash flows

(i) Consolidated net profit adjusted to net amount of operating cash flows

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Consolidated net profit	827,394,445	1,792,345,649	1,849,915,156	1,557,658,339
Plus: Provision for impairment of assets (Note 4(41))	98,536,595	381,141,525	79,588,142	-
Transfer and set-off of provisions for inventory depreciation (Note 4(6))	(26,799,375)	(61,303,274)	(160,778,998)	(132,988,622)
Depreciation of fixed assets (Note 4(12))	27,491,928	20,833,401	11,286,092	9,905,747
Amortisation of intangible assets (Note 4(13))	3,071,045	4,738,636	2,418,238	1,451,018
Amortisation of long-term expenses to be amortised (Note 4(14))	10,782,901	9,537,417	8,834,801	10,044,065
Net losses on disposal of fixed assets, intangible assets and other long-term assets (Note 4(44)(45))	58,990	206,219	381,905	55,377
Finance costs	55,064,258	99,735,169	311,270,975	159,268,641
Gains from changes in fair value (Note 4(42))	(282,643,481)	(365,993,919)	(37,838,584)	(31,085,989)
Investment (gains)/losses (Note 4(43))	(115,592,054)	(25,401,585)	(41,183,412)	67,739
Decrease/(increase) of deferred income tax assets (Note 4(15))	4,126,739	14,978,177	(146,193,315)	(30,062,644)
Increase of deferred income tax liabilities (Note 4(15))	(38,453,585)	201,111,139	15,773,960	60,644,944
(Increase)/decrease of inventories	(3,282,557,813)	(1,915,148,516)	(3,502,794,421)	620,040,352
(Increase)/decrease of operating receivables	(207,500,497)	(844,727,873)	183,137,132	(2,159,258,402)
Increase of operating payables	2,876,741,368	4,164,724,007	208,435,366	2,087,456,990
Share-based payments (Note 4(31))	4,052,028	18,228,418	25,741,225	64,221,031
Net cash flow generated from/(used in) operating activities	(46,226,508)	3,495,004,590	(1,192,005,738)	2,217,418,586

(ii) Significant investing and financing activities not involving cash flows

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Issue of shares by a subsidiary to purchase equity (Note 8(5)(i))	-	259,177,720	-	-

(iii) Net change in cash and cash equivalents

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Balance of cash and cash equivalents at end of the year	4,139,174,665	4,257,952,444	5,462,249,811	3,634,317,728
Less: Balance of cash and cash equivalents at beginning of the year / period	(4,257,952,444)	(5,462,249,811)	(3,634,317,728)	(4,132,425,168)
Net (decrease)/increase of cash and cash equivalents	(118,777,779)	(1,204,297,367)	1,827,932,083	(498,107,440)

4 Notes to consolidated financial statement line items (cont'd)

(49) Further information on the statements of cash flows (cont'd)

(b) Disposal of subsidiaries

On 27 March 2015, the Group transferred all of its 100% equity interests in Jiangsu Future Land Property Management Co., Ltd. and 10% of Shanghai Future Land Wanjia Property Management Co., Ltd. to Changzhou Wealth Zone Development Co., Ltd. at the consideration of RMB60,000,000 and RMB10,000,000 respectively.

On 22 December 2014, the Group transferred all of its 100% equity interests in Shanghai Future Land Wansheng Property Co., Ltd. to Changzhou Wealth Zone Development Co., Ltd. at the consideration of RMB10,000,000.

On 13 December 2013, the Group transferred all of its 100% equity interests in Changzhou Future Land Guangchang Property Co., Ltd. to Changzhou North River-side City Commercial Management Co., Ltd. at the consideration of RMB125,155,906.

	Six months ended 30 June 2015	Year 2014	Year 2013
Cash and cash equivalents received in this year for disposal of subsidiaries by the Company this year	61,000,000	10,000,000	89,999,906
Include: Jiangsu Future Land Property Management Co., Ltd.	60,000,000	-	-
Shanghai Future Land Wanjia Property Management Co., Ltd.	1,000,000	-	-
Shanghai Future Land Wansheng Property Co., Ltd.	-	10,000,000	-
Changzhou Future Land Guangchang Property Co., Ltd.	-	-	89,999,906
Less: Cash and cash equivalents held by the subsidiary on the day of losing controlling power	(148,146,985)	(1,311,928)	(156,653)
Include: Jiangsu Future Land Property Management Co., Ltd.	(148,146,985)	-	-
Shanghai Future Land Wanjia Property Management Co., Ltd.	-	-	-
Shanghai Future Land Wansheng Property Co., Ltd.	-	(1,311,928)	-
Changzhou Future Land Guangchang Property Co., Ltd.	-	-	(156,653)
Plus: Cash and cash equivalents received in this year for previous disposal of a subsidiary	-	35,156,000	-
Include: Changzhou Future Land Guangchang Property Co., Ltd.	-	35,156,000	-
Net cash (paid for) / received from disposal of subsidiaries	(87,146,985)	43,844,072	89,843,253

4 Notes to consolidated financial statement line items (cont'd)

(49) Further information on the statements of cash flows (cont'd)

(b) Disposal of subsidiaries (cont'd)

Price for disposal of a subsidiary in the six months ended 30 June 2015

Jiangsu Future Land Property Management Co., Ltd.	60,000,000
Shanghai Future Land Wanjia Property Management Co., Ltd.	1,000,000
	61,000,000

Price for previous disposal of a subsidiary in Year 2014

Shanghai Future Land Wansheng Property Co., Ltd.	10,000,000

Price for previous disposal of a subsidiary in Year 2013

Changzhou Future Land Guangchang Property Co., Ltd.	125,155,906

	Six months ended 30 June 2015	Year 2014	Year 2013
Current assets	247,209,269	1,324,901	79,729,192
Non-current assets	2,896,061	8,661,509	4,795,367
Current liabilities	(240,127,714)	(26,181,430)	(5,368,653)
	9,977,616	(16,195,020)	79,155,906

4 Notes to consolidated financial statement line items (cont'd)

(49) Further information on the statements of cash flows (cont'd)

(c) Cash and cash equivalents at end of the year / period

	30 June 2015	31 December 2014
Cash	4,139,174,665	4,257,952,444
Include: Cash on hand	2,812,449	10,995,895
Bank deposits immediately available for payment	4,136,362,216	4,246,956,549
Other currency cash immediately available for payment	-	-
Cash equivalents	-	-
Balance of cash and cash equivalents at end of the year / period	4,139,174,665	4,257,952,444

	31 December 2013	31 December 2012
Cash	5,462,249,811	3,634,317,728
Include: Cash on hand	4,829,675	10,307,109
Bank deposits immediately available for payment	5,457,420,136	3,624,010,619
Other currency cash immediately available for payment	-	-
Cash equivalents	-	-
Balance of cash and cash equivalents at end of the year / period	5,462,249,811	3,634,317,728

4 Notes to consolidated financial statement line items (cont'd)

(50) Foreign currency monetary items

	30 June 2015			31 December 2014		
	Balance in foreign currency	Exchange rate	RMB equivalent	Balance in foreign currency	Exchange rate	RMB equivalent
Cash and bank balances						
— USD	4,485,944	6.1136	27,425,269	56,680,185	6.1190	346,826,052
— HKD	291,372	0.7886	229,776	313,477	0.7889	247,293
Short-term borrowings						
— USD	99,267,471	6.1136	606,881,610	61,029,471	6.1190	373,439,332
Payables						
— USD	78,487,748	6.1136	479,842,693	298,155,867	6.1190	1,824,415,753
— HKD	401,731	0.7886	316,805	407,067	0.7889	321,123

	31 December 2013			31 December 2012		
	Balance in foreign currency	Exchange rate	RMB equivalent	Balance in foreign currency	Exchange rate	RMB equivalent
Cash and bank balance						
— USD	29,860,972	6.0969	182,059,360	-	-	-
— HKD	107,201,433	0.7862	84,284,983	-	-	-
Payables						
— USD	87,437,171	6.0969	533,095,688	-	-	-
— HKD	403,393	0.7862	317,160	-	-	-

5 Changes in scope of consolidation

(1) Business combinations not under common control

On 8 August 2014, the Group acquired 100% equity interests in Changzhou Dashun Elevator Co., Ltd. ("Dashun Elevator") at RMB1,589,459. On the acquisition date, the net carrying assets of Dashun Elevator were RMB1,589,459, representing the same fair value and carrying amount.

5 Changes in scope of consolidation (cont'd)

(2) Business combinations under common control

(a) Business combinations under common control in Year 2014

On 18 December 2014, Hong Kong Injoy Development Limited, a subsidiary of the Company, made respectively capital increases to 6 related parties which were under common control by an ultimate shareholder, and gained the controlling power over these companies and their subsidiaries. These companies and their subsidiaries were newly established in Year 2013 or 2014. The financial statements for 2013 have been revised to reflect the business combinations under common control.

Combined party	Interest acquired	Its subsidiary	Shareholdings of its subsidiary by the combined party	Basis for constituting business combination under common control	Combination date	Basis for determination of combination date
Aceled Limited ("Aceled Limited")	99%	Hong Kong Excellent Development Limited	100%	Controlled by the same ultimate shareholder before and after combination and not temporary in nature	18 December 2014	Payment made and changes in industrial and commercial procedures finished
		Nanchang Future Land Yuesheng Real Estate Development Co., Ltd.	100%			
Flourish Source Holdings Limited ("Flourish Source Holdings")	99%	Hong Kong Grand Development Limited	100%	Controlled by the same ultimate shareholder before and after combination and not temporary in nature	18 December 2014	Payment made and changes in industrial and commercial procedures finished
		Changchun Future Land Yuesheng Real Estate Development Co., Ltd.	100%			
		Zhenjiang Kaisheng Real Estate Development Co., Ltd.	100%			
Exalt Creation Ltd. ("Exalt Creation")	99%	Hong Kong Flourishing Development Ltd.	100%	Controlled by the same ultimate shareholder before and after combination and not temporary in nature	18 December 2014	Payment made and changes in industrial and commercial procedures finished
		Zhangjiagang Future Land Dingsheng Real Estate Co., Ltd.	100%			
Heroic Time Global Ltd. ("Heroic Time Global")	99%	Hong Kong Perpetual Development Ltd.	100%	Controlled by the same ultimate shareholder before and after combination and not temporary in nature	18 December 2014	Payment made and changes in industrial and commercial procedures finished
		Danyang Future Land Hongsheng Real Estate Development Co., Ltd.	100%			
Hong Kong Chuanglong Development Limited ("Hong Kong Chuanglon")	99%	Suzhou Kaituo Development Co., Ltd. (Note 6(1)(b))	11.08%	Controlled by the same ultimate shareholder before and after combination and not temporary in nature	18 December 2014	Payment made and changes in industrial and commercial procedures finished
Hong Kong Hengxuan Development Limited ("Hong Kong Hengxuan")	75%	Suzhou Future Land Bosheng Development Co., Ltd.	64.90%	Controlled by the same ultimate shareholder before and after combination and not temporary in nature	18 December 2014	Payment made and changes in industrial and commercial procedures finished

5 Changes in scope of consolidation (cont'd)

(2) Business combinations under common control (cont'd)

(a) Business combinations under common control in Year 2014 (cont'd)

Combined party	Combined party's income from 1 January 2014 to the combination date	Combined party's net loss from 1 January 2014 to the combination date	Combined party's income in Year 2013	Combined party's net loss in Year 2013	Combined party's operating cash flow from 1 January 2014 to the combination date	Combined party's net cash flow from 1 January 2014 to the combination date
Aceled Limited (combination)	-	(21,663,844)	N/A	N/A	(433,192,710)	1,438,501
Flourish Source Holdings (combination)	-	(4,360,905)	-	(13,961,936)	(325,377,594)	(95,126,202)
Exalt Creation (combination)	-	(24,580,278)	-	(4,411,322)	(1,103,162,482)	33,584,953
Heroic Time Global (combination)	-	(19,121,855)	-	(2,598,955)	(537,609,806)	(21,401,930)
Hong Kong Chuanglon (combination)	-	(39,700,848)	-	(13,598,395)	97,271,174	11,494,144
Hong Kong Hengxuan (combination)	-	(4,635,601)	-	(733,464)	(378,444,601)	147,161,356
	-	(114,063,331)	-	(35,304,072)	(2,680,516,019)	77,150,822
Net loss attributable to the Company		(98,885,501)		(30,063,156)		
Net loss attributable to non-controlling shareholders		(15,177,830)		(5,240,916)		

5 Changes in scope of consolidation (cont'd)

(2) Business combinations under common control (cont'd)

(b) The costs of combinations and net carrying amount of the assets acquired are as follows:

	Aceled Limited (combination)	Flourish Source Holdings (combination)	Exalt Creation (combination)	Heroic Time Global (combination)	Hong Kong Chuanglon (combination)	Hong Kong Hengxuan (combination)	Total
Cost of combination - cash paid	606	606	606	606	78	777,533,160	777,535,662
Less: Net carrying amount of liability/(assets) acquired	21,446,600	18,139,008	28,701,077	21,502,995	35,129,676	(773,506,361)	(648,587,005)
Reduction/(increase) of capital reserve	21,447,206	18,139,614	28,701,683	21,503,601	35,129,754	4,026,799	128,948,657
On the combination date, the combined party's partial (cumulative deficit)/undistributed profits realised before combination attributable to acquirer were transferred into undistributed profits	(21,447,206)	(18,139,614)	(28,701,683)	(21,503,601)	(35,129,754)	(4,026,799)	(128,948,657)
Amount included into capital reserve	-	-	-	-	-	-	-

5 Changes in scope of consolidation (cont'd)

(2) Business combinations under common control (cont'd)

(c) Combined party's carrying amount of assets and liabilities on the combination date are as follows:

	Aceled Limited (combination)		Flourish Source Holdings (combination)		Exalt Creation (combination)	
	Combination date Carrying amount	31 December 2013 Carrying amount	Combination date Carrying amount	31 December 2013 Carrying amount	Combination date Carrying amount	31 December 2013 Carrying amount
Cash and bank balances	1,438,501	N/A	10,121,872	105,248,075	86,741,781	1,306,928
Receivables	2,302,110	N/A	1,013,372	681,045	506,873,360	92,483
Inventories	632,433,386	N/A	504,362,169	297,417,021	947,789,939	4,958,765
Other current assets	2,900,852	N/A	462,548,832	2,142,394	61,030,302	366,710,961
Long-term equity investments	428,113,763	N/A	-	-	-	-
Investment properties	178,145,234	N/A	-	-	311,143,526	-
Other non-current assets	7,196,752	N/A	2,750,291	5,143,298	14,213,150	1,026,774
Less: Borrowings	-	N/A	-	-	(768,439,332)	-
Payables	(1,273,262,287)	N/A	(743,964,159)	(129,835,848)	(658,762,416)	(378,336,284)
Other liabilities	(931,543)	N/A	(255,154,607)	(24,757,922)	(529,581,297)	(170,941)
Net (liabilities)/assets	(21,663,232)	N/A	(18,322,230)	256,038,063	(28,990,987)	(4,411,314)
Attributable to the Company	(21,446,600)	N/A	(18,139,008)	256,177,682	(28,701,077)	(4,367,201)
Attributable to non-controlling shareholders	(216,632)	N/A	(183,222)	(139,619)	(289,910)	(44,113)

5 Changes in scope of consolidation (cont'd)

(2) Business combinations under common control (cont'd)

(c) Combined party's carrying amount of assets and liabilities on the combination date are as follows (cont'd):

	Heroic Time Global (combination)		Hong Kong Chuanglon (combination)		Hong Kong Hengxuan (combination)	
	Combination date Carrying amount	31 December 2013 Carrying amount	Combination date Carrying amount	31 December 2013 Carrying amount	Combination date Carrying amount	31 December 2013 Carrying amount
Cash and bank balances	63,006,995	83,708,825	183,280,956	168,935,038	259,091,716	92,742,958
Receivables	1,047,946,340	1	1,508,856,189	1,289,271,847	1,571,551,234	-
Inventories	954,019,905	18,469,755	830,024,801	322,949,615	538,980,165	135,057
Other current assets	47,098,398	271,100,000	262,642,866	47,398,043	17,945,764	76,503,000
Long-term equity investments	-	-	-	-	-	-
Investment properties	218,133,981	-	504,132,129	156,000,000	-	-
Other non-current assets	595,134	599,214	23,379,268	5,197,747	5,340,301	244,488
Less: Borrowings	(550,000,000)	-	(99,900,000)	(185,000,000)	(252,000,000)	-
Payables	(993,728,017)	(376,216,082)	(1,023,654,445)	(128,087,594)	(613,603,321)	(75,057)
Other liabilities	(808,792,933)	(260,661)	(1,119,483,797)	(567,685,960)	(495,964,044)	(271,041)
Net (liabilities)/assets	(21,720,197)	(2,598,948)	1,069,277,967	1,108,978,736	1,031,341,815	169,279,405
Attributable to the Company	(21,502,995)	(2,572,959)	(35,129,676)	(8,750,579)	773,506,361	169,462,771
Attributable to non-controlling shareholders	(217,202)	(25,989)	1,104,407,643	1,117,729,315	257,835,454	(183,366)

5 Changes in scope of consolidation (cont'd)

(2) Business combinations under common control (cont'd)

(c) Combined party's carrying amount of assets and liabilities on the combination date are as follows (cont'd):

	Total of the combined parties	
	Combination date Carrying amount	31 December 2013 Carrying amount
Currencies	603,681,821	451,941,824
Receivables	4,638,542,605	1,290,045,376
Inventories	4,407,610,365	643,930,213
Other current assets	854,167,014	763,854,398
Long-term equity investments	428,113,763	-
Investment properties	1,211,554,870	156,000,000
Other non-current assets	53,474,896	12,211,521
Less: Borrowings	(1,670,339,332)	(185,000,000)
Payables	(5,306,974,645)	(1,012,550,865)
Other liabilities	(3,209,908,221)	(593,146,525)
Net assets	2,009,923,136	1,527,285,942
Attributable to the Company	648,587,005	409,949,714
Attributable to non-controlling shareholders	1,361,336,131	1,117,336,228

5 Changes in scope of consolidation (cont'd)

(3) Disposal of subsidiaries

(a) Information on disposal of subsidiaries in the six months ended 30 June 2015 is summarised as follows:

Name of subsidiary	Consideration of disposal	% disposed	Method of disposal	Date of losing control	Judgement basis for date of losing control	Difference of share of the subsidiary's net assets on the level of consolidated financial statements corresponding to consideration of disposal and disposal of investment	Amount transferred into investment income or losses from other comprehensive income related to equity investments by the subsidiary
Jiangsu Future Land Property Management Co., Ltd.	60,000,000	100%	Sale	27 March 2015	Equity transfer finished	51,022,384	-
Shanghai Future Land Wanjia Property Management Co., Ltd.	1,000,000	10%	Sale	27 March 2015	Equity transfer finished	-	-

On 27 March 2015, in order to increase the performance of Future Land Property Management, expand the coverage of its business and improve profitability, the Group transferred all of its 100% equity interests in Jiangsu Future Land Property Management Co., Ltd. and 10% of Shanghai Future Land Wanjia Property Management Co., Ltd. to Changzhou Wealth Zone Development Co., Ltd. at the consideration of RMB60,000,000 and RMB10,000,000 respectively, which is not considered as termination of operation because the business is insignificant.

5 Changes in scope of consolidation (cont'd)

(3) Disposal of subsidiaries (cont'd)

(b) Information on disposal of subsidiaries in Year 2014 is summarised as follows:

Name of subsidiary	Consideration of disposal	% disposed	Method of disposal	Date of losing control	Judgement basis for date of losing control	Difference of share of the subsidiary's net assets on the level of consolidated financial statements corresponding to consideration of disposal and disposal of investment	Amount transferred into investment income or losses from other comprehensive income related to equity investments by the subsidiary
Shanghai Future Land Wansheng Property Co., Ltd.	10,000,000	100%	Sale	22 December 2014	Equity transfer finished	26,195,020	-

5 Changes in scope of consolidation (cont'd)

(3) Disposal of subsidiaries (cont'd)

(c) Information on disposal of subsidiaries in Year 2013 is summarised as follows:

Name of subsidiary	Consideration of disposal	% disposed	Method of disposal	Date of losing control	Judgement basis for date of losing control	Difference of share of the subsidiary's net assets on the level of consolidated financial statements corresponding to consideration of disposal and disposal of investment	Amount transferred into investment income or losses from other comprehensive income related to equity investments by the subsidiary
Changzhou Future Land Guangchang Property Co., Ltd.	125,155,906	100%	Sale	13 December 2013	Equity transfer finished	46,000,000	-

5 Changes in scope of consolidation (cont'd)

(3) Disposal of subsidiaries (cont'd)

(d) Information on gains or losses of disposals and related cash flows are as follows:

(i) Jiangsu Future Land Property Management Co., Ltd.

Gains or losses of disposal calculated as:

	Amount
Price of disposal	60,000,000
Less: Share of net liabilities of Shanghai Future Land Wansheng Property Co., Ltd. on the level of consolidated financial statements	(8,977,616)
	51,022,384
Other comprehensive income transferred into current gains or losses	-
Investment income from disposal	51,022,384

Shanghai Future Land Wanjia Property Management Co., Ltd.

Gains or losses of disposal calculated as:

	Amount
Price of disposal	1,000,000
Less: Share of net liabilities of Shanghai Future Land Wansheng Property Co., Ltd. on the level of consolidated financial statements	(1,000,000)
	-
Other comprehensive income transferred into current gains or losses	-
Investment income from disposal	-

5 Changes in scope of consolidation (cont'd)

(3) Disposal of subsidiaries (cont'd)

(d) Information on gains or losses of disposals and related cash flows are as follows (cont'd):

(i) Jiangsu Future Land Property Management Co., Ltd. (cont'd)

Net profit of the above disposed subsidiaries for the period from 1 January 2015 to 27 March 2015 (disposal date), and in Years 2012, 2013 and 2014 are as follows:

	For the period from 1 January 2015 to 27 March 2015 (disposal date)	Year 2014	Year 2013	Year 2012
Revenue	37,447,135	258,994,545	200,762,149	159,751,854
Less: Cost of sales and expenses	(37,682,926)	(251,376,042)	(191,223,051)	162,617,719
Total profits	(235,791)	7,618,503	9,539,099	2,865,865
Income tax	-	(260,149)	(2,954,380)	-
Net profit	(235,791)	7,358,353	6,584,719	2,865,865
Include: Net profit attributable to the ordinary shareholders of the parent company	(138,197)	4,312,731	3,859,304	1,679,683

(ii) Shanghai Future Land Wansheng Property Co., Ltd.

Gains or losses of disposal calculated as:

	Amount
Price of disposal	10,000,000
Less: Share of net liabilities of Shanghai Future Land Wansheng Property Co., Ltd. on the level of consolidated financial statements	16,195,020
	26,195,020
Other comprehensive income transferred into current gains or losses	-
Investment income from disposal	26,195,020

5 Changes in scope of consolidation (cont'd)

(3) Disposal of subsidiaries (cont'd)

(d) Information on gains or losses of disposals and related cash flows are as follows (cont'd)

(iii) Changzhou Future Land Guangchang Property Co., Ltd.

Gains or losses of disposal calculated as:

	Amount
Price of disposal	125,155,906
Less: Share of net assets of Changzhou Future Land Guangchang Property Co., Ltd. on the level of consolidated financial statements	(79,155,906)
	46,000,000
Other comprehensive income transferred into current gains or losses	-
Investment income from disposal	46,000,000

5 Changes in scope of consolidation (cont'd)

(4) Changes in scope of consolidation due to other reasons

(a) The subsidiaries established by the Company by cash contribution in Years 2012, 2013 and 2014 and the six months ended 30 June 2015 are as follows:

	Date of establishment	Amount of contribution
Year 2012:		
Changzhou Injoy International Plaza Commercial Management Co., Ltd.	05/04/2012	5,000,000
Wuhan Future Land Hongsheng Property Co., Ltd.	09/05/2012	400,000,000
Changzhou Kaisheng Real Estate Development Co., Ltd.	19/06/2012	20,000,000
Suzhou Future Land Chuangheng Real Estate Co., Ltd	13/08/2012	20,000,000
Shanghai Qingpu Injoy Commercial Management Co., Ltd	31/12/2012	5,000,000
Year 2013:		
Shanghai Future Land Baojun Property Co., Ltd.	16/01/2013	360,000,000
Nanjing Future Land Chuanglong Real Estate Co., Ltd.	14/03/2013	550,000,000
Changzhou Future Land Huisheng Development Co., Ltd.	15/05/2013	135,000,000
Changzhou Future Land Yuesheng Development Co., Ltd.	15/05/2013	306,000,000
Changzhou Future Land Zhuosheng Development Co., Ltd.	15/05/2013	227,000,000
Suzhou Future Land Chuangsheng Property Co., Ltd.	01/07/2013	30,000,000
Suzhou Future Land Injoy Commercial Management Co., Ltd.	19/07/2013	5,000,000
Hangzhou Future Land Chuanghong Real Estate Development Co., Ltd.	27/09/2013	320,000,000
Hangzhou Future Land Dinghong Real Estate Development Co., Ltd.	08/10/2013	100,000,000
Hangzhou Future Land Chuangsheng Real Estate Development Co., Ltd.	06/11/2013	100,000,000
Kunshan Future Land Wanlong Real Estate Development Co., Ltd.	31/12/2013	10,000,000
Year 2014:		
Nantong Future Land Chuangzhi Real Estate Co., Ltd.	26/01/2014	850,000,000
Shanghai Future Land Songjun Real Estate Development Co., Ltd.	13/03/2014	20,000,000
Changzhou Wanrui Intelligent System Engineering Co., Ltd.	19/03/2014	1,000,000
Qingdao Future Land Chuangzhi Real Estate Co., Ltd.	15/05/2014	10,000,000
Hong Kong Glorious Development Limited	22/08/2014	Not contributed yet
Shanghai Injoy Investment Management Co., Ltd.	22/08/2014	Not contributed yet
Wuhai Future Land Chuangzhi Real Estate Co., Ltd.	11/09/2014	10,000,000
Hong Kong Injoy Development Limited	12/09/2014	Not contributed yet
Danyang Future Land Injoy Commercial Management Co., Ltd.	14/11/2014	Not contributed yet
Zhangjiagang Future Land Injoy Commercial Management Co., Ltd.	20/11/2014	5,000,000
Anqing Future Land Yuesheng Development Co., Ltd.	01/12/2014	Not contributed yet
Future Land Commercial Management Co., Ltd.	02/12/2014	Not contributed yet

5 Changes in scope of consolidation (cont'd)

(4) Changes in scope of consolidation due to other reasons (cont'd)

(a) The subsidiaries established by the Company by cash contribution in Years 2012, 2013, 2014 and the six months ended 30 June 2015 are as follows (cont'd):

Six months ended 30 June 2015:		
Haikou Future Land Real Estate Development Co., Ltd.	05/01/2015	100,000,000
Nanjing Future Land Wanshun Real Estate Co., Ltd.	16/01/2015	30,000,000
Taizhou Future Land Wanbo Real Estate Development Co., Ltd.	09/02/2015	100,000,000
Shanghai Songrui Real Estate Development Co., Ltd.	10/02/2015	Not contributed yet
Nanjing Future Land Injoy Commercial Management Co., Ltd.	25/03/2015	Not contributed yet
Shanghai Future Land Chuangxian Real Estate Co., Ltd.	01/04/2015	10,000,000
Chengdu Future Land Wanbo Development Co., Ltd.	08/04/2015	100,000,000
Jintan Future Land Wanbo Real Estate Development Co., Ltd.	10/04/2015	100,000,000
Changzhou Future Land Jiarui Property Co., Ltd.	16/04/2015	Not contributed yet
Anqing Future Land Injoy Commercial Management Co., Ltd.	16/04/2015	Not contributed yet
Changchun Future Land Injoy Commercial Management Co., Ltd.	27/05/2015	Not contributed yet
Yongsheng Venture Capital Co., Ltd.	28/05/2015	1
Zunfeng Investment Co., Ltd.	29/05/2015	1
Hangzhou Chuangxian Real Estate Consultancy Co., Ltd.	03/06/2015	Not contributed yet
Hangzhou Songming Real Estate Consultancy Co., Ltd.	03/06/2015	Not contributed yet
Hangzhou Chuanglong Real Estate Consultancy Co., Ltd.	03/06/2015	Not contributed yet
Yongkang Enterprise Co., Ltd.	21/04/2015	1
Jintan Future Land Injoy Commercial Management Co., Ltd.	19/06/2015	Not contributed yet
Hong Kong Xisheng Development Co., Ltd.	19/06/2015	1
Hong Kong Ruisheng Development Co., Ltd.	19/06/2015	1
Hong Kong Zesheng Development Co., Ltd.	19/06/2015	1
Shanghai Jiamu Investment Management Co., Ltd.	23/06/2015	Not contributed yet
Hangzhou Future Land Real Estate Development Co., Ltd.	23/06/2015	Not contributed yet
Hangzhou Songrui Industrial Group Limited	24/06/2015	Not contributed yet

5 Changes in scope of consolidation (cont'd)

(4) Changes in scope of consolidation due to other reasons (cont'd)

(b) On 16 May 2012, the Company's subsidiary, Shanghai Future Land Wanjia Real Estate Co., Ltd. acquired 100% equity interests in Shanghai Fuming Real Estate Development Co., Ltd. ("Shanghai Fuming") at RMB311,156,800. As the subject matter acquired did not constitute business, its carrying assets were lands to be developed, the Group made accounting treatment by assets acquisition method. Shanghai Fuming still exists after being acquired.

On 14 April 2014, the Company's subsidiary, Shanghai Future Land Chuangyu Real Estate Co., Ltd. acquired 100% equity interests in Shanghai Jiading Huarui Real Estate Co., Ltd. ("Shanghai Huarui ") at RMB466,004,200. As the subject matter acquired did not constitute business, its carrying assets were lands to be developed, the Group made accounting treatment by assets acquisition method. Shanghai Huarui still exists after being acquired.

(c) In October 2014, the Company's subsidiary, Changzhou Future Land Hongye Real Estate Co., Ltd. passed a resolution by shareholders' meeting to be spun off into two companies, i.e. Changzhou Future Land Hongye Real Estate Co., Ltd. and Changzhou Future Land Honghao Commercial Management Co., Ltd. Its credits and debts before the spin-off shall be shared jointly by the two companies after the spin-off. The spin-off was finished in December 2014.

(d) On 16 March 2015, the Group acquired 100% equity interests in Jinan Tianhong Yongye Real Estate Development Co., Ltd. ("Jinan Tianhong ") at RMB42,163,977. As the subject matter acquired did not constitute business, its carrying assets were lands to be developed, the Group made accounting treatment by assets acquisition method. Jinan Tianhong still exists after being acquired.

6 Interests in other entities

(1) Interests in subsidiaries

(a) Composition of the consolidated group

Name of subsidiary	Principal place of business and place of incorporation	Nature of business	% of shareholdings Direct	% of shareholdings Indirect	Method of obtaining ownership
Jiangsu Future Land Co., Ltd.	Changzhou	Real estate development	58.86%	-	Equity acquisition in stages
Changzhou Future Land Real Estate Development Co., Ltd.	Changzhou	Real estate development	-	56.39%	Business combination under common control
Nanjing Future Land Chuangzhi Real Estate Co., Ltd.	Nanjing	Real estate development	-	56.64%	Establishment
Shanghai Future Land Chuangzhi Real Estate Co., Ltd.	Shanghai	Real estate development	-	56.64%	Establishment
Shanghai Future Land Wanjia Real Estate Co., Ltd.	Shanghai	Real estate development	-	56.64%	Establishment
Changzhou Xinlong Chuangzhi Real Estate Development Co., Ltd.	Changzhou	Real estate development	-	58.37%	Business combination not under common control
Suzhou Future Land Wanjia Real Estate Co., Ltd.	Suzhou	Real estate development	-	56.64%	Establishment
Changzhou Future Land Wan Jia Construction Design Co., Ltd.	Changzhou	Design service	-	57.38%	Establishment
Changzhou Dingjia Real Estate Development Co., Ltd.	Changzhou	Real estate development	-	56.70%	Business combination not under common control
Changzhou Future Land Dongjun Real Estate Development Co., Ltd.	Changzhou	Real estate development	-	58.66%	Establishment
Kunshan Future Land Chuangzhi Development Co., Ltd.	Kunshan	Real estate development	-	56.44%	Establishment
Changzhou Future Land Assets Operation and Management Co., Ltd.	Changzhou	Asset management	-	58.61%	Establishment

6 Interests in other entities (cont'd)

(1) Interests in subsidiaries (cont'd)

(a) Composition of the consolidated group (cont'd)

Name of subsidiary	Principal place of business and place of incorporation	Nature of business	% of shareholdings Direct	% of shareholdings Indirect	Method of obtaining ownership
Changzhou Future Land Zhidi Real Estate Development Co., Ltd.	Changzhou	Real estate development	-	56.39%	Establishment
Changzhou Jia Chi Auto Parts Co., Ltd.	Changzhou	Design, manufacture and sale of auto parts	-	56.39%	Establishment
Changzhou Wanfang Future Land Real Estate Development Co., Ltd.	Changzhou	Real estate development	-	56.45%	Business combination not under common control
Changzhou Fu Long Real Estate Development Co., Ltd..	Changzhou	Real estate development	-	100.00%	Business combination not under common control
Changzhou Future Land Wanbo Property Co., Ltd.	Changzhou	Real estate development	-	100.00%	Establishment
Shanghai Dongjun Real Estate Development Co., Ltd.	Shanghai	Real estate development	-	58.86%	Establishment
Wuxi Future Land Wanjia Property Co., Ltd.	Wuxi	Real estate development	-	58.86%	Establishment
Suzhou Future Land Chuangjia Property Co., Ltd.	Suzhou	Real estate development	-	58.86%	Establishment
Changzhou Wanjia Property Consultancy Co., Ltd.	Changzhou	Property consultancy service	-	58.86%	Establishment
Future Land Wanbo Property Co., Ltd.	Changzhou	Real estate development	100.00%	-	Establishment
Shanghai Future Land Chuangjia Property Co., Ltd.	Shanghai	Real estate development	-	56.64%	Establishment
Changzhou Future Land Dongsheng Real Estate Co., Ltd.	Changzhou	Real estate development	-	58.66%	Establishment
Nanjing Future Land Chuangjia Real Estate Co., Ltd.	Nanjing	Real estate development	-	56.64%	Establishment
Changzhou Future Land Jinjun Real Estate Co., Ltd.	Changzhou	Real estate development	-	56.64%	Establishment
Changzhou Hengfu Property Co., Ltd.	Changzhou	Real estate development	-	56.39%	Business combination not under common control
Changzhou Future Land Wanjia Real Estate Co., Ltd.	Changzhou	Real estate development	-	56.39%	Establishment
Changzhou Future Land Hongye Real Estate Co., Ltd.	Changzhou	Real estate development	-	100.00%	Establishment
Nanjing Future Land Wanjia Real Estate Co., Ltd.	Nanjing	Real estate development	-	56.64%	Establishment
Changzhou Future Land Chuangjia Real Estate Development Co., Ltd.	Changzhou	Real estate development	-	56.64%	Establishment
Shanghai Future Land Chuanghong Real Estate Co., Ltd.	Shanghai	Real estate development	-	56.64%	Establishment
Changzhou Future Land Keda Investment Consultancy Co., Ltd.	Changzhou	Consultancy service	100.00%	-	Establishment
Changzhou Future Land Jingdian Architectural Design Co., Ltd.	Changzhou	Design service	100.00%	-	Establishment
Shanghai Future Land Jinjun Real Estate Co., Ltd.	Shanghai	Real estate development	-	56.64%	Establishment
Wuxi Future Land Chuangzhi Real Estate Co., Ltd.	Wuxi	Real estate development	-	58.86%	Establishment
Changzhou Future Land Wansheng Real Estate Co., Ltd.	Changzhou	Real estate development	-	100.00%	Establishment
Changzhou Future Land Injoy Commercial Management Co., Ltd.	Changzhou	Commercial operation and management	-	100.00%	Establishment
Nanjing Future Land Yunsheng Real Estate Co., Ltd.	Nanjing	Real estate development	-	56.64%	Establishment
Wuxi Future Land Wanbo Property Co., Ltd.	Wuxi	Real estate development	-	100.00%	Business combination under common control
Jintan Future Land Wanjun Property Co., Ltd.	Jintan	Real estate development	50.00%	28.19%	Establishment
Changsha Future Land Wanbo Property Co., Ltd.	Changsha	Real estate development	-	100.00%	Establishment
Shanghai Future Land Chuangyu Real Estate Co., Ltd.	Shanghai	Real estate development	-	56.64%	Establishment

6 Interests in other entities (cont'd)

(1) Interests in subsidiaries (cont'd)

(a) Composition of the consolidated group (cont'd)

Name of subsidiary	Principal place of business and place of incorporation	Nature of business	% of shareholdings Direct	% of shareholdings Indirect	Method of obtaining ownership
Kunshan Future Land Chuanghong Real Estate Co., Ltd.	Kunshan	Real estate development	-	58.86%	Establishment
Kunshan Future Land Chuangyu Real Estate Co., Ltd.	Kunshan	Real estate development	50.00%	29.43%	Establishment
Changzhou Future Land Rui Yi International Hotel Co., Ltd.	Changzhou	Hotel management	-	56.39%	Establishment
Changzhou Jiafeng Market Research Co., Ltd.	Changzhou	Construction design	-	56.39%	Establishment
Changzhou Injoy International Plaza Commercial Management Co., Ltd.	Changzhou	Commercial operation and management	-	100.00%	Establishment
Wuhan Future Land Hongsheng Property Co., Ltd.	Wuhan	Real estate development	-	100.00%	Establishment
Shanghai Fuming Real Estate Development Co., Ltd.	Shanghai	Real estate development	-	56.64%	Assets acquisition
Suzhou Future Land Chuangheng Real Estate Co., Ltd	Suzhou	Real estate development	-	58.86%	Establishment
Shanghai Qingpu Injoy Commercial Management Co., Ltd	Shanghai	Commercial operation and management	-	100.00%	Establishment
Shanghai Future Land Baojun Property Co., Ltd.	Shanghai	Real estate development	-	56.64%	Establishment
Changzhou Wansheng Commercial Management Co., Ltd.	Changzhou	Commercial operation and management	-	100.00%	Spin-off
Nanjing Future Land Chuanglong Real Estate Co., Ltd.	Nanjing	Real estate development	-	56.64%	Establishment
Changzhou Future Land Huisheng Development Co., Ltd.	Changzhou	Real estate development	-	99.50%	Establishment
Changzhou Future Land Yuesheng Development Co., Ltd.	Changzhou	Real estate development	-	99.50%	Establishment
Changzhou Future Land Zhuosheng Development Co., Ltd.	Changzhou	Real estate development	-	99.50%	Establishment
Heroic Time Global Ltd.	British Virgin Islands	Investment company	-	99.00%	Business combination under common control
Zhenjiang Kaisheng Real Estate Development Co., Ltd.	Zhenjiang	Real estate development	-	99.00%	Business combination under common control
Suzhou Kaituo Real Estate Development Co., Ltd. (i)	Suzhou	Real estate development	-	14.74%	Business combination under common control
Suzhou Bosheng Development Co., Ltd. (i)	Suzhou	Real estate development	-	48.68%	Business combination under common control
Exalt Creation Ltd.	British Virgin Islands	Investment company	-	99.00%	Business combination under common control
Suzhou Future Land Chuangsheng Property Co., Ltd. (i)	Suzhou	Real estate development	-	41.20%	Establishment
Hong Kong Flourishing Development Ltd.	Hong Kong	Investment company	-	99.00%	Business combination under common control
Hong Kong Perpetual Development Ltd.	Hong Kong	Investment company	-	99.00%	Business combination under common control
Suzhou Injoy Commercial Management Co., Ltd.	Suzhou	Commercial operation and management	-	100.00%	Establishment
Flourish Source Holdings Limited	British Virgin Islands	Investment company	-	99.00%	Business combination under common control
Hangzhou Future Land Chuanghong Real Estate Development Co., Ltd.	Hangzhou	Real estate development	-	58.86%	Establishment
Hangzhou Future Land Dinghong Real Estate Development Co., Ltd.	Hangzhou	Real estate development	-	58.86%	Establishment
Zhangjiagang Dingsheng Real Estate Co., Ltd.	Zhangjiagang	Real estate development	-	99.00%	Business combination under common control
Aceled Limited	British Virgin Islands	Investment company	-	99.00%	Business combination under common control
Danyang Future Land Hongsheng Real Estate Development Co., Ltd.	Danyang	Real estate development	-	99.00%	Business combination under common control
Hangzhou Future Land Chuangsheng Real Estate Development Co., Ltd.	Hangzhou	Real estate development	-	58.86%	Establishment

6 Interests in other entities (cont'd)

(1) Interests in subsidiaries (cont'd)

(a) Composition of the consolidated group (cont'd)

(Table continued)

Name of subsidiary	Principal place of business and place of incorporation	Nature of business	% of shareholdings Direct	Indirect	Method of obtaining ownership
Kunshan Future Land Wanlong Real Estate Development Co., Ltd.	Kunshan	Real estate development	-	56.44%	Establishment
Shanghai Jiading Huarui Property Co., Ltd.	Shanghai	Real estate development	-	56.64%	Assets acquisition
Hong Kong Excellent Development Limited	Hong Kong	Investment company	-	99.00%	Business combination under common control
Hong Kong Grand Development Limited	Hong Kong	Investment company	-	99.00%	Business combination under common control
Nantong Future Land Chuangzhi Real Estate Co., Ltd. (i)	Nantong	Real estate development	-	45.31%	Establishment
Shanghai Future Land Songjun Real Estate Development Co., Ltd.	Shanghai	Real estate development	-	56.64%	Establishment
Qingdao Future Land Chuangzhi Real Estate Co., Ltd.	Qingdao	Real estate development	-	58.86%	Establishment
Hong Kong Glorious Development Limited	Hong Kong	Investment company	100.00%	-	Establishment
Shanghai Injoy Investment Management Co., Ltd.	Shanghai	Investment company	-	100.00%	Establishment
Nanchang Future Land Yuesheng Real Estate Development Co., Ltd.	Nanchang	Real estate development	-	99.00%	Business combination under common control
Wuhan Future Land Chuangzhi Real Estate Co., Ltd.	Wuhan	Real estate development	-	58.86%	Establishment
Hong Kong Injoy Development Limited	Hong Kong	Investment company	-	100.00%	Establishment
Hong Kong Hengxuan Development Limited	Hong Kong	Investment company	-	75.00%	Business combination under common control
Changchun Future Land Yuesheng Real Estate Development Co., Ltd.	Changchun	Real estate development	-	99.00%	Business combination under common control
Hong Kong Chuanglong Development Limited	Hong Kong	Investment company	-	99.00%	Business combination under common control
Danyang Future Land Injoy Commercial Management Co., Ltd.	Danyang	Commercial operation and management	-	100.00%	Establishment
Zhangjiagang Future Land Injoy Commercial Management Co., Ltd.	Zhangjiagang	Commercial operation and management	-	100.00%	Establishment
Anqing Future Land Yuesheng Real Estate Development Co., Ltd.	Anqing	Real estate development	-	100.00%	Establishment
Future Land Commercial Management Co., Ltd.	Changzhou	Commercial operation and management	-	100.00%	Establishment
Changzhou Future Land Honghao Commercial Management Co., Ltd.	Changzhou	Commercial operation and management	-	100.00%	Division
Nanjing Future Land Wanshun Real Estate Co., Ltd.	Nanjing	Real estate development	-	56.64%	Establishment
Shanghai Future Land Chuangxian Real Estate Co., Ltd.	Shanghai	Real estate development	-	56.64%	Establishment
Changzhou Future Land Jiarui Property Co., Ltd.	Changzhou	Real estate development	-	56.39%	Establishment
Shanghai Jiamu Investment Management Co., Ltd.	Shanghai	Investment Company	-	100.00%	Establishment
Jinan Tianhong Yongye Real Estate Development Co., Ltd.	Jinan	Real estate development	-	58.86%	Assets acquisition

6 Interests in other entities (cont'd)

(1) Interests in subsidiaries (cont'd)

(a) Composition of the consolidated group (cont'd)

Name of subsidiary	Principal place of business and place of incorporation	Nature of business	% of shareholdings Direct	Indirect	Method of obtaining ownership
Nanchang Future Land Injoy Commercial Management Co., Ltd.	Nanchang	Commercial operation and management	-	100.00%	Establishment
Aanqing Future Land Injoy Commercial Management Co., Ltd.	Anqing	Commercial operation and management	-	100.00%	Establishment
Changchun Future Land Injoy Commercial Management Co., Ltd.	Changchun	Commercial operation and management	-	100.00%	Establishment
Jintan Future Land Injoy Commercial Management Co., Ltd.	Changzhou	Commercial operation and management	-	100.00%	Establishment
Haikou Future Land Wanbo Real Estate Development Co., Ltd.	Haikou	Real estate development	-	100.00%	Establishment
Taizhou Future Land Wanbo Real Estate Development Co., Ltd.	Taizhou	Real estate development	-	100.00%	Establishment
Jintan Future Land Wanbo Real Estate Development Co., Ltd.	Changzhou	Real estate development	-	100.00%	Establishment
Chengdu Future Land Wanbo Real Estate Development Co., Ltd.	Chengdu	Real estate development	-	100.00%	Establishment
Yongkang Enterprise Co., Ltd.	British Virgin Islands	Investment Company	-	100.00%	Establishment
Yongsheng Venture Capital Co., Ltd.	British Virgin Islands	Investment Company	-	100.00%	Establishment
Zunfeng Investment Co., Ltd.	British Virgin Islands	Investment Company	-	100.00%	Establishment
Hong Kong Xisheng Development Co., Ltd.	Hong Kong	Investment Company	-	100.00%	Establishment
Hong Kong Ruisheng Development Co., Ltd.	Hong Kong	Investment Company	-	100.00%	Establishment
Hong Kong Zesheng Development Co., Ltd.	Hong Kong	Investment Company	-	100.00%	Establishment
Shanghai Songrui Real Estate Development Co., Ltd.	Shanghai	Real estate development	-	58.86%	Establishment
Hangzhou Chuangxian Real Estate Consultancy Co., Ltd.	Hangzhou	Real Estate Information Consultancy	-	58.86%	Establishment
Hangzhou Songming Real Estate Consultancy Co., Ltd.	Hangzhou	Real Estate Information Consultancy	-	58.86%	Establishment
Hangzhou Chuanglong Real Estate Consultancy Co., Ltd.	Hangzhou	Real Estate Information Consultancy	-	58.86%	Establishment
Hangzhou Future Land Dingjia Real Estate Co., Ltd.	Hangzhou	Real estate development	-	58.86%	Establishment
Hangzhou Songrui Industrial Co., Ltd.	Hangzhou	Real Estate Information Consultancy	-	58.86%	Establishment

There is no restriction on the Group for the application of group assets or repayment of its liabilities.

(i) Though the Group holds not more than 50% shareholdings in these companies, according to the agreements with other investors, the Group owns their majority voting rights and rights to earnings. Therefore these companies are subject to the control of the Group and are included in the scope of consolidation by the Group.

6 Interests in other entities (cont'd)

(1) Interests in subsidiaries (cont'd)

(b) Subsidiaries with substantial non-controlling shareholders' interests

Name of subsidiary	Non-controlling shareholders' % of shareholdings	Gains or losses attributable to non-controlling shareholders in the six months ended 2015	Dividends paid to non-controlling shareholders in the six months ended 2015	Accumulated non-controlling shareholders' interests at 30 June 2015
Jiangsu Future Land Co., Ltd.	41.14%	356,871,647	45,882,143	3,911,161,221
Suzhou Kaituo Development Co., Ltd. (i)	85.26%	13,587,507	-	906,429,863

Name of subsidiary	Non-controlling shareholders' % of shareholdings	Gains or losses attributable to non-controlling shareholders in Year 2014	Dividends paid to non-controlling shareholders in Year 2014	Accumulated non-controlling shareholders' interests at 31 December 2014
Jiangsu Future Land Co., Ltd.	41.14%	527,193,642	67,512,298	3,595,597,389
Suzhou Kaituo Development Co., Ltd. (i)	89.03%	97,690,184	-	1,215,419,486

6 Interests in other entities (cont'd)

(1) Interests in subsidiaries (cont'd)

(b) Subsidiaries with substantial non-controlling shareholders' interests (cont'd)

Name of subsidiary	Non-controlling shareholders' % of shareholdings	Gains or losses attributable to non-controlling shareholders in Year 2013	Dividends paid to non-controlling shareholders in Year 2013	Accumulated non-controlling shareholders' interests at 31 December 2013
Jiangsu Future Land Co., Ltd.	41.14%	695,879,175	65,545,920	2,924,874,866
Suzhou Kaituo Development Co., Ltd. (i)	89.03%	(4,847,828)	-	1,117,729,302

Name of subsidiary	Non-controlling shareholders' % of shareholdings	Gains or losses attributable to non-controlling shareholders in Year 2012	Dividends paid to non-controlling shareholders in Year 2012	Accumulated non-controlling shareholders' interests at 31 December 2012
Jiangsu Future Land Co., Ltd.	41.14%	584,805,047	32,772,960	2,285,541,611

(i) In June 2013, Suzhou Kaituo Development Co., Ltd. ("Suzhou Kaituo") was founded by Hong Kong Achievement Development Ltd. ("Hong Kong Achievement"), an indirect holding company of the Company, with original registered capital of USD75,000,000. In November 2013, Hong Kong Achievement signed a capital increase agreement with a third investor who would inject USD129,800,000 into Suzhou Kaituo. In November 2014, Hong Kong Chuanglong increased investment of USD22,700,000 to Suzhou Kaituo. On 18 December 2014, Hong Kong Injoy Development Limited, a subsidiary of the Company, increased its investment to Hong Kong Achievement (Note 5(2)). On 17 June 2015, Hong Kong Achievement deinvested in Suzhou Kaituo by USD52,300,000. Since then, the Group's shareholdings in Suzhou Kaituo change to 14.74%. But according to relevant agreements, the Group is entitled to 65% of its distributable profits and Suzhou Kaituo is subject to the control of the Group. Therefore, it is included in the scope of combination.

6 Interests in other entities (cont'd)

(1) Interests in subsidiaries (cont'd)

(b) Subsidiaries with substantial non-controlling shareholders' interests (cont'd)

The main financial information of the above important non-wholly owned subsidiaries are as follows:

	30 June 2015						Six months ended 30 June 2015			
	Current assets	Non-current assets	Total assets	Current liabilities	Non-current liabilities	Total liabilities	Turnover	Net profit	Total comprehensive income	Cash flows from operating activities
Jiangsu Future Land Co., Ltd. (combination)	29,487,304,431	4,980,202,531	34,467,506,962	18,578,699,264	6,909,866,822	25,488,566,086	7,205,130,512	784,974,185	795,474,185	333,717,299
Suzhou Kaituo Development Co., Ltd.	1,512,244,733	714,814,454	2,227,059,187	983,751,510	5,828,587	989,580,097	95,185,072	38,113,623	38,113,623	553,583,616

	31 December 2014						Year 2014			
	Current assets	Non-current assets	Total assets	Current liabilities	Non-current liabilities	Total liabilities	Turnover	Net profit	Total comprehensive income	Cash flows from operating activities
Jiangsu Future Land Co., Ltd. (combination)	29,232,225,942	4,665,903,984	33,898,129,926	20,675,800,609	4,929,702,783	25,605,503,392	17,100,229,292	1,203,501,278	1,298,049,279	3,033,484,544
Suzhou Kaituo Development Co., Ltd.	2,194,379,168	515,847,170	2,710,226,338	1,184,773,048	3,510,694	1,188,283,742	1,169,992,869	274,025,761	274,025,761	154,562,481

6 Interests in other entities (cont'd)

(1) Interests in subsidiaries (cont'd)

(b) Subsidiaries with substantial non-controlling shareholders' interests (cont'd)

The main financial information of the above important non-wholly owned subsidiaries are as follows (cont'd):

	31 December 2013						Year 2013			
	Current assets	Non-current assets	Total assets	Current liabilities	Non-current liabilities	Total liabilities	Turnover	Net profit	Total comprehensive income	Cash flows from operating activities
Jiangsu Future Land Co., Ltd. (combination)	32,526,540,059	1,355,673,451	33,882,213,510	20,894,871,826	6,109,297,490	27,004,169,316	16,583,969,379	1,636,914,405	1,636,914,405	(213,835,826)
Suzhou Kaituo Development Co., Ltd.	1,828,554,539	161,197,750	1,989,752,289	780,773,554	100,000,000	880,773,554	-	(13,598,395)	(13,598,395)	(1,025,934,857)

	31 December 2012						Year 2012			
	Current assets	Non-current assets	Total assets	Current liabilities	Non-current liabilities	Total liabilities	Turnover	Net profit	Total comprehensive income	Cash flows from operating activities
Jiangsu Future Land Co., Ltd. (combination)	28,081,425,044	1,199,222,343	29,280,647,387	20,635,568,074	3,268,643,834	23,904,211,908	14,300,447,269	1,347,081,564	1,347,081,564	1,998,139,770

6 Interests in other entities (cont'd)

(2) Interests in joint ventures and associates

(a) Basic information on key joint ventures and associates

	Principal place of business and place of incorporation	Nature of business	Whether strategic to the Group's activities	% of shareholdings Direct	% of shareholdings Indirect
Joint ventures –					
Shanghai Xincheng Xudi Real Estate Co., Ltd. (i)	Shanghai	Real estate development	Yes	0%	50%
Suzhou Future Land Wanrui Real Estate Co., Ltd. (ii)	Suzhou	Real estate development	Yes	0%	68%
Nanjing Future Land Wanlong Real Estate Co., Ltd. (iii)	Nanjing	Real estate development	Yes	0%	70%
Associate –					
Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd. (iv)	Shanghai	Real estate development	Yes	0%	50%

The Group accounts for all the above equity investments with equity method.

(i) The subsidiaries of the Company holds 50% shareholdings in Shanghai Xincheng Xudi Real Estate Co., Ltd. According to the related agreement and articles of association, major operating related activities such as project development and sales are subject to the unanimous agreement by the investors. The Group and other investors take common control over the company, therefore the investment is accounted for as a joint venture with equity method.

(ii) The subsidiaries of the Company holds 68% shareholdings in Suzhou Future Land Wanrui Real Estate Co., Ltd. According to the related agreement and articles of association, major operating related activities such as project development and sale are subject to the unanimous agreement by the investors. The Group and other investors take common control over the company, therefore the investment is accounted for as a joint venture with equity method.

(iii) The subsidiaries of the Company holds 70% shareholdings in Nanjing Future Land Wanlong Real Estate Co., Ltd. According to the related agreement and articles of association, major operating related activities such as project development and sale are subject to the unanimous agreement by the investors. The Group and other investors take common control over the company. Therefore the investment is accounted for as an associate with equity method.

(iv) The subsidiaries of the Company hold 50% shareholdings in Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd. According to the related agreement and articles of association, the Group owns its 40% voting rights which have significant influence but not control over it, therefore the investment is accounted for as an associate with equity method.

6 Interests in other entities (cont'd)

(2) Interests in joint ventures and associates (cont'd)

(b) Major financial information on key joint ventures

	30 June 2015		
	Shanghai Xincheng Xudi Real Estate Co., Ltd.	Suzhou Future Land Wanrui Real Estate Co., Ltd.	Nanjing Future Land Wanlong Real Estate Co., Ltd.
Current assets	1,640,517,600	1,182,894,248	4,358,799,319
Include: Cash and cash equivalents	148,375,927	108,224,906	323,380,575
Non-current assets	121,515	1,872,874	6,333,919
Total assets	1,640,639,115	1,184,767,122	4,365,133,238
Current liabilities	830,633,290	443,478,880	883,876,597
Non-current liabilities	700,000,000	450,000,000	2,500,000,000
Total liabilities	1,530,633,290	893,478,880	3,383,876,597
Net assets	110,005,825	291,288,242	981,256,641
Share of net assets based on % of shareholdings (i)	55,002,913	198,076,004	686,879,648
Adjustments	-	-	-
Carrying amount of investment in the joint venture	55,002,913	198,076,004	686,879,648

	31 December 2014			31 December 2013
	Shanghai Xincheng Xudi Real Estate Co., Ltd.	Suzhou Future Land Wanrui Real Estate Co., Ltd.	Nanjing Future Land Wanlong Real Estate Co., Ltd.	Shanghai Xincheng Xudi Real Estate Co., Ltd.
Current assets	1,143,767,927	824,549,913	3,440,937,707	745,010,548
Include: Cash and cash equivalents	113,563,970	2,713,160	19,830,355	17,707,108
Non-current assets	135,895	128,576	3,055,700	35,382
Total assets	1,143,903,822	824,678,489	3,443,993,407	745,045,930
Current liabilities	375,161,825	668,814,215	153,007,724	725,130,300
Non-current liabilities	656,000,000	-	2,300,000,000	-
Total liabilities	1,031,161,825	668,814,215	2,453,007,724	725,130,300
Net assets	112,741,997	155,864,274	990,985,683	19,915,630
Share of net assets based on % of shareholdings (i)	56,370,999	105,987,706	693,689,978	9,957,815
Adjustments	6,360	-	-	42,185
Carrying amount of investment in the joint venture	56,377,359	105,987,706	693,689,978	10,000,000

6 Interests in other entities (cont'd)

(2) Interests in joint ventures and associates (cont'd)

(b) Major financial information on key joint ventures (cont'd)

	Six months ended 30 June 2015		
	Shanghai Xincheng Xudi Real Estate Co., Ltd.	Suzhou Future Land Wanrui Real Estate Co., Ltd.	Nanjing Future Land Wanlong Real Estate Co., Ltd.
Income	-	-	-
Finance costs	524,966	75,754	89,764
Income tax	-	1,733,677	3,053,599
Net loss	(2,748,894)	(5,201,031)	(9,729,043)
Other comprehensive income	-	-	-
Total comprehensive income	(2,748,894)	(5,201,031)	(9,729,043)
Dividend received by the Group from joint ventures during the year	-	-	-

	Year 2014			Year 2013
	Shanghai Xincheng Xudi Real Estate Co., Ltd.	Suzhou Future Land Wanrui Real Estate Co., Ltd.	Nanjing Future Land Wanlong Real Estate Co., Ltd.	Shanghai Xincheng Xudi Real Estate Co., Ltd.
Income	-	-	-	-
Finance costs	656,260	5,342	680,566	8,357
Income tax	-	128,576	2,957,421	28,123
Net loss	(7,173,633)	(385,727)	(9,014,317)	(84,370)
Other comprehensive income	-	-	-	-
Total comprehensive income	(7,173,633)	(385,727)	(9,014,317)	(84,370)
Dividend received by the Group from joint ventures during the year	-	-	-	-

Note: Shanghai Xincheng Xudi Real Estate Co., Ltd is a newly established company in Year 2013; Suzhou Future Land Wanrui Real Estate Co., Ltd. and Nanjing Future Land Wanlong Real Estate Co., Ltd. are newly established companies in Year 2014.

(i) The Group accounted for its share of assets by shareholdings, based on the amounts attributable to parent company in the consolidated financial statements of the joint ventures. The amounts in the consolidated financial statements of the joint ventures have reflected the fair value of identifiable assets and liabilities of the joint ventures at the time of acquisition, as well as the influence by adoption of consistent accounting policies.

6 Interests in other entities (cont'd)

(2) Interests in joint ventures and associates (cont'd)

(c) Major financial information on key associates

	30 June 2015	31 December 2014
	Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.	Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.
Current assets	857,627,725	1,783,231,145
Include: Cash and cash equivalents	159,955,990	261,890,415
Non-current assets	174,599	8,840,347
Total assets	857,802,324	1,792,071,492
Current liabilities	638,816,916	1,719,437,778
Non-current liabilities	-	-
Total liabilities	638,816,916	1,719,437,778
Net assets	218,985,408	72,633,714
Share of net assets based on % of shareholdings (i)	109,492,704	36,316,857
Adjustment	-	-
Carrying amount of the investment to associate	109,492,704	36,316,857

	31 December 2013	31 December 2012
	Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.	Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.
Current assets	1,728,448,900	1,715,557,319
Include: Cash and cash equivalents	347,704,396	126,096,388
Non-current assets	10,811,237	3,256,061
Total assets	1,739,260,137	1,718,813,380
Current liabilities	1,624,824,024	1,279,032,486
Non-current liabilities	47,500,000	-
Total liabilities	1,672,324,024	1,279,032,486
Net assets	66,936,113	439,780,894
Share of net assets based on % of shareholdings (i)	33,468,057	219,890,447
Adjustment	-	-
Carrying amount of the investment to associate	33,468,057	219,890,447

6 Interests in other entities (cont'd)

(2) Interests in joint ventures and associates (cont'd)

(c) Major financial information on key associates (cont'd)

	Six months ended 30 June 2015	Year 2014
	Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.	Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.
Income	980,195,996	460,622,560
Net profit/(loss)	146,351,695	5,697,600
Other comprehensive income	-	-
Total comprehensive income	146,351,695	5,697,600
Dividend received by the Group from associate during the year	-	-

	Year 2013	Year 2012
	Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.	Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.
Turnover	916,314,077	-
Net profit/(loss)	(22,844,780)	(9,303,863)
Other comprehensive income	-	-
Total comprehensive income	(22,844,780)	(9,303,863)
Dividend received by the Group from associate during the year	-	-

(i) The Group accounted for its share of assets by shareholdings, based on the amounts attributable to parent company in the consolidated financial statements of the associates. The amounts in the consolidated financial statements of the joint ventures have reflected the fair value of identifiable assets and liabilities of the associates at the time of acquisition, as well as the influence by adoption of consistent accounting policies.

6 Interests in other entities (cont'd)

(2) Interests in joint ventures and associates (cont'd)

(d) Summary of information on insignificant joint ventures and associates

	Six months ended 30 June 2015	Year 2014
Joint ventures:		
Total carrying amount of investment	143,715,301	5,000,000
Total amounts of the following by % of shareholdings		
Net loss (i)	(2,951,232)	(158,604)
Other comprehensive income (i)	-	-
Total comprehensive income	(2,951,232)	(158,604)
Associates:		
Total carrying amount of investment	10,000,000	10,000,000
Total amounts of the following by % of shareholdings		
Net profit/(loss)(i)	(8,031)	2,259
Other comprehensive income (i)	-	-
Total comprehensive income	(8,031)	2,259

	Year 2013	Year 2012
Joint venture:		
Total carrying amount of investment	-	-
Total amounts of the following by % of shareholdings		
Net loss (i)	-	-
Other comprehensive income (i)	-	-
Total comprehensive income	-	-
Associate:		
Total carrying amount of investment	10,000,000	10,000,000
Total amounts of the following by % of shareholdings		
Net profit/(loss)(i)	(3,976)	21,500
Other comprehensive income (i)	-	-
Total comprehensive income	(3,976)	21,500

(i) Net profit and other comprehensive income have reflected the fair value of identifiable assets and liabilities of the associates at the time of investing, as well as the influence by adoption of consistent accounting policies

6 Interests in other entities (cont'd)

(2) Interests in joint ventures and associates (cont'd)

(e) In the six months ended 30 June 2015 and Years 2014, 2013 and 2012, none of the Group's joint ventures or associates suffered excessive losses.

7 Segment information

The Group's reporting segments are the business units for offering different real estates. As different businesses require different techniques and marketing strategies, the Group independently manages the operating activities of each reporting segment, separately appraises the operating results to decide their resource allocation as well as the results evaluation.

The Group has 2 reporting segments as follows:

- Jiangsu Future Land Co., Ltd., a RMB special stock (B share) company whose shares are listed on Shanghai Stock Exchange, and its subsidiaries ("B Share Group"), i.e. B Share Group reporting segments, which is engaged in sale of products of residential properties;

- Non-B Share Group subsidiaries, i.e. non-B Share Group reporting segments, which is engaged in sale of products of mixed commercial and residential properties.

Inter-segment prices are determined by reference to that in a sale to a third party.

Assets are allocated based on segments' operations and the locations of assets, while liabilities are allocated based on segments' operations. The expenses indirectly belong to each segments are shared among them based on the ratio of income.

7 Segment information (cont'd)

(a) The segment information for the six months ended 30 June 2015 and as at 30 June 2015 is as follows:

	B Share Group	Non-B Share Group	Inter-segment setoff	Total
Revenue from external sales	7,205,130,512	1,520,922,906	-	8,726,053,418
Revenue from inter-segment sales	-	2,187,923	(2,187,923)	-
Cost of major operation	(5,412,501,766)	(1,226,494,051)	2,187,923	(6,636,807,894)
Interest income	22,336,650	3,299,346	-	25,635,996
Interest expenses	(24,723,987)	(30,340,271)	-	(55,064,258)
Loss from investment to associates and joint ventures	58,569,670	-	-	58,569,670
Loss from impairment of assets	(50,156,336)	(48,380,259)	-	(98,536,595)
Depreciation and amortisation expenses	(28,824,822)	(12,521,052)	-	(41,345,874)
Total profits	1,012,423,912	145,969,689	(65,640,960)	1,092,752,641
Income tax	(227,449,727)	(37,908,469)	-	(265,358,196)
Net profit	784,974,185	108,061,220	(65,640,960)	827,394,445
Total assets	34,467,506,962	22,653,470,606	(164,698,000)	56,956,279,568
Total liabilities	25,488,566,086	18,908,824,200	(164,698,000)	44,232,692,286
Other non-cash expenses other than depreciation and amortisation expenses	2,363,260	1,688,768	-	4,052,028
Long-term equity investments to associates and joint ventures	1,203,166,570	-	-	1,203,166,570
Increase in other non-current assets other than long-term equity investments	8,287,715	1,534,418,158	-	1,542,705,873

7 Segment information (cont'd)

(b) The segment information for Year 2014 and as at 31 December 2014 is as follows:

	B Share Group	Non-B Share Group	Inter-segment setoff	Total
Revenue from external sales	17,100,229,292	3,573,968,751	-	20,674,198,043
Revenue from inter-segment sales	-	24,147,515	(24,147,515)	-
Cost of major operation	(12,924,503,281)	(2,372,667,310)	24,147,515	(15,273,023,076)
Interest income	67,815,529	13,571,148	-	81,386,677
Interest expenses	(17,486,712)	(82,248,457)	-	(99,735,169)
Loss from investment to associates and joint ventures	(7,346,157)	-	-	(7,346,157)
Loss from impairment of assets	(341,162,775)	(39,978,750)	-	(381,141,525)
Depreciation and amortisation expenses	(21,750,649)	(13,358,805)	-	(35,109,454)
Total profits	1,613,443,042	892,539,542	(96,585,984)	2,409,396,600
Income tax	(409,941,764)	(207,109,187)	-	(617,050,951)
Net profit	1,203,501,278	685,430,355	(96,585,984)	1,792,345,649
Total assets	33,898,129,926	17,220,359,879	(4,692,000)	51,113,797,805
Total liabilities	25,605,503,392	13,262,886,331	(4,692,000)	38,863,697,723
Other non-cash expenses other than depreciation and amortisation expenses	10,631,343	7,597,075	-	18,228,418
Long-term equity investments to associates and joint ventures	907,371,900	-	-	907,371,900
Increase in other non-current assets other than long-term equity investments	1,739,170,362	1,222,454,747	-	2,961,625,109

7 Segment information (cont'd)

(c) The segment information for Year 2013 and as at 31 December 2013 is as follows:

	B Share Group	Non-B Share Group	Inter-segment setoff	Total
Revenue from external sales	16,582,890,169	4,153,571,175	-	20,736,461,344
Revenue from inter-segment sales	1,079,210	239,826	(1,319,036)	-
Cost of major operation	(11,914,194,719)	(2,920,256,782)	-	(14,834,451,501)
Interest income	52,466,334	4,358,379	-	56,824,713
Interest expenses	(67,128,326)	(244,142,649)	-	(311,270,975)
Loss from investment to associates and joint ventures	(11,422,390)	-	-	(11,422,390)
Loss from impairment of assets	(41,569,087)	(38,019,055)	-	(79,588,142)
Depreciation and amortisation expenses	(16,371,065)	(6,168,066)	-	(22,539,131)
Total profits	2,204,857,213	374,465,115	(93,772,800)	2,485,549,528
Income tax	(567,942,808)	(67,691,564)	-	(635,634,372)
Net profit	1,636,914,405	306,773,551	(93,772,800)	1,849,915,156
Total assets	33,882,213,510	11,343,224,646	(22,695,000)	45,202,743,156
Total liabilities	27,004,169,316	7,663,159,628	(22,695,000)	34,644,633,944
Other non-cash expenses other than depreciation and amortisation expenses	15,013,030	10,728,195	-	25,741,225
Long-term equity investments to associates and joint ventures	53,468,057	-	-	53,468,057
Increase in other non-current assets other than long-term equity investments	29,933,074	173,763,190	-	203,696,264

7 Segment information (cont'd)

(d) The segment information for Year 2012 and as at 31 December 2012 is as follows:

	B Share Group	Non-B Share Group	Inter-segment setoff	Total
Revenue from external sales	14,296,205,695	3,149,989,591	-	17,446,195,286
Revenue from inter-segment sales	4,241,574	-	(4,241,574)	-
Cost of major operation	(10,448,514,689)	(2,138,758,008)	-	(12,587,272,697)
Interest income	39,758,947	7,990,205	-	47,749,152
Interest expenses	(50,755,347)	(108,513,294)	-	(159,268,641)
Loss from investment to associates and joint ventures	(5,109,553)	-	-	(5,109,553)
Loss from impairment of assets	-	-	-	-
Depreciation and amortisation expenses	(15,458,205)	(5,942,625)	-	(21,400,830)
Total profits	1,812,248,549	370,595,339	(46,886,400)	2,135,957,488
Income tax	(465,166,985)	(113,132,164)	-	(578,299,149)
Net profit	1,347,081,564	257,463,175	(46,886,400)	1,557,658,339
Total assets	29,280,647,387	9,925,849,183	(18,295,000)	39,188,201,570
Total liabilities	23,904,211,908	8,553,989,688	(18,295,000)	32,439,906,596
Other non-cash expenses other than depreciation and amortisation expenses	29,257,073	34,963,958	-	64,221,031
Long-term equity investments to associates and joint ventures	229,890,447	-	-	229,890,447
Increase in other non-current assets other than long-term equity investments	15,589,362	638,707,897	-	654,297,259

8 Related party relationships and transactions

(1) Information of the parent of the Company

(a) General information on the parent of the Company

Company name	Registered address	Nature of business
Changzhou Wealth Zone Development Co., Ltd.	Changzhou, Jiangsu Province	Real estate investment, development and sales

The ultimate shareholder of the Company is Mr. Wang Zhenhua.

(b) Registered capital and changes in registered capital of the parent company

Company name	31 December 2011	Increases during the year	Decreases during the year	31 December 2012
Changzhou Wealth Zone Development Co., Ltd.	321,800,000	-	-	321,800,000

Company name	31 December 2012	Increases during the year	Decreases during the year	31 December 2013
Changzhou Wealth Zone Development Co., Ltd.	321,800,000	-	-	321,800,000

Company name	31 December 2013	Increases during the year	Decreases during the year	31 December 2014
Changzhou Wealth Zone Development Co., Ltd.	321,800,000	-	(20,000,000)	301,800,000

Company name	31 December 2014	Increases during the period	Decreases during the period	30 June 2015
Changzhou Wealth Zone Development Co., Ltd.	301,800,000	-	-	301,800,000

8 Related party relationships and transactions (cont'd)

(1) Information of the parent of the Company (cont'd)

(c) The percentages of shareholding and voting rights in the Company held by the parent company

	30 June 2015		31 December 2014	
Company name	% of shareholdings	% of voting rights	% of shareholdings	% of voting rights
Changzhou Wealth Zone Development Co., Ltd.	90.91%	90.91%	90.91%	90.91%

	31 December 2013		31 December 2012	
Company name	% of shareholdings	% of voting rights	% of shareholdings	% of voting rights
Changzhou Wealth Zone Development Co., Ltd.	97.70%	97.70%	97.70%	97.70%

(2) Information of subsidiaries

The general information and other related information of the subsidiaries is set out in Note 6.

8 Related party relationships and transactions (cont'd)

(3) Information on joint ventures and associates

Save as information on key joint ventures and associates disclosed in Note 6, information on the other joint ventures and associates which had related party transactions with the Group are as follows:

	Principal place of business and place of incorporation	Nature of business	Whether strategic to the Group's activities	% of shareholdings Direct	% of shareholdings Indirect
Joint ventures –					
Qingdao Zhuoyue Future Land Property Co., Ltd. (i)	Qingdao	Real estate development	Yes	0%	50%
Shanghai Henggu Real Estate Co., Ltd.	Shanghai	Real estate development	Yes	0%	28%
Shanghai Songming Real Estate Co., Ltd.	Shanghai	Real estate development	Yes	0%	16%
Kunshan Derui Real Estate Co., Ltd. (ii)	Suzhou	Real estate development	Yes	0%	100%
Changshu Wan Zhong Cheng Real Estate Co., Ltd.	Changshu	Real estate development	Yes	0%	20%
Changshu Zhongzhi Real Estate Co., Ltd.	Changshu	Real estate development	Yes	0%	65%
Associate –					
Shanghai Lan Tian Business Development Property Co., Ltd.	Shanghai	Real estate development	Yes	0%	20%

(i) The subsidiary of the Company holds 50% shareholdings in Qingdao Zhuoyue Future Land Property Co., Ltd. According to the related agreement and articles of association, major operating related activities such as project development and sale are subject to the unanimous agreement by the investors. The Group and other investors take common control over the company, therefore it is accounted for as a joint venture with equity method.

(ii) On 30 June 2015, the subsidiary of the Company, Jiangsu Future Land Co., Ltd., holds 100% nominal holding proportion of Kunshan Derui Real Estate Development Co., Ltd.(Kunshan Derui). But before the establishment of the Kunshan Derui, the Group has signed the agreement with Greenland Group Shanghai Qingpu Real Estate Co., Ltd.(Greenland Qingpu), therefore Greenland Qingpu would hold 60% shares of Kunshan Derui. From the date of signing agreement, major operating related activities of Kunshan Derui are subject to the unanimous agreement by the investors, therefore the Group accounted Kunshan Derui as a joint venture with equity method.

8 Related party relationships and transactions (cont'd)

(4) Information on other related parties

Company name	Relationship with the Group
Mr. Wang Xiaosong	Mr. Wang Zhenhua' family member
Future Land Development Holdings Limited	Indirect holding company
Hong Kong Achievement Development Ltd.	Indirect holding company
Changzhou Derun Consultancy Co., Ltd.	Controlled by the same ultimate shareholder
Changzhou Saifu Management Consultant Limited	Controlled by the same ultimate shareholder
Changzhou Future Land Wande Investment Co., Ltd.	Controlled by the same ultimate shareholder
Hong Kong Chuangyu Development Limited	Controlled by the same ultimate shareholder
Hong Kong Prosperity Development Ltd.	Controlled by the same ultimate shareholder
Qingdao Future Land Dongjun Real Estate Co., Ltd.	Subsidiary of a joint venture
Qingdao Zhuoyue Dongjun Real Estate Co., Ltd.	Subsidiary of a joint venture

8 Related party relationships and transactions (cont'd)

(5) Related party transactions

The Company had the major related party transactions as follows:

(a) The Group provides guarantee for related parties

Guaranteed party	Guaranteed amount	Starting date	Ending date	Fully performed or not
Qingdao Future Land Dongjun Real Estate Co., Ltd.	195,000,000	19 March 2015	18 March 2019	No
Qingdao Zhuoyue Dongjun Real Estate Co., Ltd.	305,000,000	19 March 2015	18 March 2019	No
Nanjing Future Land Wanlong Real Estate Co., Ltd.	800,000,000	30 January 2015	12 December 2019	No

8 Related party relationships and transactions (cont'd)

(5) Related party transactions (cont'd)

(b) Related parties provides guarantee for the Group

Guarantee provider	Guaranteed amount	Starting date	Ending date	Fully performed or not
Provision of guarantee:				
— Future Land Development Holdings Limited (Note 4(18))	USD61,029,471 (translated into RMB 373,439,332)	23 December 2014	3 June 2015	Yes
— Hong Kong Prosperity Development Ltd. (Note 4(29))	100,000,000	28 September 2014	27 March 2017	No
— Hong Kong Prosperity Development Ltd (Note 4(29))	80,000,000	4 January 2015	27 March 2017	No
Provision of deposit pledge:				
— Hong Kong Prosperity Development Ltd. (Note 4(18))	260,000,000	17 June 2014	17 March 2015	Yes
— Hong Kong Prosperity Development Ltd. (Note 4(18))	135,000,000	18 August 2014	17 March 2015	Yes
— Hong Kong Prosperity Development Ltd. (Note 4(18))	550,000,000	21 November 2014	21 November 2015	Yes
— Hong Kong Prosperity Development Ltd. (Note 4(18))	200,000,000	24 December 2014	24 December 2015	Yes
— Hong Kong Prosperity Development Ltd. (Note 4(18))	252,000,000	26 August 2014	26 February 2015	Yes
— Hong Kong Prosperity Development Ltd. (Note 4(18))	500,000,000	30 January 2015	30 July 2015	No
— Mr. Wang Zhenhua (Note 4(18))	600,000,000	8 June 2015	22 December 2017	No

8 Related party relationships and transactions (cont'd)

(5) Related party transactions (cont'd)

(c) Service income from a related party

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Shanghai Wan Zhi Cheng Real estate Development Co., Ltd.	-	1,870,000	3,240,000	-

(d) The Group made advances for related parties

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Changshu Zhongzhi Real Estate Co., Ltd.	288,863,250	-	-	-
Kunshan Derui Real Estate Co., Ltd.	131,100,488	-	-	-
Changshu Wan Zhong Cheng Real Estate Co., Ltd.	79,977,000	-	-	-
Nanjing Future Land Wanlong Real Estate Co., Ltd.	-	1,501,752,686	-	-
Qingdao Zhuoyue Future Land Property Co., Ltd.	-	433,780,000	-	-
Suzhou Future Land Wanrui Real Estate Co., Ltd.	-	386,906,471	-	-
Shanghai Xincheng Xudi Real Estate Co., Ltd.	-	-	362,565,150	-
Changzhou Derun Consultancy Co., Ltd.	-	-	200,150,000	-
Changzhou Saifu Management Consultant Limited	-	-	80,644	-
	499,940,738	2,322,439,157	562,795,794	-

8 Related party relationships and transactions (cont'd)

(5) Related party transactions (cont'd)

(e) Related parties made advances for the Group

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Changzhou Wealth Zone Development Co., Ltd.	-	-	67,509,572	-
Future Land Development Holdings Limited	-	110,776	41,655	-
Hong Kong Chuangyu Development Limited	-	6,146	-	-
Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.	-	-	230,000,000	-
Changzhou Future Land Wande Investment Co., Ltd.	-	-	199,880,000	-
	-	116,922	497,431,227	-

(f) Advances to related parties

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Qingdao Zhuoyue Future Land Real Estate Co., Ltd.	594,893,217	131,372,116	108,877,189	-
Nanjing Future Land Wanlong Real Estate Co., Ltd.	405,300,000	1,697,352,000	-	-
Changzhou Wealth Zone Development Co., Ltd.	155,702,082	-	-	-
Shanghai Henggu Real Estate Co., Ltd.	11,200,000	-	-	-
Shanghai Songming Real Estate Co., Ltd.	7,520,000	-	-	-
Suzhou Future Land Wanrui Real Estate Co., Ltd.	-	434,000,000	-	-
Changzhou Future Land Wande Investment Co., Ltd.	-	199,880,000	-	-
	1,174,615,299	2,462,604,116	108,877,189	-

8 Related party relationships and transactions (cont'd)

(5) Related party transactions (cont'd)

(g) Advances from related parties

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Suzhou Future Land Wanrui Real Estate Co., Ltd.	864,610,000	153,250,000	-	-
Nanjing Future Land Wanlong Real Estate Co., Ltd.	737,000,000	3,403,999,000	-	-
Qingdao Zhuoyue Future Land Property Co., Ltd.	595,500,000	-	-	-
Changzhou Wealth Zone Development Co., Ltd.	244,987,949	-	-	-
Shanghai Xincheng Xudi Real Estate Co., Ltd.	70,000,000	435,000,000	-	-
Future Land Development Holdings Ltd.	26,487	-	-	-
Changzhou Derun Consultancy Co., Ltd.	-	200,150,000	-	-
Shanghai Wan Zhi Cheng Real estate development Co., Ltd.	-	110,000,000	-	-
	2,512,124,436	4,302,399,000	-	-

(h) Interest-bearing advance repaid to a related party

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Hong Kong Prosperity Development Ltd. (Note 5 (3))	233,513,074	-	-	-

(i) Interest-bearing advance from a related party

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Hong Kong Prosperity Development Ltd. (Note 8 (6))	1,409,529,378	1,340,646,428	673,944,648	-

(j) Interest charged by a related party

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Hong Kong Prosperity Development Ltd.	189,102,464	270,899,081	-	-

8 Related party relationships and transactions (cont'd)

(5) Related party transactions (cont'd)

(k) Sale of subsidiaries to related parties

(i) On 27 March 2015, the Group transferred all of its 100% equity interests in Jiangsu Future Land Property Management to Changzhou Wealth Zone Development Co., Ltd. at a consideration of RMB60,000,000 (Note 5(3)). The Group transferred 10% equity interests in Shanghai Future Land Wanjia Property Service Co.,Ltd. to Changzhou Wealth Zone Development Co., Ltd. at a consideration of RMB1,000,000 (Note 5(3)).

(ii) In December 2014, the Company transferred all of its 100% equity interests in Shanghai Future Land Wansheng Property Co., Ltd.to Changzhou Wealth Zone Development Co., Ltd. at a consideration of RMB10,000,000 (Note 5(3)).

(iii) In December 2014, Future Land Wanbo Property Co., Ltd. ("Future Land Wanbo", a subsidiary of the Company) transferred all of its 100% equity interests in Changzhou Future Land Boyuan Property Co., Ltd. ("Changzhou Boyuan") to Changzhou Wealth Zone Development Co., Ltd. ("Changzhou Wealth Zone"). As no capital had been contributed by Future Land Wanbo yet, no amount shall be paid by Changzhou Wealth Zone for the equity transfer. The transaction was a transfer of asset in substance, where Changzhou Wealth Zone received the prepaid land premium of RMB495,721,572 from Changzhou Boyuan and assumed the relevant payables simultaneously.

8 Related party relationships and transactions (cont'd)

(5) Related party transactions (cont'd)

(l) Acquisition of equity from related party

(i) In November 2014, the Company's subsidiary, Hong Kong Grand Development Limited acquired from Hong Kong Prosperity Development Ltd. its owned 100% equity interests in Zhenjiang Kaisheng Real Estate Development Co., Ltd. at the consideration of RMB270,000,000.

In November 2014, the Company's subsidiary, Hong Kong Excellent Development Limited acquired from Hong Kong Prosperity Development Ltd. each of its owned 50% equity interests in Changzhou Future Land Huisheng Development Co., Ltd., Changzhou Future Land Yuesheng Development Co., Ltd. and Changzhou Future Land Zhuosheng Development Co., Ltd. at the consideration of RMB428,113,763. After the transactions, the Group's shareholdings to each of these 3 companies have increased from 50% to 99.5% (Note 4(31)).

As at 30 June 2015, the Group has not paid the consideration above.

(ii) In November 2014, the Company's subsidiary, Hong Kong Hengxuan Development Limited issued shares amounting to RMB259,177,720 to Hong Kong Achievement Development Ltd. to acquire its owned 100% equity interests in Suzhou Future Land Bosheng Development Co., Ltd.

(m) Increase of investment to related party

On 18 December 2014, Hong Kong Injoy Development Limited, a subsidiary of the Company, increased its investments to Aceled Limited, Flourish Source Holdings, Exalt Creation Ltd., Heroic Time Global, Hong Kong Chuanglong and Hong Kong Hengxuan, respectively, and obtained the control of such companies and their subsidiaries (Note 5(2)).

(n) Received property management services

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Jiangsu Future Land Property Management Co., Ltd.	10,059,423	-	-	-

8 Related party relationships and transactions (cont'd)

(5) Related party transactions (cont'd)

(o) Related party made capital reduction to the Company's subsidiary

(i) On 17 June 2015, the Company's related company, Hong Kong Achievement Development Ltd. reduced respectively RMB52,300,000 to the company's subsidiary Suzhou Kaituo Real Estate Development Co., Ltd.. After the reduction, the Group's shareholdings to the subsidiary increased from 10.97% to 14.74% (Note 6(1)).

(ii) In October 2014, the Company's parent company, Changzhou Wealth Zone Development Co., Ltd. reduced respectively RMB20,000,000 to each of the Company's subsidiaries Changzhou Future Land Wansheng Real Estate Co., Ltd. and Wuxi Future Land Wanbo Property Co., Ltd. After the reduction, the Group's shareholdings to these two subsidiaries have both increased from 83.33% and 96% to 100% (Note 4(31)).

(p) Transfer of liabilities

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Jiangsu Future Land Industrial Group Limited	-	-	-	44,000,000

(q) Remuneration of key managements

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Remuneration of key managements	15,229,367	43,342,971	40,405,887	37,291,917

(r) Share-based payments

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Future Land Development Holdings Limited (Note 4(31))	4,052,028	18,228,418	25,741,225	64,221,031

8 Related party relationships and transactions (cont'd)

(6) Balance of receivables from and payables to related parties

Receivables from related parties:

	30 June 2015	31 December 2014
Other receivables (Note 4(4))		
— Qingdao Zhuoyue Future Land Property Co., Ltd.	433,173,216	433,780,000
— Changshu Zhongzhi Real Estate Co., Ltd.	288,863,250	-
— Kunshan Derui Real Estate co., Ltd.	131,100,488	-
— Changshu Wan Zhong Cheng Real Estate Co., Ltd.	79,977,000	-
— Shanghai Henggu Real Estate Co., Ltd.	11,200,000	-
— Shanghai Songming Real Estate Co., Ltd.	7,520,000	-
— Suzhou Future Land Wanrui Real Estate Co., Ltd.	-	667,656,471
— Changzhou Wealth Zone Development Co., Ltd.	-	559,534,833
— Changzhou Derun Consultancy Co., Ltd.	-	-
— Shanghai Xincheng Xudi Real Estate Co., Ltd.	-	-
— Changzhou Saifu Management Consultant Limited	-	-
— Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.	-	-
	951,833,954	1,660,971,304

	31 December 2013	31 December 2012
Other receivables (Note 4(4))		
- Qingdao Zhuoyue Future Land Property Co., Ltd.	-	-
- Changshu Zhongzhi Real Estate Co., Ltd.	-	-
- Kunshan Derui Real Estate co., Ltd.	-	-
- Changshu Wan Zhong Cheng Real Estate Co., Ltd.	-	-
- Shanghai Henggu Real Estate Co., Ltd.	-	-
- Shanghai Songming Real Estate Co., Ltd.	-	-
- Suzhou Future Land Wanrui Real Estate Co., Ltd.	-	-
- Changzhou Wealth Zone Development Co., Ltd.	-	-
- Changzhou Derun Consultancy Co., Ltd.	200,150,000	-
- Shanghai Xincheng Xudi Real Estate Co., Ltd.	362,565,150	-
- Changzhou Saifu Management Consultant Limited	80,644	-
- Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.	-	180,000,000
	562,795,794	180,000,000

8 Related party relationships and transactions (cont'd)

(6) Balance of receivables from and payables to related parties (cont'd)

Payables to related parties:

	30 June 2015	31 December 2014
Dividends payable (Note 4(25))		
— Wang Xiaosong	805,000	805,000
Other payables (Note 4(26))		
— Hong Kong Prosperity Development Ltd. (Note)	4,348,696,200	2,983,603,920
— Nanjing Future Land Wanlong Real Estate Co., Ltd.	536,594,314	204,894,314
— Suzhou Future Land Wanrui Real Estate Co., Ltd.	196,953,529	
— Shanghai Wan Zhi Cheng Real estate Development Co., Ltd.	160,000,000	160,000,000
— Shanghai Xincheng Xudi Real Estate Co., Ltd.	142,434,850	72,434,850
— Future Land Development Holdings Limited	178,918	152,431
— Hong Kong Chuangyu Development Limited	6,146	6,146
— Changzhou Future Land Wande Investment Co., Ltd.	-	-
— Changzhou Wealth Zone Development Co., Ltd.	-	-
	5,384,863,957	3,421,091,661

8 Related party relationships and transactions (cont'd)

(6) Balance of receivables from and payables to related parties (cont'd)

Payables to related parties (cont'd):

	31 December 2013	31 December 2012
Dividends payable (Note 4(25))		
— Wang Xiaosong	805,000	805,000
Other payables (Note 4(26))		
— Hong Kong Prosperity Development Ltd. (Note)	673,944,648	
— Nanjing Future Land Wanlong Real Estate Co., Ltd.	-	-
— Suzhou Future Land Wanrui Real Estate Co., Ltd.	-	-
— Shanghai Wan Zhi Cheng Real Estate Development Co., Ltd.	50,000,000	-
— Shanghai Xincheng Xudi Real Estate Co., Ltd.	-	-
— Future Land Development Holdings Limited	41,655	-
— Hong Kong Chuangyu Development Limited	-	-
— Changzhou Future Land Wande Investment Co., Ltd.	199,880,000	-
— Changzhou Wealth Zone Development Co., Ltd.	67,558,855	108,926,472
	991,425,158	108,926,472

Note: As at 30 June 2015 and 31 December 2014, the payables to Hong Kong Prosperity Development Ltd. are interest-bearing and weighted average interest rate of the six months ended 30 June 2015 and 31 December 2014 are 10.10% and 10.73% respectively. As at 30 June 2015 and 31 December 2014, the payables to Hong Kong Prosperity Development Ltd. included interest payables are at RMB460,001,545 and RMB270,899,081 respectively.

Except for the payables above to Hong Kong Prosperity Development Ltd., all the other receivables from and payables to related parties are not guaranteed, not interest-bearing, and no fixed term of repayment.

9 Contingencies

The Group's contingencies are contingent liabilities resulted from provision of financial guarantee, which is generated by the Group's provision of phased joint liability guarantee warranty for the secured bank loans by the Group's clients. Where some clients pay for the commercial houses developed by the Group by way of bank mortgage (secured loan), based on bank's requirement for release of individual housing secured loan, the Group will provide phased joint liability guarantee warranty for the secured bank loans by the clients. The liabilities for the guarantees will be released after the clients have completed all the procedures for application of house ownership certificates and housing pledge registration procedures. As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, the Group's liabilities for provision of phased joint liability guarantee warranty for the secured bank loans by its clients amounted to RMB5,258,711,600, RMB4,478,634,500, RMB2,971,716,400 and RMB3,993,685,001 respectively.

10 Commitments

(1) Commitment of project expense for real estate development

Under the contracted non-cancellable state-owned land use right transfer contract, the Group's minimum payables on land-transferring fees in the future are summarised as follows:

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Land-transferring fees	3,107,170,888	4,530,573,526	3,882,600,000	4,105,800,000

(2) Commitments of external investment

As at the balance sheet date, the Group has contracted commitments of external investment which have not been stated in the balance sheet as follows:

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Acceptance of creditors' rights	333,070,000	286,640,000	-	-
Subscription of joint ventures' interests	312,500,000	95,625,000	-	-
Subscription of equity	60,003,200	42,164,000	-	-
Subscription of limited partnership' interests (Note 4(8))	-	-	15,000,000	55,000,000
	705,573,200	424,429,000	15,000,000	55,000,000

10 Commitments (cont'd)

(2) Commitments of external investment (cont'd)

(i) According to the Agreement with Jinnan Future Land Real Estate Co., Ltd.in June 2015, the Group committed to be assigned with 100% of the equity and creditor's rights of Jinan Tianhong Yongye Real Estate Development Co., Ltd. The total consideration paid in this deal was RMB393 million, in which RMB60 million for equity transfer and RMB333 million for creditor's rights' transfer. Considering that the acquired company held only a piece of undeveloped land of 98,294 square metres, the deal does not form a business combination and is treated by the Group as asset acquisition in accounting. As of 30 June 2015, the Group had not paid the consideration above.

According to the Agreement with Shandong Tianhong Development Co., Ltd. in December 2014, the Group committed to be assigned with 100% of the equity and creditor's rights of Jinan Tianhong Yongye Real Estate Development Co., Ltd. The total consideration paid in this deal was RMB329 million, in which RMB42 million for equity transfer and RMB287 million for creditor's rights' transfer. Considering that the acquired company held only a piece of undeveloped land of 84,392 square metres, the deal does not form a business combination and is treated by the Group as asset acquisition in accounting. As of 31 December 2014, the Group had not paid the consideration above.

(ii) According to the Agreement with Changshu Zhongnan Century Town Real Estate Development Co., Ltd. in May 2015, the Group committed to subscribe a capital contribution of RMB292.5 million to acquire 65% of the equity of Changshu Zhongzhi Real Estate Co., Ltd. As of 30 June 2015, the Group had not paid the consideration above.

According to the Agreement with Jiangsu Sunan Wanke Real Estate Development Co., Ltd. and Changshu Zhongnan Century Town Real Estate Development Co., Ltd. in May 2015, the Group committed to subscribe a capital contribution of RMB20.0 million to acquire 20% of the equity of Changshu Wan Zhong Cheng Real Estate Co., Ltd. As of 30 June 2015, the Group had not paid the consideration above.

10 Commitments (cont'd)

(3) Operating lease commitments

Under the contracted non-cancellable operating lease contracts, the Group's minimum rental payables in the future are summarised as follows:

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Within 1 year	21,912,641	22,006,502	12,234,465	13,399,318
1 to 2 years	11,669,000	15,367,732	6,763,767	6,852,749
2 to 3 years	9,045,146	9,689,172	6,745,600	3,579,167
Over 3 years	47,971,492	50,828,029	36,704,533	-
	90,598,279	97,891,435	62,448,365	23,831,234

(4) Rental receivables under operating leases

Under the contracted non-cancellable operating lease contracts, the Group's minimum rental receivables in the future are summarised as follows:

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Within 1 year	167,165,521	174,823,721	83,349,206	54,216,909
1 to 5 years	466,435,340	364,198,267	171,150,418	152,780,313
Over 5 years	343,448,072	151,551,988	57,043,657	118,773,681
	977,048,933	690,573,976	311,543,281	325,770,903

11 Subsequent events

(1) Important non-adjustments

In July 2015, the subsidiary of the Group, Shanghai Jiamu Investment management Co., Ltd. signed Shanghai Commodity Housing Pre-sale Contract with Shanghai Xinhaolong Real Estate Co., Ltd. on purchasing Guohaochangfengcheng No.5 office building (33,300 square metres in total) located at lane 388, Zhongjiang Road at the cost of RMB832,508,300. This building will be delivered to the Group in October 2015 respectively.

11 Subsequent events (cont'd)

(2) Information on profit distribution

None.

12 Financial risk management

The Group deals with many financial risks in its operating activities, mainly including market risk (mainly foreign exchange risk and interest rate risk), credit risk and liquidity risk. In its overall risk management, the Group focuses on the unpredictability of financial market, and seeks to reduce the potential negative influences on the Group's financial conditions. The policies considered and adopted by the managements for managing such risks are summarised as follows:

(1) Market risk

(a) Foreign exchange risk

The Group mainly does its businesses in China, and adopts RMB for business settlement. However, exchange risk still exists with the Group's foreign currency assets and liabilities already confirmed, and its future foreign currency transactions (the pricing currency of foreign-currency assets and liabilities, and foreign-currency transactions is mainly USD). The financial department of the Group's headquarters takes charge of monitoring the scale of the Group's foreign currency transactions, foreign currency assets and liabilities, in order to lower the exchange risk faced to the largest extent.

As at 30 June 2015, 31 December 2014 and 31 December 2013, the RMB amount converted of the foreign currency financial assets and that of foreign currency financial liabilities held by the Group are as follows:

	30 June 2015		
	USD	Other foreign currencies	Total
Foreign currency financial assets			
— Cash on hand and at bank	27,425,269	229,776	27,655,045
Foreign currency financial liabilities			
— Short-term borrowings	606,881,610	-	606,881,610
— Payables	479,842,693	316,805	480,159,498
	1,086,724,303	316,805	1,087,041,108

12 Financial risk management (cont'd)

(1) Market risk (cont'd)

(a) Foreign exchange risk (cont'd)

	31 December 2014		
	USD	Other foreign currencies	Total
Foreign currency financial assets			
— Cash on hand and at bank	346,826,052	247,293	347,073,345
Foreign currency financial liabilities			
— Short-term borrowings	373,439,332	-	373,439,332
— Payables	1,824,415,753	321,123	1,824,736,876
	2,197,855,085	321,123	2,198,176,208

	31 December 2013		
	USD	Other foreign currency project	Total
Foreign currency financial assets			
— Cash on hand and at bank	182,059,360	84,284,983	266,344,343
Foreign currency financial liabilities			
— Payables	533,095,688	317,160	533,412,848

As at 31 December 2012, the Group did not hold foreign currency financial assets or foreign currency financial liabilities.

As at 30 June 2015, 31 December 2014 and 31 December 2013, for various USD financial assets and USD financial liabilities of the Group, if RMB appreciates or depreciates by 10% against USD, and other factors remained unchanged, the Group's profits would increase or decrease by RMB79,447,428, RMB138,827,178 and RMB26,327,725 respectively.

12 Financial risk management (cont'd)

(1) Market risk (cont'd)

(b) Interest rate risk

The Group's interest rate risk is mainly from long-term interest-bearing liabilities, such as long-term bank deposit and bond payable, etc.. The loans with interest calculated as per floating market rate make the Group face cash flow interest rate risk; the loans with interest calculated as per fixed interest rate make the Group face fair value interest rate risk. The Group determines the relative proportion of fixed interest rate and floating interest rate. As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, the Group's long-term interest-bearing liabilities with interest calculated as per floating market rate (excluding long-term loans coming due within one year) were mainly the bank loans priced in RMB, and the amount was RMB5,328,150,000, RMB3,795,900,000, RMB7,380,759,011 and RMB4,409,670,000 respectively.

The Group focuses on the fluctuation trend of interest rate and considers the influences on the interest rate risk faced by the Group. The Group has not applied any derivative instrument contract to hedge interest rate risk at present, but the management level will consider whether to hedge the major interest rate risk faced in future.

As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, if the loan interest rate calculated as per floating interest rate rises or drops by 50 basis points, and other factors remained unchanged, the Group's interest expenditure would increase or decrease by RMB26,640,750, RMB18,979,500, RMB36,903,795, and RMB22,048,350 respectively.

(2) Credit risk

The carrying amount of bank deposit, restricted deposit, receivables, and other current assets except for prepayments and inventories is the major credit risk faced by the Group in terms of financial assets. Nearly all bank deposits of the Group are in China's main financial institutions which the management level considers to have high credit quality. The Group has related systems to surely evaluate and record clients' credit. The Group has also implemented other management procedures to surely take subsequent actions to recover overdue receivables. In addition, the Group will periodically check the carrying amount of the receivables, in order to ensure the withdrawal of sufficient bad debt reserve. The Group does not have major centralised credit risk, since the risk is distributed among plentiful clients.

The Group provides phased joint liability guarantee warranty for the mortgage loans granted by banks to our clients. In this period, if our clients cannot repay mortgage loan, the Group will possibly pay the mortgage bank loan which is unavailable to repay to the banks for the above our clients for reason of undertaking joint liability guarantee warranty guaranty. Under such circumstances, the Group may recover the above advance money for clients by means of preferentially disposing related real estates according to the stipulations of related house purchasing contract. Therefore, the Group considers that related credit risk is very low.

As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, The Group has no substantial overdue receivables

12 Financial risk management (cont'd)

(3) Liquidity risk

Through the financial plan system based on the Group's strategy and operation results, the Group predicts and plans its future fluidity status, in order to guarantee continuous good fluidity. The Group updates annual capital budget by month.

The capital for obtaining land use right is generally granted from the Group's funds available. The capital sources of other project costs include not only self-owned capital, but also bank loan and deposit received, etc..

The Group has established strategic partnership with multiple large-scale state-owned banks, joint-stock banks and trust companies. In case a new project obtains approval document from related government departments, the Group could generally obtain capital support from such financial institutions.

As at the balance sheet date, the Group's various financial liabilities were listed as non-discounted contract cash flow by due date:

	30 June 2015				
	Within 1 year	1 to 2 years	2 to 5 years	Over 5 years	Total
Short-term borrowings	1,942,780,621	-	-	-	1,942,780,621
Payables	16,815,048,003	-	-	-	16,815,048,003
Non-current liabilities due within one year	910,313,877	-	-	-	910,313,877
Long-term borrowings	390,935,890	2,163,707,512	3,906,886,923	187,679,244	6,649,209,569
Bonds payable	178,000,000	178,000,000	2,534,000,000	-	2,890,000,000
	20,237,078,391	2,341,707,512	6,440,886,923	187,679,244	29,207,352,070

	31 December 2014				
	Within 1 year	1 to 2 years	2 to 5 years	Over 5 years	Total
Short-term borrowings	1,906,059,885	-	-	-	1,906,059,885
Payables	14,256,104,544	-	-	-	14,256,104,544
Non-current liabilities due within one year	1,243,981,774	-	-	-	1,243,981,774
Long-term borrowings	263,473,553	1,378,261,340	2,573,617,223	255,595,101	4,470,947,217
Bonds payable	178,000,000	178,000,000	2,534,000,000	-	2,890,000,000
	17,847,619,756	1,556,261,340	5,107,617,223	255,595,101	24,767,093,420

12 Financial risk management (cont'd)

(3) Liquidity risk (cont'd)

	31 December 2013				
	Within 1 year	1 to 2 years	2 to 5 years	Over 5 years	Total
Short-term borrowings	587,351,111	-	-	-	587,351,111
Payables	10,821,386,651	-	-	-	10,821,386,651
Non-current liabilities due within one year	1,609,169,170	-	-	-	1,609,169,170
Long-term borrowings	614,006,325	4,532,562,212	4,599,997,772	823,628,511	10,570,194,820
	13,631,913,257	4,532,562,212	4,599,997,772	823,628,511	23,588,101,752

	31 December 2012				
	Within 1 year	1 to 2 years	2 to 5 years	Over 5 years	Total
Short-term borrowings	1,626,782,102	-	-	-	1,626,782,102
Payables	9,270,809,199	-	-	-	9,270,809,199
Non-current liabilities due within one year	3,763,582,965	-	-	-	3,763,582,965
Long-term borrowings	326,976,555	2,962,058,717	1,560,498,816	517,327,899	5,366,861,987
	14,988,150,821	2,962,058,717	1,560,498,816	517,327,899	20,028,036,253

(4) Price risk

The price risk faced by the Group mainly comprises the available-for-sale financial assets (Note 4(8)) held by the Group. The available-for-sale financial assets are the equity interests of non-listed enterprises. The Group pays close attention to the status of capital market and invested enterprises, and reasonably estimates their fair value.

13 Fair value estimates

The level to which the fair value measurement results belong is determined according to the lowest level to which the input value having great significance for overall fair value measurement belongs:

Level 1: The non-adjusted offer of the same assets or liabilities in active market.

Level 2: The directly or indirectly observable input value of related assets or liabilities other than level-1 input value.

Level 3: Non-observable input value of related assets or liabilities.

13 Fair value estimates (cont'd)

(1) Assets measured continuously at fair value

As at 30 June 2015, the assets measured continuously as per fair value were listed as follows as per the above three levels:

	Level 1	Level 2	Level 3	Total
Financial assets:				
Available-for-sale financial assets				
— Equity investments	-	-	269,542,374	269,542,374
Non-financial assets：				
Investment properties				
— Completed properties	-	-	4,569,000,000	4,569,000,000
— Properties under development	-	-	3,160,000,000	3,160,000,000
Total non-financial assets	-	-	7,729,000,000	7,729,000,000
Total assets	-	-	7,998,542,374	7,998,542,374

As at 31 December 2014, the assets measured continuously as per fair value were listed as follows as per the above three levels:

	Level 1	Level 2	Level 3	Total
Financial assets:				
Available-for-sale financial assets				
— Equity investments	-	-	259,628,913	259,628,913
Non-financial assets:				
Investment properties				
— Completed properties	-	-	4,361,000,000	4,361,000,000
— Properties under development	-	-	1,575,000,000	1,575,000,000
Total non-financial assets	-	-	5,936,000,000	5,936,000,000
Total assets	-	-	6,195,628,913	6,195,628,913

13 Fair value estimates (cont'd)

(1) Assets measured continuously at fair value (cont'd)

As at 31 December 2013, the assets measured continuously at fair value were listed as follows as per the above three levels:

	Level 1	Level 2	Level 3	Total
Financial assets				
Available-for-sale financial assets—				
Equity investments	-	-	221,186,605	221,186,605
Non-financial assets				
Investment properties—				
Completed properties	-	-	3,151,000,000	3,151,000,000
Properties under development	-	-	156,000,000	156,000,000
Total non-financial assets	-	-	3,307,000,000	3,307,000,000
Total assets	-	-	3,528,186,605	3,528,186,605

As at 31 December 2012, the assets measured continuously at fair value were listed as follows as per the above three levels:

	Level 1	Level 2	Level 3	Total
Financial assets				
Available-for-sale financial assets—				
Equity investments	-	-	181,186,605	181,186,605
Non-financial assets				
Investment properties—				
Completed properties	-	-	3,105,600,000	3,105,600,000
Properties under development	-	-	-	-
Total non-financial assets	-	-	3,105,600,000	3,105,600,000
Total assets	-	-	3,286,786,605	3,286,786,605

The Group takes the date when the matters inducing the conversion among each level occur as the time point for confirming the conversion among each level. For the period ended the announcement date of these financial statements, no conversion occurred among each level.

13 Fair value estimates (cont'd)

(1) Assets measured continuously at fair value (cont'd)

For financial instruments traded in active market, the Group determines their fair value as per market quotation in active market; for financial instruments not traded in active market, the Group determines their fair value with appraisal technology. The appraisal models used mainly include cash flow discount model and market comparable company model, etc.. The input value of appraisal technology mainly includes risk-free interest rate, benchmark interest rate, exchange rate, credit spread, fluidity premium, EBITDA multiplier, lack of marketability discount, etc.

For investment properties, the Group entrusts external appraisers to appraise their fair value. The methods adopted mainly include rent income model and comparable market process, etc. The input value used mainly includes capital growth rate, capitalisation rate, and unit price, etc.

The changes in the above level-3 assets are as follows:

	Available-for-sale financial assets	Investment properties		Total
	— Equity investments	Completed properties	Properties under development	
1 January 2015	259,628,913	4,361,000,000	1,575,000,000	6,195,628,913
Additions during the year	-	185,748,170	1,324,608,349	1,510,356,519
Recovery of investment	(4,086,539)	-	-	(4,086,539)
Inventory converted into Investment property	-	-	-	-
Disposal during the year	-	-	-	-
Total gains included in profit or loss	-	22,251,830	260,391,651	282,643,481
Total gains included in other comprehensive income	14,000,000	-	-	14,000,000
30 June 2015	269,542,374	4,569,000,000	3,160,000,000	7,998,542,374
Change in unrealised profits or losses included in profit or loss for assets held on 30 June 2015 in the six months ended 30 June 2015				
—Gains from changes in fair value	-	22,251,830	260,391,651	282,643,481

13 Fair value estimates (cont'd)

(1) Assets measured continuously at fair value (cont'd)

	Available-for-sale financial assets — Equity investments	Investment properties		Total
		Completed properties	Properties under development	
1 January 2014	221,186,605	3,151,000,000	156,000,000	3,528,186,605
Additions during the year	15,000,000	134,651,211	1,055,554,870	1,205,206,081
Recovery of investment	(3,557,692)	-	-	(3,557,692)
Inventory converted into Investment property	-	1,077,000,000	-	1,077,000,000
Disposed during the year	-	(4,200,000)	-	(4,200,000)
Total gains included in profit or loss	-	2,548,789	363,445,130	365,993,919
Total gains included in other comprehensive income	27,000,000	-	-	27,000,000
31 December 2014	259,628,913	4,361,000,000	1,575,000,000	6,195,628,913
Change in unrealised profits or losses included in profit or loss for assets held on 31 December 2014 in Year 2014				
—Gains from changes in fair value	-	2,548,789	363,445,130	365,993,919

	Available-for-sale financial assets — Equity investments	Investment properties		Total
		Completed properties	Properties under development	
1 January 2013	181,186,605	3,105,600,000	-	3,286,786,605
Additions during the year	40,000,000	35,736,321	127,825,095	203,561,416
Total gains included in profit or loss	-	9,663,679	28,174,905	37,838,584
31 December 2013	221,186,605	3,151,000,000	156,000,000	3,528,186,605
Change in unrealised profits or losses included in profit or loss for assets held on 31 December 2013 in Year 2013				
—Gains from changes in fair value	-	9,663,679	28,174,905	37,838,584

13 Fair value estimates (cont'd)

(1) Assets measured continuously at fair value (cont'd)

	Available-for-sale financial assets — equity investments	Investment properties		Total
		Completed properties	Properties under development	
1 January 2012	156,000,000	4,200,000	2,439,000,000	2,599,200,000
Additions during the year	25,186,605	-	631,314,011	656,500,616
Properties completed during the year	-	3,070,314,011	(3,070,314,011)	-
Total gains included in profit or loss	-	31,085,989	-	31,085,989
31 December 2012	181,186,605	3,105,600,000	-	3,286,786,605
Change in unrealised profits or losses included in profit or loss for assets held on 31 December 2012 in Year 2012				
—Gains from changes in fair value	-	31,085,989	-	31,085,989

The Group arranges its financial department to take charge of the evaluation of financial assets and financial liabilities, and meanwhile, entrusts external independent appraisers to appraise the fair value of the Group's investment properties. The Group's financial department carries out independent verification and accounting treatment of the above evaluation results, and prepares disclosure information related to fair value based on the verified evaluation results.

13 Fair value estimates (cont'd)

(1) Assets measured continuously at fair value (cont'd)

Information on Level 3 fair value measurement is as follows:

	Fair value at 30 June 2015	Valuation technique	Inputs			
			Name	Range	Relation with fair value	Observable / Unobservable
Available-for-sale financial assets—						
Equity investments	269,542,374	Market approach	PBR	1.2-2.4	Positively correlated	Unobservable
Investment properties—						
Completed properties	4,569,000,000	Investment approach	Term yield	4.0%-5.5%	Negatively correlated	Unobservable
			Reversionary yield	4.5%-6.5%	Negatively correlated	Unobservable
			Market unit rent	RMB38 – RMB352 per square metre per month	Positively correlated	Unobservable
Properties under development	3,160,000,000	Investment approach	Reversionary yield	6.5%	Negatively correlated	Unobservable
			Market unit rent	RMB23 – RMB174 per square metre per month	Positively correlated	Unobservable
			Estimated construction costs to completion	RMB55,137,789 to RMB 444,626,707	Negatively correlated	Unobservable
			Estimated profit margin required to hold and develop property to completion	3%-20%	Negatively correlated	Unobservable

13 Fair value estimates (cont'd)

(1) Assets measured continuously at fair value (cont'd)

Information on Level 3 fair value measurement is as follows (cont'd):

	Fair value at 31 December 2014	Valuation technique	Inputs			
			Name	Range	Relation with fair value	Observable / Unobservable
Available-for-sale financial assets—						
Equity investments	259,628,913	Market approach	PBR	1.3-1.7	Positively correlated	Unobservable
Investment properties—						
Completed properties	4,361,000,000	Investment approach	Term yield	4.0%-5.5%	Negatively correlated	Unobservable
			Reversionary yield	4.5%-6.5%	Negatively correlated	Unobservable
			Market unit rent	RMB12 – RMB349 per square metre per month	Positively correlated	Unobservable
Properties under development	1,575,000,000	Investment approach	Reversionary yield	6.5%	Negatively correlated	Unobservable
			Market unit rent	RMB12 – RMB179 per square metre per month	Positively correlated	Unobservable
			Estimated construction costs to completion	RMB163,345,987 to RMB 455,618,696	Negatively correlated	Unobservable
			Estimated profit margin required to hold and develop property to completion	8%-15%	Negatively correlated	Unobservable

13 Fair value estimates (cont'd)

(1) Assets measured continuously at fair value (cont'd)

Information on Level 3 fair value measurement are as follows (cont'd):

	Fair value at 31 December 2013	Valuation technique	Inputs: Name	Inputs: Range	Inputs: Relation with fair value	Inputs: Observable/Unobservable
Available-for-sale financial assets—						
Equity investments	221,186,605	Market approach	PBR	1.0-1.4	Positively correlated	Unobservable
Investment properties—						
Completed properties	3,151,000,000	Investment approach	Term yield	4.5%-5.5%	Negatively correlated	Unobservable
			Reversionary yield	5.5%-6.5%	Negatively correlated	Unobservable
			Market unit rent	RMB30 – RMB317 per square metre per month	Positively correlated	Unobservable
Properties under development	156,000,000	Investment approach	Reversionary yield	7.0%	Negatively correlated	Unobservable
			Market unit rent	RMB33– RMB135 per square metre per month	Positively correlated	Unobservable
			Estimated construction costs to completion	RMB548,288,000	Negatively correlated	Unobservable
			Estimated profit margin required to hold and develop property to completion	20%	Negatively correlated	Unobservable

13 Fair value estimates (cont'd)

(1) Assets measured continuously at fair value (cont'd)

Information on Level 3 fair value measurement are as follows (cont'd):

	Fair value at 31 December 2012	Valuation technique	Inputs			
			Name	Range	Relation with fair value	Observable/Unobservable
Available-for-sale financial assets—						
Equity investments	181,186,605	Market approach	PBR	1.1-1.4	Positively correlated	Unobservable
Investment properties—						
Completed properties	3,105,600,000	Investment approach	Term yield	4.5%-5.5%	Negatively correlated	Unobservable
			Reversionary yield	5.5%-6.5%	Negatively correlated	Unobservable
			Market unit rent	RMB36– RMB267 per square metre per month	Positively correlated	Unobservable

(2) The financial instruments not subsequentially measured at fair value

The Group's financial assets and financial liabilities measured at amortised cost mainly include: receivables, payables, loans, and bonds payable.

There is a very small difference between the carrying amount and fair value of the Group's financial assets and financial liabilities not measured subsequentially at fair value.

14 Capital management

The Group's capital management policy aims to guarantee the Group's sustained operation, in order to provide return to shareholders, benefit other stakeholders, and meanwhile, maintain the best capital structure to reduce capital cost.

In order to maintain or adjust capital structure, the Group will possibly adjust the amount of dividends paid to shareholders, refund capital to shareholders, issue new stocks, or sell assets in order to reduce debts.

The Group uses asset-liability ratio to monitor capital in compliance with the relevant national requirements. The ratio is calculated by the net amount of liabilities divided by total amount of capital, and here, net amount of liabilities is calculated as per total amount of loan minus cash and cash equivalents, while the total amount of capital is calculated as per the total amount of equity listed in the consolidated balance sheet plus the net amount of liabilities.

As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, the Group's gearing ratio is as follows:

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Gearing ratio	33.38%	27.25%	35.04%	47.09%

15 Notes to Company's financial statement line items

(1) Other receivables

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Advances to related parties	921,890,868	614,238,288	25,868,552	575,540,985
Deposits	11,586,589	-	-	-
Others	556,309	2,136,344	1,427,739	819,396
	934,033,766	616,374,632	27,296,291	576,360,381

(a) Aging analysis of other receivables is as follows:

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Within 1 year	881,861,705	610,096,043	5,372,272	575,571,049
1 to 2 years	51,879,325	1,586,589	21,134,687	789,332
2 to 3 years	292,736	4,692,000	789,332	-
	934,033,766	616,374,632	27,296,291	576,360,381

15 Notes to Company's financial statement line items (cont'd)

(1) Other receivables (cont'd)

(b) Provision for bad debts of other receivables by category is as follows:

	30 June 2015				31 December 2014			
	Book amount balance		Provision for bad debts		Book amount balance		Provision for bad debts	
	Amount	% of total amount	Amount	% provided	Amount	% of total amount	Amount	% provided
Provision for bad debts on the grouping basis	934,033,766	100%	-	-	616,374,632	100%	-	-

	31 December 2013				31 December 2012			
	Book amount balance		Provision for bad debts		Book amount balance		Provision for bad debts	
	Amount	% of total amount	Amount	% provided	Amount	% of total amount	Amount	% provided
Provision for bad debts on the grouping basis	27,296,291	100%	-	-	576,360,381	100%	-	-

15 Notes to Company's financial statement line items (cont'd)

(1) Other receivables (cont'd)

(c) As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, the Company did not need to make provision for bad debts separately for other receivables with single substantial amount.

(d) As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, the Company did not need to make provision for bad debts on the grouping basis.

(e) During the reporting periods, the Company did not recover or reverse the bad debts provision withdrawn in previous years.

(f) During the reporting periods, the Company did not set off other receivables.

15 Notes to Company's financial statement line items (cont'd)

(1) Other receivables (cont'd)

(g) As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, the Company' Top 5 balances of other receivables classified by debtor are analyzed as follows:

	30 June 2015				
	Nature	Amount	Aging	% of total balance of other receivables	Provision for bad debts
Changchun Future Land Yuesheng Real Estate Development Co., Ltd.	Entrust loans from a related party	450,000,000	Within 1 year	48%	-
Future Land Wanbo Property Co., Ltd.	Receivables from a related party	246,499,664	Within 1 year	26%	-
Chengdu Future Land Wanbo Real Estate Co., Ltd.	Entrust loans from a related party	150,000,000	Within 1 year	16%	-
Danyang Future Land Hongsheng Real Estate Development Co., Ltd.	Receivables from a related party	50,000,000	1 to 2 years	5%	-
Jintan Future Land Wanjun Property Co., Ltd.	Receivables from a related party	24,695,000	Within 1 year	3%	-
		921,194,664		98%	-

	31 December 2014				
	Nature	Amount	Aging	% of total balance of other receivables	Provision for bad debts
Changzhou Wealth Zone Development Co., Ltd.	Advance to a related party	559,534,833	Within 1 year	91%	-
Danyang Future Land Hongsheng Real Estate Development Co., Ltd.	Advance to a related party	50,000,000	Within 1 year	8%	-
Jintan Future Land Wanjun Property Co., Ltd.	Advance to a related party	4,692,000	2 to 3 years	1%	-
Shanghai Great Wall Construction & Development Co., Ltd.	Deposits	1,586,589	Within 2 years	0%	-
Shanghai Huxi Property Management Co., Ltd.	Deposits	292,736	1 to 2 years	0%	-
		616,106,158		100%	-

15 Notes to Company's financial statement line items (cont'd)

(1) Other receivables (cont'd)

(g) As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, the Company' Top 5 balances of other receivables classified by debtor are analyzed as follows (cont'd):

	31 December 2013				
	Nature	Amount	Aging	% of total balance of other receivables	Provision for bad debts
Jintan Future Land Wanjun Property Co., Ltd.	Advance to a related party	22,695,000	Within 2 years	83%	-
Shanghai Future Land Wansheng Property Co., Ltd.	Advance to a related party	3,173,552	Within 2 years	12%	-
Shanghai Great Wall Construction & Development Co., Ltd.	Deposits	939,159	Within 2 years	3%	-
Shanghai Huxi Property Management Co., Ltd.	Deposits	292,736	Within 1 year	1%	-
Social Security Center	Withholding payment of social insurance	18,414	Within 1 year	0%	-
		27,118,862		99%	-

	31 December 2012				
	Nature	Amount	Aging	% of total balance of other receivables	Provision for bad debts
Changzhou Wealth Zone Development Co., Ltd.	Advance to a related party	396,317,507	Within 1 year	69%	-
Future Land Wanbo Property Co., Ltd.	Advance to a related party	84,553,794	Within 1 year	15%	-
Changzhou Future Land Injoy Commercial Management Co., Ltd.	Advance to a related party	73,000,000	Within 1 year	13%	-
Jintan Future Land Wanjun Property Co., Ltd.	Advance to a related party	18,295,000	Within 1 year	3%	-
Wuxi Future Land Wanbo Property Co., Ltd.	Advance to a related party	3,000,000	Within 1 year	0%	-
		575,166,301		100%	-

(h) As at 30 June 2015, 31 December 2014, 31 December 2013, and 31 December 2012, the Company did not have any government subsidy recognised as receivables.

15 Notes to Company's financial statement line items (cont'd)

(2) Long-term equity investments

	30 June 2015	31 December 2014	31 December 2013	31 December 2012
Subsidiary (a)	1,061,559,870	1,061,559,870	983,608,870	983,608,870
Less: Provision for long-term equity investments	-	-	-	-
	1,061,559,870	1,061,559,870	983,608,870	983,608,870

As at 30 June 2015, 31 December 2014, 31 December 2013 and 31 December 2012, there was no substantial restriction on realisation of the Company's long-term investments.

15 Notes to Company's financial statement line items (cont'd)

(2) Long-term equity investments (cont'd)

(a) Subsidiaries

Name of subsidiary	31 December 2011	Increase or decrease during the year			31 December 2012	Provision for impairment	Cash dividends declared during the year (Note 15(4))
		Investment increase	Investment decrease	Provision for impairment provided			
Wuxi Future Land Wanbo Property Co., Ltd.	480,000,000	-	-	-	480,000,000	-	-
Future Land Wanbo Property Co., Ltd.	220,000,000	-	-	-	220,000,000	-	-
Jiangsu Future Land Co., Ltd.	217,608,870	-	-	-	217,608,870	-	46,886,400
Kunshan Future Land Chuangyu Real Estate Co., Ltd.	50,000,000	-	-	-	50,000,000	-	-
Shanghai Future Land Wansheng Property Co., Ltd.	10,000,000	-	-	-	10,000,000	-	-
Jintan Future Land Wanjun Property Co., Ltd.	5,000,000	-	-	-	5,000,000	-	-
Changzhou Future Land Keda Investment Consultancy Co., Ltd.	500,000	-	-	-	500,000	-	-
Changzhou Future Land Jingdian Architectural Design Co., Ltd.	500,000	-	-	-	500,000	-	-
	983,608,870	-	-	-	983,608,870	-	46,886,400

15 Notes to Company's financial statement line items (cont'd)

(2) Long-term equity investments (cont'd)

(a) Subsidiaries (cont'd)

		Increase or decrease during the year					
Name of subsidiary	31 December 2012	Investment increase	Investment decrease	Provision for impairment provided	31 December 2013	Provision for impairment	Cash dividends declared during the year (Note 15(4))
Wuxi Future Land Wanbo Property Co., Ltd.	480,000,000	-	-	-	480,000,000	-	-
Future Land Wanbo Property Co., Ltd.	220,000,000	-	-	-	220,000,000	-	-
Jiangsu Future Land Co., Ltd.	217,608,870	-	-	-	217,608,870	-	93,772,800
Kunshan Future Land Chuangyu Real Estate Co., Ltd.	50,000,000	-	-	-	50,000,000	-	-
Shanghai Future Land Wansheng Property Co., Ltd.	10,000,000	-	-	-	10,000,000	-	-
Jintan Future Land Wanjun Property Co., Ltd.	5,000,000	-	-	-	5,000,000	-	-
Changzhou Future Land Keda Investment Consultancy Co., Ltd.	500,000	-	-	-	500,000	-	-
Changzhou Future Land Jingdian Architectural Design Co., Ltd.	500,000	-	-	-	500,000	-	-
	983,608,870	-	-	-	983,608,870	-	93,772,800

15 Notes to Company's financial statement line items (cont'd)

(2) Long-term equity investments (cont'd)

(a) Subsidiaries (cont'd)

		Increase or decrease during the year					
Name of subsidiary	31 December 2013	Investment increase	Investment decrease	Provision for impairment provided	31 December 2014	Provision for impairment	Cash dividends declared during the year (Note 15(4))
Wuxi Future Land Wanbo Property Co., Ltd.(i)	480,000,000	-	(480,000,000)	-	-	-	-
Future Land Wanbo Property Co., Ltd.	220,000,000	460,000,000	-	-	680,000,000	-	460,000,000
Jiangsu Future Land Co., Ltd.	217,608,870	-	-	-	217,608,870	-	96,585,984
Kunshan Future Land Chuangyu Real Estate Co., Ltd.	50,000,000	100,000,000	-	-	150,000,000	-	-
Shanghai Future Land Wansheng Property Co., Ltd.(ii)	10,000,000	-	(10,000,000)	-	-	-	-
Jintan Future Land Wanjun Property Co., Ltd.	5,000,000	-	-	-	5,000,000	-	-
Changzhou Future Land Keda Investment Consultancy Co., Ltd.	500,000	-	-	-	500,000	-	-
Changzhou Future Land Jingdian Architectural Design Co., Ltd.	500,000	-	-	-	500,000	-	-
Hong Kong Glorious Development Limited	-	7,951,000	-	-	7,951,000	-	-
	983,608,870	567,951,000	(490,000,000)	-	1,061,559,870	-	556,585,984

15 Notes to Company's financial statement line items (cont'd)

(2) Long-term equity investments (cont'd)

(a) Subsidiaries (cont'd)

Name of subsidiary	31 December 2014	Increase or decrease during the year: Investment increase	Investment decrease	Provision for impairment provided	30 June 2015	Provision for impairment	Cash dividends declared during the year (Note 15(4))
Wuxi Future Land Wanbo Property Co., Ltd.(i)	680,000,000	-	-	-	680,000,000	-	-
Jiangsu Future Land Co., Ltd.	217,608,870	-	-	-	217,608,870	-	65,640,960
Kunshan Future Land Chuangyu Real Estate Co., Ltd.	150,000,000	-	-	-	150,000,000	-	-
Jintan Future Land Wanjun Property Co., Ltd.	5,000,000	-	-	-	5,000,000	-	-
Changzhou Future Land Keda Investment Consultancy Co., Ltd.	500,000	-	-	-	500,000	-	-
Changzhou Future Land Jingdian Architectural Design Co., Ltd.	500,000	-	-	-	500,000	-	-
Hong Kong Glorious Development Limited	7,951,000	-	-	-	7,951,000	-	-
	1,061,559,870	-	-	-	1,061,559,870	-	65,640,960

(i) In Year 2014, the Company reduced the investment by RMB470,000,000 in its subsidiary Wuxi Future Land Wanbo Property Co., Ltd., and after the capital decrease, the Company transferred its equity interests to its subsidiary Future Land Wanbo Property Co., Ltd. at the consideration of RMB10,000,000.

(ii) In December 2014, the Company transferred all its 100% equity interests in Shanghai Future Land Wansheng Property Co., Ltd. to Changzhou Wealth Zone Development Co., Ltd. at the consideration of RMB10,000,000 (Note 5(3)).

15 Notes to Company's financial statement line items (cont'd)

(3) Revenue and cost of sales

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Other operating income	39,398,282	40,014,672	44,000,000	-
Other operating costs	40,148,520	38,340,162	-	-

Other operating income and costs：

	Six months ended 30 June 2015		Year 2014	
	Other operating income	Other operating costs	Other operating income	Other operating costs
Project service charge	39,398,282	40,148,520	40,014,672	38,340,162
Consultancy service charge	-	-	-	-
	39,398,282	40,148,520	40,014,672	38,340,162

	Year 2013		Year 2012	
	Other operating income	Other operating costs	Other operating income	Other operating costs
Project service charge	-	-	-	-
Consultancy service charge	44,000,000	-	-	-
	44,000,000	-	-	-

(4) Investment income

	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Cash dividends from long-term equity accounted for by cost method (Note 15(2)(a))	65,640,960	556,585,984	93,772,800	46,886,400

Note: There is no material restriction to the Company on repatriation of investment income.

1 Breakdown of non-recurring gains or losses

	Six months ended 30 June 2015	Year 2014
Gains or losses from disposal of non-current assets	(58,990)	(206,219)
Government subsidies included in current profit and loss	4,637,400	30,350,208
Net income/(loss) from the beginning of the period up to the combination date of subsidiaries acquired through business combination under common control (Note)	-	(114,063,331)
Other than effective hedging related to the Group's normal operating business, gains or losses from changes in fair value of transactional financial assets and financial liabilities held, as well as investment income from disposal of transactional financial assets, transactional financial liabilities and available-for-sale financial assets	6,000,000	6,552,722
Fair value gain/(loss) from investment property using fair value model for subsequent measurement	282,643,481	365,993,919
Investment income from disposal of subsidiaries	51,022,384	26,195,020
Other non-operating income or expenses other than the above	1,733,672	4,317,235
	345,977,947	319,139,554
Effect of income tax	(73,524,060)	(100,985,455)
Effect of non-controlling interests (after tax)	(29,077,229)	11,832,347
	243,376,658	229,986,446

1 Breakdown of non-recurring gains or losses (cont'd)

	Year 2013	Year 2012
Gains or losses from disposal of non-current assets	(381,905)	(55,377)
Government subsidies included in current profit and loss	63,374,405	3,932,900
Net income/(loss) from the beginning of the period up to the combination date of subsidiaries acquired through business combination under common control (Note)	(35,304,072)	-
Other than effective hedging related to the Group's normal operating business, gains or losses from changes in fair value of transactional financial assets and financial liabilities held, as well as investment income from disposal of transactional financial assets, transactional financial liabilities and available-for-sale financial assets	6,605,802	5,041,814
Fair value gain/(loss) from investment property using fair value model for subsequent measurement	9,663,679	31,085,989
Investment income from disposal of subsidiaries	46,000,000	-
Other non-operating income or expenses other than the above	80,694,587	(4,813,522)
	170,652,496	35,191,804
Effect of income tax	(54,655,962)	(7,733,630)
Effect of non-controlling interests (after tax)	(26,855,801)	(4,958,211)
	89,140,733	22,499,962

Basis for preparation of the breakdown of extraordinary gains and losses

In accordance with the regulations of the "Explanatory Announcement on Information Disclosure for Companies Offering Securities to the Public No. 1 --- Non-recurring Gain or Losses [2008]" issued by China Securities Regulatory Commission, non-recurring gain or losses refers to the gain and loss arising from various transactions and matters which have no immediate relationship with a company's normal business operation, or which have relationship with normal business operation, but affect financial statement users' judgement on the company's business performance and profitability due to their particularity and unusualness.

Note: Net income/(loss) from the beginning of the period up to the combination date of subsidiaries acquired through business combination under common control for Year 2013 included fair value gain of investment properties of RMB28,174,905.

2 Return on equity and earnings per share

	Weighted average return on equity (%)			
	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Net profit attributable to shareholders of the Company	6.39%	17.55%	22.42%	24.79%
Net profit attributable to shareholders of the Company excluding non-recurring items	3.00%	14.89%	21.55%	24.21%

	Earnings per share (Note) — Basic earnings per share			
	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Net profit attributable to shareholders of the Company	0.39	N/A	N/A	N/A
Net profit attributable to shareholders of the Company excluding non-recurring items	0.18	N/A	N/A	N/A

	Earnings per share (Note) — Diluted earnings per share			
	Six months ended 30 June 2015	Year 2014	Year 2013	Year 2012
Net profit attributable to shareholders of the Company	0.39	N/A	N/A	N/A
Net profit attributable to shareholders of the Company excluding non-recurring items	0.18	N/A	N/A	N/A

Note: According to the resolution of the Company's shareholders meeting on 27 March 2015, the Company is converted from a limited liability company to a joint stock company on 2 April 2015. As the Company was not a joint stock company during Years 2012, 2013 and 2014, earnings per share was not presented correspondingly.

In the event that there is any discrepancy between the Chinese version and the English version, the Chinese version shall prevail.